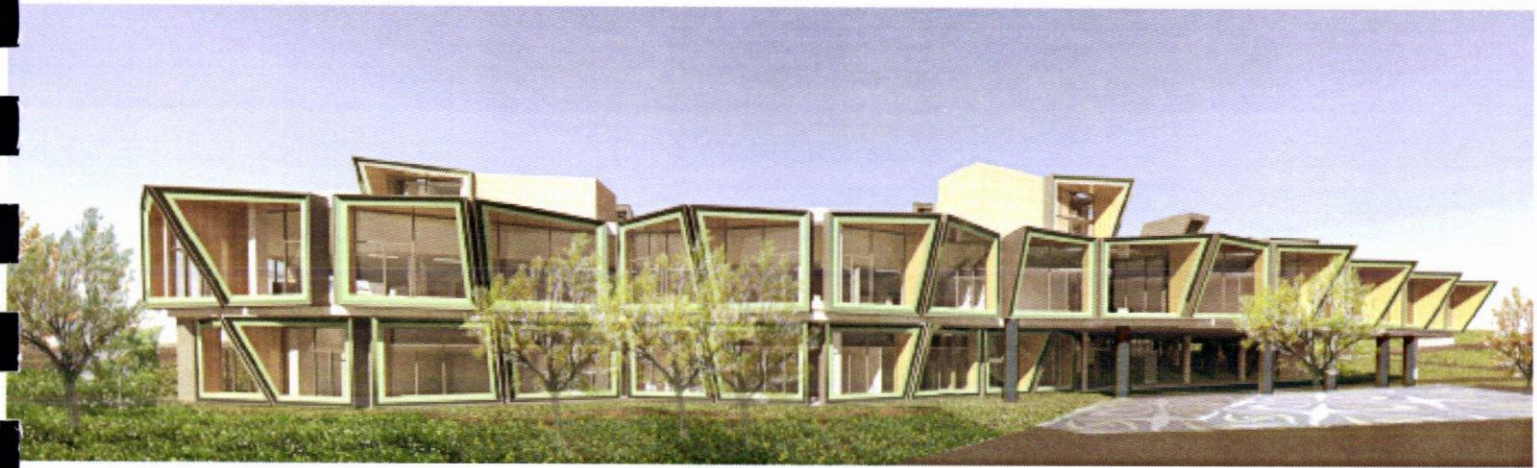




Planning Report

Albury Wodonga Cancer Centre

Borella Road, East Albury



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1 INTRODUCTION

The purpose of this report is to support a development application for the Albury Wodonga Cancer Centre attached to the Albury Hospital in East Albury.

The proposal is permissible with the consent of Council under *State Environmental Planning Policy (Infrastructure) 2007*. It is subject to the relevant provisions of the *Albury Local Environmental Plan 2010* (ALEP) and the *Albury Development Control Plan 2010* (ADCP).

This report has been prepared to address the requirements of the *Environmental Planning and Assessment Act 1979* ("the EP&A Act"), the ALEP and the ADCP as they apply to the proposal. As required by the *Environmental Planning and Assessment Regulation 2000*, this report includes a Statement of Environmental Effects to demonstrate that the environmental effects of the development have been taken into account.

2 SITE & CONTEXT DESCRIPTION

The context for the development is the existing Albury Hospital site on the corner of East Street and Borella Road. The site for the proposed centre, car park and landscaping is the vacant land between the existing hospital building and Borella Road (see Figure 1).



Figure 1 – Location of proposed buildings and works within the context of the hospital and surrounds
(Source: Google Earth)

