

18 February 2019

Ms Aditi Coomar
Principal Planner
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

Dear Aditi,

New Tweed Valley Hospital SSD 18_9575 – Second Supplementary Response to Submissions

I refer to your request for additional information in relation to the above-mentioned State Significant Development (SSD) application dated 14 February 2019. A response to the Department's request is provided below with additional information appended to this correspondence.

Drainage

Provide a clear scope of drainage works in Concept Proposal and Stage 1

Stage 1 drainage works are limited to works required to direct stormwater from disturbed earthworks areas to the sediment basins as part of the Soil and Water Management Plan. The extent of the drainage works is shown in Bonacci Drawing C030 P6 within the final plan package. The stormwater layout for the Stage 1 works will be further documented during detail design for the Stage 1 works, as input from builder contractor on staging and methodology will be required.

Drainage works for the Concept are described in Section 4.4 of the Civil and Structural Report prepared by Bonacci (Appendix X of the EIS).

Provide reasons for providing two schematic MUSIC models and the DRAINS model

The initial MUSIC and DRAINS models were provided in response to Tweed Shire Councils submission to the SSD application. The models have been further refined during the design process. The current models that were issued to DPE on 13 February 2019 are the correct version. It should be noted that the models will continue to be refined as part of the detailed design of the hospital.

Provide details of the existing stormwater scenario including the location and condition of the farm dam, the open drainage lines and rehabilitation proposed as part of the Concept Proposal

The predevelopment stormwater scenario is that stormwater runoff flows over the land via sheet flow, being directed by depressions constructed during previous farming operations. Runoff is eventually discharged to the north and west via gaps in an existing bund, as can be identified on the survey drawings provided. The pre-existing dam and depressions can also be identified on the survey drawings. Bonacci understands that the dam will be rehabilitated (filled and revegetated with appropriate species consistent with the wetland adjacent) as part of the Stage 2 SSD Application.

The revised BDAR includes detailed information about the current stormwater scenario, which has not been provided anywhere else in the reports. Please confirm that this is the existing scenario including the existing bund and location of the open drain (Section 3.2.5, Page 79 of the revised BDAR).

Bonacci has confirmed that the existing scenario as described in the amended BDAR is correct. That is, stormwater runoff flows over the land via sheet flow, being directed by depressions constructed during previous farming operations. Runoff is eventually discharged to the north and west via gaps in the existing earth bund.

The Civil Report (By Bonacci) accompanying the EIS indicated that 100% of the site would be pervious after the completion go Stage 1 works. Please reconfirm this.

The civil report states that “For Stage 1 works, at the commencement, during and the end of the works, the site will remain **close to** 100% pervious with the only impervious area being the site compound facilities”. Since this report was published HI has committed to sealing the haul routes to reduce dust which will marginally increase the impervious area.

Confirmation that Demolition works on site have been undertaken and completed

Health Infrastructure confirm that demolition works have been undertaken and completed in accordance with CDC No 18137.

Provide further details and confirmation of the height and landscape treatment of proposed retaining walls

Bonacci has advised that the probable maximum height of retaining walls shown on Drawing no. No. SK13 Rev P1 prepared by Bonacci are approximate and subject to refinement. It is noted that the highest retaining wall shown on this plan has a probable height of 5.7m. However, the design intent is to reduce the probable maximum heights of all retaining walls to under 3.4m by introducing batters at the toe and head of the retaining walls where feasible.

The visual impact of retaining walls on the surrounding properties will be mitigated using a combination of techniques. Banking of landscape areas to the top and toe of walls (at appropriate maximum grades), will minimize total wall heights. Walls will also be terraced where possible to further reduce bulk and scale. The materiality and texture of walling will also be carefully considered to mitigate visual impact. Gabion walling is currently being considered, using local natural stone with hues that complement the natural landscape, and reference the local historic stone wall construction by South Sea Islanders. The walls will then be masked with vegetation. Generous zones of planting will be provided to the foot of retaining walls wherever possible, and cascading planting to the top of walls where appropriate.

Confirmation of likely Helicopter movements

The number of helicopter movements to and from the new Tweed Valley Hospital should not be significantly greater than the current number of movements to and from The Tweed Hospital. Available data for the northern NSW/SE QLD hospital transfers from NSW Ambulance indicates a maximum of 2 flights per week. In assessing Aircraft strike the BDAR has allowed for future proofing when assessing possible air strike by assuming six movements per week with an estimated flight time of 2 hours per annum

List of Final Mitigation Measures

As requested a list of final mitigation measures taking into consideration changes made to the proposal as part of the Response to Submissions Report and further Supplementary Response to Submissions is attached as Appendix A.

Health Infrastructure trusts this information clarifies your issues and allows for an efficient assessment of this important project. If you have any questions, please contact Leone McEntee at leone.mcentee@health.nsw.gov.au.

Yours sincerely,



Rebecca Wark
Executive Director Rural and Regional