

FW: RE: Blayney MPS redevelopment - notification of activity

Arjuna Thiru Moorthy (Health Infrastructure) [REDACTED]

Tue 07/05/2024 6:38 PM

To: Arjuna Thiru Moorthy (Health Infrastructure) <[REDACTED]>

Cc: Arjuna Thiru Moorthy (Health Infrastructure) <[REDACTED]>

 2 attachments (23 KB)

image001.jpg; image002.png;

-----Original Message-----

From: [REDACTED]**Sent:** 5 October 2023 2:36 PM**To:** Arjuna Thiru Moorthy (Health Infrastructure) [mail

to: [REDACTED]

to: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: RE: Blayney MPS redevelopment - notification of activity

Many thanks. Probably more demolition waste.

[REDACTED]
Director Planning and Environmental Services
Blayney Shire Council

From: [REDACTED] (Health Infrastructure)**Sent:** Thursday, October 5, 2023 2:22 PM**To:** [REDACTED]**Cc:** [REDACTED]**Subject:** RE: Blayney MPS redevelopment - notification of activity

Hi [REDACTED]

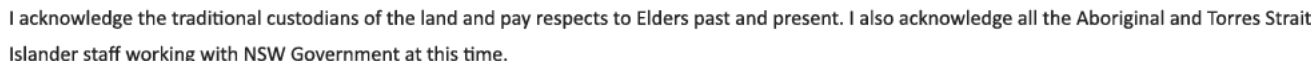
Thanks for your feedback, we will consider them in the REF.

Separately I will also provide comments back to you.

I will note that the services provided in the MPS will stay the same so the waste types generated should be the same as is currently generated. I will check the quantity calculation.

Regards,

[REDACTED]
Project Director
Health Infrastructure



Hi [REDACTED]. Our Design and Development Engineer has had a look now noting:

- The REF documents note that a Liquid Tradewaste Agreement will be entered into in due course
- Stormwater is an improvement on the current situation
- Access and parking are broadly compliant with our DCP
- Section 138 (Roads Act) permits required to do any access works (eg carry out work in/on public road, dig up disturb public road, remove structure/tree/work on public road)

Regards.

Director Planning and Environmental Services
Blayney Shire Council

Subject: RE: Blayney MPS redevelopment - notification of activity

Hi [REDACTED] I still have our Design and Development Engineer having a look at the documentation but I'm mindful of the date. Therefore, the following feedback is provided (though I might have some more tomorrow) for consideration.

- Any changes to the Kitchen facilities will need to ensure that the kitchen meets the requirements of AS4674 and requirements of the Aust. NZ Food Standards Code.
- Compliance with Local Govt Act & Regs as well as the Public Health Act & Regs in relation to the requirements of a mortuary and its construction/operation.
- Further consultation in relation to waste types and quantities would be advantageous to ensure the Blayney Waste Facility can accept the developments waste types and quantities. If this is not possible it may be necessary for waste to be transported to another facility.
- Consideration of tradewaste requirements and disposal of medical wastes?
- Developer Contributions – Councils Infrastructure Contributions Plan Provides exemptions to:

o 1.3 What development is exempted from contributions or levies?

The following development is exempt from s7.11 contributions or s7.12 levies identified in this plan:

- Residential accommodation development that either:
 - o does not involve the creation of an additional developable lot or an additional dwelling, or
 - o is not likely to result in a net increase in residents
- Affordable housing provided by a social housing provider
- Any development exempted by direction made by the Minister under s7.17 of the EP&A Act.

Applicants seeking an exemption should say how their development is consistent with the relevant exemption in their development application. If Council is satisfied the development is consistent with the relevant exemption, it will exclude the development from payment of a contribution

We haven't been able to locate the exemption as yet unless maybe you are aware? This may require discussion.

- Our DSP for Sewerage is a little clearer:

3.9 Developer Charges for Crown Developments

Crown developments for essential community services (e.g. education, health, community services, and law and order) are generally exempt from general developer charges. LWUs may charge these developments only for that portion of the direct connection cost (e.g. for a lead[1]in main) relating to the Crown development. Under sections 306 (4) and (5), of the Water Management Act 2000, the Minister for Planning may make a determination in regard to developer charges levied on Crown developments.

Regards

Director Planning and Environmental Services
Blayney Shire Council

From: [REDACTED] >

Sent: Friday, September 22, 2023 3:15 PM

Subject: RE: Blayney MPS redevelopment - notification of activity

Hi / [REDACTED]

Find below our notes from the meeting, noting the actions arising were completed in the email below.