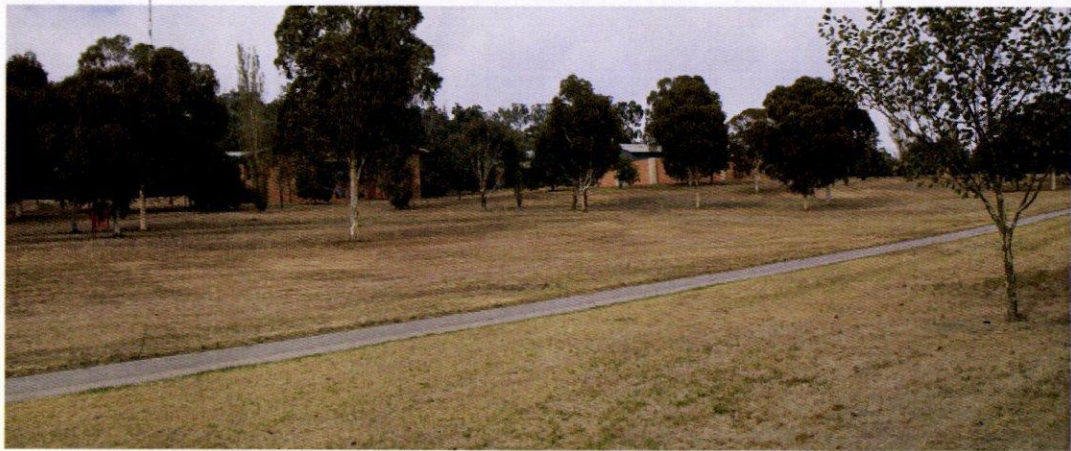


Figure 2 – View of site for Cancer Centre from Borella Road with hospital in background.



Figure 3 – View east of site from near Keene Street with Borella Road on left and hospital on right.



Figure 4 – View east down Borella Road in front of site.



Figure 5 – Borella Road/Keene Street intersection at the western end of the site.



Figure 6 - Roundabout at Borella Road/East Street intersection at the eastern end of the site.

Apart from the hospital and ancillary buildings, the character of the surrounding area is a mix of residential (east and west), commercial (north) and passive open space (south).

The site is located approximately 5km east of the Albury CBD. The nearest local shopping facility is opposite the hospital in Borella Road.

3 DESCRIPTION OF PROPOSAL

The proposal is for the construction of a building within the grounds of the current Albury Hospital and its use as a Cancer Centre servicing the Albury-Wodonga region. Car parking and landscaping associated with the development are also proposed.

The Albury Wodonga Regional Integrated Cancer Centre (AWRICC) is designed to bring to together the Cancer Service currently operated by the Albury Wodonga Health (AWH) on the Albury Campus, Border Medical Oncology, the Day Oncology Treatment Service and Inpatient Cancer related beds operated by Ramsay Health Care and the Radiotherapy Services operated by Radiation Oncology Victoria. Other than the AWH Services, the remainder of the services are presently operated from the Murray Valley Private Hospital Campus of Ramsay Health Care.

The AWRICC will therefore contain both private and public services within a single centre thereby presenting a 'one-stop-shop' for patients.

These facilities will comprise the following:

- The Medical consultation Services of Border Medical Oncology
- The Radiation therapy Services of Radiation Oncology Victoria
- The Day Oncology Treatment Services presently operated by both AWH and Ramsay Health
- The inpatient Oncology Beds presently operated by both AWH and Ramsay Health

Additional Services will be provided in the building as follows:

- A Wellness Centre
- The Clinical Research Trial Administration of the Hume Regional Integrated Cancer Service
- Pharmacy
- Education centre
- Space for general consulting by Allied Health and other patient support by clinical providers.
- Refreshment services ie coffee shop.

Through its integration with the Albury campus of AWH, the centre will have access to a range of clinical support areas and hotel services. These include Radiology and particularly PET Scanning, Pathology as well as the full range of the clinical support from AWH, particularly afterhours.

4 MATTERS FOR CONSIDERATION

The matters Council as the consent authority will take in to account in assessing the development application are determined by Section 79c(1) of the EP&A Act, which are:

- (a) the provisions of:
 - (i) any environmental planning instrument
 - (ii) any draft environmental planning instrument that is or had been placed on public exhibition and details of which have been notified to the consent authority, and
 - (iii) any development control plan
 - (iv) any matters prescribed by the regulations that applied to the land to which the development relates.
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality:
- (c) the suitability of the site for the development
- (d) any submissions made in accordance with this Act or the regulations
- (e) the public interest

These matters are addressed in the following sections.

4.1 STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy (Infrastructure) 2007

Clause 57 of the Infrastructure SEPP makes provision for a "health services facility" to be permissible with consent in a prescribed zone. The hospital site is zoned SP2, which is a prescribed zone.

Murray Regional Environmental Plan No 2 – Riverine Land

Murray REP2 ("the REP") is applicable to the site. The aims of the REP are to conserve and enhance the riverine environment of the River Murray (meaning the Murray River, the waters and the bed and banks of its tributaries and associated water bodies, including related anabranches, creeks, lagoons, lakes, billabongs and wetlands) for the benefit of all users. The objectives of the REP are:

- to ensure that appropriate consideration is given to development with the potential to adversely affect the riverine environment of the River Murray;
- to establish a consistent and coordinated approach to environmental planning and assessment along the River Murray; and
- to conserve and promote the better management of the natural and cultural heritage values of the riverine environment of the River Murray.

