

28 October 2013

The Director-General
NSW Department of Planning
22 - 33 Bridge Street
SYDNEY NSW 2000

Attn: Peter McManus

Dear Mr McManus,

**Modification to SSD 5263 – Blacktown-Mt Druitt Hospital to vary construction hours
Blacktown Campus Stage 1 Expansion**

Background

Development Consent was granted on 21 December 2012 by the Minister for Planning and Infrastructure to State Significant Development (SSD) 5263 for Blacktown Mt Druitt Hospital, Blacktown Campus Stage 1 Expansion, including:

- Construction of a new eight level clinical services building
- Alterations and additions to existing hospital buildings
- Construction of internal pedestrian hospital street
- New permanent vehicle access to Blacktown Road
- New parking and entry forecourt
- Site landscaping providing an integrated site landscape plan
- Associated building services.

Request

Condition C1 of the Consent states:

“C1 The hours of construction, including the delivery of materials to and from the subject site, shall be restricted as follows

- a) *Between 7:00 am and 6:00 pm, Mondays to Fridays inclusive*
- b) *Between 8:00 am and 5:00 pm, Saturdays*
- c) *No work on Sundays and public holidays*
- d) *Works may be undertaken outside these hours where*
 - i. *The delivery of materials is required outside these hours by the Police or other authorities;*
 - ii. *It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;*
 - iii. *Variation is approved in advance in writing the Director General or his nominee.*

Health Infrastructure, wishes to undertake approved internal refurbishment works within the existing hospital outside the approved hours and therefore seeks the approval of the Director General to a variation of the hours of work pursuant to Condition C1(d)(iii).

The construction of the new building will enable new services to be established on the site and existing services expanded. Services will relocate from the existing hospital to the new facilities and space will be occupied by new or expanded services. Thus there will be a program of refurbishing spaces within the existing hospital. Areas within the existing hospital which require either refurbishment or alterations include:

Level 1:

- Mortuary refurbishment;
- Engineering and Maintenance refurbishment and existing building alteration;
- Biomedical Engineering refurbishment;
- New Subterranean tunnel, a new link to the existing loading dock, this will be achieved by bringing new lifts down to the existing level 1 floor level and connecting the existing and proposed buildings via a new subterranean tunnel.

Level 2:

- ICU Refurbishment;
- New 12 Bed Extended Day Stay (Perioperative service);
- New Subterranean tunnel.

Level 3:

- New Psychiatric Emergency Care Centre (PECC), existing building alteration;
- New Short stay and Medical Assessment Unit, refurbishment of existing hospital;
- New Urgent Care Centre, refurbishment of existing hospital;
- New Medical Day Unit and Rapid Assessment, refurbishment of existing hospital;
- New Discharge Lounge, refurbishment of existing hospital;
- New Cardiac Catheterisation Laboratory;
- Re-modelling of Ambulance Bay Drop Off.

Level 4:

- Refurbishment of existing hospital to accommodate new enclosed bridge links.

It is proposed that some of these works will be undertaken at night to minimise disruption to existing hospital operations. Some of the early refurbishment works are adjacent to the existing operating theatres and medical imaging department. Therefore, works will be required to be undertaken outside the operating hours of these sensitive areas, which currently operate 7am-6pm, Monday to Friday and in an emergency on the weekends.

The refurbishment works will be undertaken within the external walls of the existing building.

Flexibility is requested to carry out these works (in addition to the approved hours):

- a) *Between 6:00 pm and 7:00 am the following morning, Mondays to Fridays inclusive (ie 24 hours as required)*
- b) *Between 5:00 pm and 8:00 am the following morning, Saturdays. ie 24 hours as required*

All other conditions of the Consent will be complied with, including conditions relating to construction noise and vibration management.

Environmental Impacts

The existing hospital building is located on the northern part of the hospital site and is well removed from nearby sensitive receptors. The nearest residential properties are some 125 metres to the west, 105 metres to the east and 250 metres to the south, all with intervening buildings.

This variation enables internal works to occur whilst protecting the amenity of the existing hospital. The works are mostly comprised of refurbishment works and thus are not expected to impact the adjacent and surrounding properties. The proposed modification does not introduce any additional matters for consideration which were not considered in the original application.

The environmental background noise levels were detailed within Renzo Tonin and Associates’ *Noise Impact Assessment* dated 23rd May 2007. The background noise level and allowable noise emission goals are presented below.

Location	Time of Day	Background Noise Level dB(A) _{L90(15min)}	Allowable Noise Emission dB(A) _{L10(15min)}
Project Site	Evening (6pm-10pm)	42	47
	Night (10pm-7am)	41	46

It is expected that noise generated by internal construction activities outside of typical work hours would comply with a “Background +5dB(A)” noise emission requirement. This is consistent with both the EPA Industrial Noise Policy and the EPA Interim Construction Noise Guideline.

It is proposed that noise emissions from construction activity will be monitored to ensure there is no disturbance to surrounding residential areas or to hospital patients.

It is proposed that all deliveries of materials would occur during normal construction hours. After hours construction traffic will be only associated with the arrival and departure of workers. All workers for the internal works after hours will be required to park in nominated parking areas accessed from the loading dock access point from Blacktown Road and the contractors compound adjacent to Blacktown Road. These parking areas are removed from residential areas on the eastern, western and southern perimeter of the site.

The proposed variation will have a substantial net public benefit, as it will enable construction to be phased in a manner that minimises impacts on existing hospital operations and is therefore worthy of support.

If any further details are required, please contact Leoné McEntee on 99785420

Yours sincerely



Sam Sangster
Chief Executive