Date: 14/9/23

Time: 1pm

Location: [REDACTED]

Attendees: [REDACTED]

1. Introductions – Opened meeting and delivered the Acknowledgement of Country

2. Project Overview – Provided overview of the scope and floor plan of the project, and the current status of the project

3. Environmental Impacts – Discussed the following environmental impacts; Arborist, Heritage, Electrical utility, Water utility, Stormwater utility, Flood, Traffic, Noise and vibration, Construction waste, Construction staging, Sustainability

4. Questions

4.1 Query on the next steps. The next steps are the provision of the notification letter and documents to Blayney Shire Council which will give the council 21 days to provide any written feedback. The feedback will then be considered in the REF submission. The REF submission will be assessed and approved by NSW Health.

4.2 Query on council involvement in stormwater and flood impact assessment. The flood management plans and model was provided by Blayney Shire Council [REDACTED] and the water pressure information was provided by Central Tablelands Water

4.3 Query on provision of staff accommodation.

5. Actions

5.1 [REDACTED] to send notification letter and documents to Blayney Shire Council on 15/9/23

If you have any queries, feel free to let me know.

Regards,

[REDACTED]
Project Director
Health Infrastructure



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

From: [REDACTED]
Sent: Friday, 15 September 2023 10:28 AM

[REDACTED]
Subject: Blayney MPS redevelopment - notification of activity

Hi [REDACTED]

As discussed as our meeting yesterday, please find attached the following items;

- Notification of activity letter and plans for the redevelopment of the Blayney MPS
- Powerpoint presentation from yesterday's meeting
- Link to REF reports - [02 REF reports to council](#)

Feel free to call me if you have any queries.

Regards,

[REDACTED]
Project Director
Health Infrastructure



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Our Ref: ID 2347

Your Ref:

25 March 2024

[REDACTED]
Health Infrastructure
Locked Bag 2030
St Leonards NSW 1590

email: [REDACTED]

CC: [REDACTED]

Dear [REDACTED],

Planning Proposal for the Blayney Hospital Multipurpose Service Redevelopment

Thank you for the opportunity to provide comment on the Planning Proposal for the Blayney Hospital Multipurpose Service (MPS) Redevelopment. It is understood that the planning proposal seeks to redevelop Blayney MPS which is located at 3 Osman Street, Blayney. The development seeks to provide:

- Residential aged care accommodation providing care to aged care residents with high care needs including clients with dementia who have been assessed as suitable for an MPS.
- Respite care for low and high care residents.
- Inpatient services that will provide low level acute care to patients including palliative care in line with the agreed role delineation.
- Emergency services including stabilisation and management in preparation for admission or transfer of care in line with level 1 role delineation.
- Imaging services including general x-ray with a visiting Radiographer onsite from the Cowra Health Service – two days a week.
- Western NSW LHD community health, outpatient/ambulatory services and Hospital in the Home.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The consent authority will need to ensure that the planning proposal is considered against the relevant Ministerial Section 9.1 Directions, including 4.1 – Flooding and is consistent with the NSW Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023 (the Manual) and supporting guidelines, including the Support for Emergency Management

Planning. Key considerations relating to emergency management are outlined in Attachment A.

In summary, we:

- **Advocate** for land use planning in which aged care facilities are situated above the Probable Maximum Flood (PMF) level and are not subject to isolation.
- **Note** a design condition has been proposed which involves construction of a flood levee/wall to prevent inundation of the site in the PMF. However, in the PMF event, the levee is subject to high hazard floodwaters and associated debris loads. If failure of the levee occurs, this may result in loss of life and/or widespread damage to property. This risk should be considered and managed. We also recommend seeking advice from the Department of Climate Change, Energy, the Environment and Water.
- **Note** the site is subject to vehicular isolation from the 20% AEP event. Isolation exposes occupants and residents of the site to secondary emergencies such as fires and medical emergencies associated with power or other utility outages if evacuation is unable to be completed prior to isolation occurring.
- **Recommend** seeking further information regarding the frequency, duration and timing of isolation which will inform the Flood Emergency Response Plan (FERP).
- **Recommend** obtaining further information regarding the impact of the proposed design condition on adjacent flood risk in all flood events up to and including the PMF.

You may also find the following Guidelines, originally developed for the Hawkesbury Nepean Valley and available on the NSW SES website useful:

- [Reducing Vulnerability of Buildings to Flood Damage](#)
- [Designing Safer Subdivisions](#)
- [Managing Flood Risk Through Planning Opportunities](#)

Please feel free to contact Belinda Lewthwaite via email at rra@ses.nsw.gov.au should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

[REDACTED]

[REDACTED]

[REDACTED]

Manager Risk Assessment Emergency Risk Management
NSW State Emergency Service

ATTACHMENT A: Principles Outlined in the Support for Emergency Management Planning Guideline¹

Principle 1 Any proposed Emergency Management strategy should be compatible with any existing community Emergency Management strategy.

Any proposed Emergency Management strategy for an area should be compatible with the evacuation strategies identified in the Blayney Shire Flood Emergency Sub Plan² or by the NSW SES.