The development proposal is not considered to be inconsistent with the intent and application of Murray REP2.

There are no other SEPP's applicable to the proposal.

4.2 LOCAL ENVIRONMENTAL PLANS

The *Albury Local Environmental Plan 2010* (ALEP) is the applicable LEP. The relevant provisions of the ALEP are addressed below.

Land Use Table

The site is zoned SP2 Infrastructure Zone under the ALEP, the objectives for which are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

The proposal is considered to be consistent with these objectives (where relevant) because it is a much needed addition to health related infrastructure in Albury-Wodonga.

Development is permissible with consent within the SP2 zone if it is a "purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose". The Land Zoning Map of the ALEP designates the site as for a "Health Services Facility". The Cancer Centre is clearly a 'health services facility' and therefore can be considered by Council.

Miscellaneous provisions

It is noted that Clause 5.12 *Infrastructure development and use of existing buildings of the Crown* prevents the ALEP from restricting or prohibiting the carrying out of the development because it is being undertaken by a public authority.

Additional local provisions

All services are available to the site and consequently Clause 7.6 *Essential services* is satisfied.

The site is outside of the area to which Clause 7.8 *Airspace operations* applies or Clause 7.9 *Development in areas subject to airport noise* applies¹.

4.3 DEVELOPMENT CONTROL PLANS

Chapter 14 of the *Albury Development Control Plan 2010* (ADCP) is relevant to the proposal as it applies to development within the Special Purposes Zones. The Chapter provides no specific provisions and simply cross-references other requirements of the EP&A Act, Infrastructure SEPP, ALEP and other relevant chapters of the ADCP.

Chapter 17 of the ADCP is for off-street car parking. An assessment of car parking for the project has been undertaken by Cardno Victoria Pty Ltd and this report is tendered with the development application. The report concludes that:

- The proposed development generates a statutory requirement for 15 bicycle parking spaces and 5 motorcycle parking spaces under the Albury DCP 2010;
- The proposed development generates a statutory requirement for an additional 140 car parking space under the Albury DCP 2010, which is confirmed by an empirical assessment of the proposed development indicating a demand for an additional 138 car spaces;
- The proposed provision of 149 parking spaces is considered appropriate to accommodate the anticipated future car parking requirement of 140 spaces;
- The proposed provision of 16 bicycle parking spaces is in excess of the Albury DCP rates and is considered appropriate;
- It is recommended that motorcycle parking be provided in accordance with the Albury DCP specifications.

5 STATEMENT OF ENVIRONMENTAL EFFECTS

Clause 2 of Part 1 of Schedule 1 to the *Environmental Planning and Assessment Regulation 2000* lists the documents that must accompany a development application. Subclause 2(1)(c) states that one of these documents must be a statement of environmental effects. Subclause 2(4) specifies the matters to be addressed in a statement of environmental effects as follows:

- (a) the environmental impacts of the development,
- (b) how the environmental impacts of the development have been identified,
- (c) the steps taken to protect the environment or to lessen the expected harm to the environment,

¹ Based on ANEF/ANEC mapping in the previous Albury DCP.

- (d) any matters required to be indicated by any guidelines issued by the Director-General for the purpose of this clause.

It is noted that there are no guidelines issued by the Director-General applicable to this proposal.

The development is considered to have the following potential environmental effects.

	HOW THE ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT HAVE BEEN IDENTIFIED	THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT	THE STEPS TAKEN TO PROTECT THE ENVIRONMENT OR TO LESSEN THE EXPECTED HARM TO THE ENVIRONMENT
Context & setting	Visual inspection of the site and surrounds. Anticipated.	Positive impact through the provision of additional health services within the context of Albury Hospital. Positive impact through the consolidation and centralisation of existing cancer services in Albury Wodonga. Positive impact through the provision of higher standard facilities for cancer treatment in the region. The proposal is appropriately located within the setting of an existing regional health facility. The proposal is consistent and compatible with the current use of the site. The site is highly accessible by road, air and rail services. Positive impact through the utilisation of insignificant vacant land on the hospital site.	None required.
Traffic, access & parking	Traffic and Car Parking Assessment by Cardno Victoria Pty Ltd	The Cardo Report concludes that the level of traffic expected to be generated by the proposed development is minimal and expected to have minimal impact on the surrounding road network. Potential negative impact through additional traffic generation within the site. Potential negative impact through additional traffic at the hospital access points in East and Keene Streets. Potential negative impact through demand for parking exceeding supply.	No access is proposed directly on to Borella Road. No new accesses are proposed. The provision of additional parking within the hospital site exceeds that required by Council's standards (DCP) for the proposal. The parking is located to be highly accessible to the facility.
Public domain	Visual inspection of the site and surrounds.	None.	-

	HOW THE ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT HAVE BEEN IDENTIFIED	THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT	THE STEPS TAKEN TO PROTECT THE ENVIRONMENT OR TO LESSEN THE EXPECTED HARM TO THE ENVIRONMENT
Infrastructure	Anticipated	Potential positive impact through more efficient use of land zoned for health services. Potential negative impact through increased load on existing infrastructure on and off site.	It is anticipated there is adequate capacity within the existing infrastructure on the site and immediate area to accommodate the needs of the proposal.
Heritage	LEP Schedule DCP Chapter 7 Visual inspection of the site.	There are no heritage items or conservation areas on the subject land or in the near vicinity.	None required.
Archaeology	Anticipated.	There are no known archaeological items on the site or within the immediate area.	If during construction archaeological items are uncovered, the appropriate protocols for dealing with such instances will be observed.
Land resources	Anticipated.	There are no known land resources within the site or area.	None required.
Soils	Anticipated.	Potential negative impact through sediment loss during construction phase.	The construction of the dwelling will be managed in accordance with Council's <i>Soil and Water Management Guidelines</i> to prevent soil loss as a result of run-off.
Air & microclimate	Anticipated.	Potential negative impact to the surrounding area during earthworks through dust raising.	It is likely that dust will be minimal and will be controlled where possible to ensure the amount of dust does not unreasonably impact on the hospital or surrounding land. There are no residences in close proximity and consequently impacts on amenity from dust etc are unlikely.
Flora & fauna	Visual inspection of site.	There is no remnant native vegetation on the site. Potential loss of habitat by removal of trees on site. Potential positive impact through introduction of landscaping to provide habitat (refer to Landscape Plans).	Use of indigenous native species in landscaping.

	HOW THE ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT HAVE BEEN IDENTIFIED	THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT	THE STEPS TAKEN TO PROTECT THE ENVIRONMENT OR TO LESSEN THE EXPECTED HARM TO THE ENVIRONMENT
Waste	Anticipated.	<p>Potential detrimental impact through an increase in litter and waste brought about by the new building.</p> <p>Potential detrimental impact through an increase in waste inputs to the Albury landfill.</p> <p>Potential detrimental impact through an increase in hazardous medical waste generation.</p>	<p>The site is serviced by kerbside waste collection services with the future dwelling to have these services provided. Any medical wastes will be disposed on in accordance with standard industry practice and Council's own requirements.</p> <p>Construction works is considered likely to generate little waste as there is no demolition. Any waste generated by construction works will be collected and disposed off-site in accordance with Council requirements.</p>
Noise	Acoustic assessment by Acoustic Logic Consultancy Pty Limited	<p>The acoustic assessment concludes that <i>"given the separation that Borella Road (State road) provides between the new cancer centre and the residential street, as well as the set back to the east from East Street, the new cancer centre does not seem to generate concerning noise levels impacting on the neighbouring residential area."</i></p> <p>Potential detrimental impact through an increase in noise during construction.</p> <p>Potential detrimental impact on residential amenity through operation of plant and traffic.</p> <p>Potential detrimental impact on the amenity of patients, employees and visitors to the existing hospital.</p>	<p>Construction noise will be temporary and isolated to daytime hours only.</p> <p>Plant will be designed and located so as to ensure no detrimental impacts on the existing hospital.</p> <p>No acoustical treatments are necessary to protect the residential amenity of the surrounding neighbourhood.</p>
Natural hazards	Albury Bushfire Prone Land Map. Albury Flood Referral Area Map.	The site is not recognised as being at risk of bushfire or flooding.	None required.
Social impact	Anticipated.	Significant positive impact through the provision of an additional medical service to the city and broader region.	None required.

	HOW THE ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT HAVE BEEN IDENTIFIED	THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT	THE STEPS TAKEN TO PROTECT THE ENVIRONMENT OR TO LESSEN THE EXPECTED HARM TO THE ENVIRONMENT
Economic development	Anticipated.	Potential positive impact through building project and employment generation in Albury.	None required.

6 CONCLUSION

The application seeks the consent of Council for this significant regional health facility.

Having regard to the above assessment, the proposal deserves the support of Council because:

- it is consistent with the relevant environmental planning instruments and development control plan;
- it represents a suitable use of land preferred for medical facilities;
- it is consistent and compatible with existing development on the site;
- it will have no off-site impacts; and
- it is significantly in the public interest.