Per the Blayney Shire Flood Emergency Sub Plan, evacuation is the primary Emergency Management Strategy. However, evacuation of aged care facilities can be complex and is known to be associated with an increase in confusion, cognitive impairment, greater risk of injury from falls and an increased rate of mortality in nursing facility residents.³ Accordingly, NSW SES advocates for land use planning in which aged care facilities are situated above the probable maximum flood (PMF) level.

Principle 2 Decisions should be informed by understanding the full range of risks to the community.

Decisions relating to future development should be risk-based and ensure Emergency Management risks to the community of the full range of floods are effectively understood and managed.

We refer to our previous advice dated 15 May 2023 which outlined the flood risk associated with the site. We note and appreciate amendments have been made to the site plan following our comments. A design condition has been proposed which would include construction of a flood levee/wall extending from the northwestern side of the site to the southeastern corner of the site. A movable flood gate would also be installed on the ambulance entrance road at the hospital site's southern boundary. The inclusion of this design condition would prevent the facility from becoming inundated in the PMF event.

In the PMF event, the floodwaters that surround the proposed wall reach up to 2m in depth and velocities greater than 2m/s in some sections. Accordingly, these floodwaters would have a hydraulic hazard classification of H5-H6. In the H5 classification, all buildings are considered vulnerable to structural damage and in the H6 classification, all buildings are considered vulnerable to failure.

¹ NSW Government. 2023. Principles Outlined in the Support for Emergency Management Planning Guideline

² NSW SES (2024) Blayney Shire Flood Emergency Sub Plan.

³ NSW Government. 2016. Evacuation Decision Guidelines for Private Health and Residential Care Facilities.

A failure in levee stability can lead to catastrophic consequences such as levee breaches or levee collapses. These events can result in loss of life and/or widespread damage to property. The potential for levee compromise should be addressed both during and after construction.

Evacuation must not require people to drive or walk through flood water. The site is subject to vehicular isolation in the 20% Annual Exceedance Probability (AEP) event and rarer events due to flooding of Adelaide Street and Martha Street.⁴ There is no known safe period of isolation, however, the longer the period of isolation, the more chance there is for mishap requiring external intervention. The probability of a fire occurring on a site whilst it was isolated and surrounded by floodwaters would be greater due to power surges, electrical faults and the use of ad hoc heating and lighting measures such as candles. The likely delay in response times during floods would greatly exacerbate the chances of a fire spreading from its point of origin, of which increases the risk of injury or death to occupants of the building. It is unclear the potential duration of isolation, and therefore recommend clarifying this to inform decision making.

During flooding, it is likely that there will be a reduced capacity for the relevant emergency service agencies to respond in these times. Emergency services are also exposed to greater risks than if flood-free access was available. This unnecessarily exposes emergency service personnel to flood situations which may lead to the injury or death. In recognition of this possibility, emergency services are under an increasing demand to consider the safety of personnel. Each circumstance must be subject to an individual risk assessment at the time. If, after conducting a risk assessment of an incident, a Commander or team leader is unsatisfied with the level of risk involved, the response will be delayed until the risk can be reduced or is no longer present.

NSW SES is opposed to development strategies that transfer residual risk, in terms of emergency response activities, to NSW SES and/or increase capability requirements of the NSW SES.

Modelling of the design condition indicates PMF flood depths would be increased at several locations adjacent to the site, including at an aged care facility. We recommend seeking further advice from the Department of Climate Change, Energy, the Environment and Water.

Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood.

The ability of the existing community to effectively respond (including self-evacuating) within the available timeframe on available infrastructure is to be maintained. It is not to be impacted on by the cumulative impact of new development.

⁴ Jacobs (2015) Blayney Flood Study.

Principle 4 Decisions on redevelopment within the floodplain does not increase risk to life from flooding.

Managing flood risk requires careful consideration of development type, likely users, and their ability respond to minimise their risks. This includes consideration of:

- Isolation – There is no known safe period of isolation in a flood, the longer the period of isolation the greater the risk to occupants who are isolated.
- Secondary risks – This includes fire and medical emergencies that can impact on the safety of people isolated by floodwater. The potential risk to occupants needs to be considered and managed in decision-making.
- Consideration of human behaviour – The behaviour of individuals such as choosing not to remain isolated from their family or social network in a building on a floor above the PMF for an extended flood duration or attempting to return to a building during a flood, needs to be considered.

Principle 5 Risks faced by the itinerant population need to be managed.

Any Emergency Management strategy needs to consider people visiting the area or using a development.

Principle 6 Recognise the need for effective flood warning and associated limitations.

An effective flood warning strategy with clear and concise messaging understood by the community is key to providing the community an opportunity to respond to a flood threat in an appropriate and timely manner.

Principle 7 Ongoing community awareness of flooding is critical to assist effective emergency response.

In terms of the current proposal, the flood risk at the site and actions that should be undertaken to reduce the potential risk to life should be clearly communicated to all site users, for example through signage and emergency drills, during and after the construction phase, for the lifespan of the development.

[REDACTED]

[REDACTED]

[REDACTED]