

PROPOSED ADDITIONS TO THE MAYO PRIVATE HOSPITAL

2 Potoroo Drive Taree NSW 2430

Prepared for:

Healthe Care Australia
Level 13,160 Sussex Street,
Sydney NSW 2000

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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Health Care Australia (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
631.30566.00000-R01-v0.1	13 July 2022	Kale Langford	Anna Kleinmeulman	Melissa Thomas
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EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) is submitted to MidCoast Council (Council) in support of a Development Application (DA) for the alterations and additions to the existing health service facility (Mayo Private Hospital) located at 2 Potoroo Drive, Taree NSW 2430 (the site).

The proposed development will include the following elements:

- Addition of a two-storey expansion to the north western portion of the building to provide:
 - Lower ground floor expansion with entry lobby supported by reception and admin spaces, consulting rooms, group rooms, staff and maintenance rooms, gym, and amenities;
 - Ground level expansion with patient rooms, staff room, support/group rooms, dining room, and a new courtyard space;
- Remodelling of existing rehabilitation ward with two ward expansions to accommodate an increase in patient rooms and reconfiguration of consulting, rehabilitation, and treatment rooms;
- Improvements to the Central Sterilization and stores Unit to the east side of the facility;
- Internal reconfigurations to endo rooms, cleaner rooms, and storerooms in the eastern portion of the hospital;
- New car park expansion in north western corner of the site providing an increase of 42 car park spaces, and supported by two new entry/exit vehicle crossovers;
- Upgrade to the existing northern car park increasing parks by 16;
- Relocation of existing aboveground LPG tank and associated infrastructure; and
- Additional minor elements indicated within the Architectural Plans at Appendix A.

The proposal is generally compliant with relevant legislative requirements and Environmental Planning Instruments. The proposal is permissible and consistent with the objectives for SP2 Infrastructure under the LEP 2010. The development is compliant with the relevant LEP clauses, presenting no variations to any development standard. The proposal is generally compliant with the requirements of DCP 2010.

The proposed development incorporates high-quality building presentation with an integrated overall approach to site development. The design of the development incorporates appropriate stormwater management, respects the natural environment, and minimises potential amenity impacts on neighbouring properties.

This SEE has addressed the potential impacts arising from the proposal on surrounding properties including traffic, access and parking, visual amenity and waste and water management. Where necessary, mitigation measures are proposed to minimise these potential impacts and reduce potential risk associated with the development.

Given the merit of the design and the absence of any significant adverse environmental impacts or planning issues, the DA is considered to be in the public's interest and worthy of Council's support.

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1 Introduction

This Statement of Environmental Effects (SEE) is submitted to MidCoast Council (Council) in support of a Development Application (DA) for alterations and additions to the existing health service facility (Mayo Private Hospital) located at 2 Potoroo Drive, Taree NSW 2430 (the site).

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- Upgrade to the existing northern car park increasing parks by 16;
- Relocation of existing aboveground LPG tank and associated infrastructure; and
- Additional minor elements indicated within the Architectural Plans at Appendix A.

A Construction Certificate (CC) will be sought separately to this development application.

This SEE has been prepared by SLR Consulting Australia Pty Ltd (SLR) on behalf of Healthe Care Australia (HeC). It describes the site, its environs, the proposed development and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). It should be read in conjunction with the supporting documentation that are appended to this SEE.

1.1 Background

Mayo Private Hospital offers a comprehensive range of specialist health services and supports the larger health precinct established in Taree. Some of Mayo Private Hospital's key services include leading surgical practices, rehabilitation, cardiology, renal dialysis, and mental health.

The proposal aims to further enhance the existing medical services by providing a new modern ward at the hospital to further increase the ability of the hospital to service the growing Mid North Coast region.

1.2 Relevant History

The site currently contains the existing Mayo Private Hospital. Based on online Council records **Table 1** provides the DAs that have been submitted on the site.

Table 1 Previous DA's submitted for the site – MidCoast – Manning Region DA Tracker

Application Number	Works	Status
148/1995/DA	Hospital - private - 40 bed	Approved
792/1995/ZB	Private hospital - 40 beds	Approved
722/1996/ZB	Machinery shed	Approved
890/1999/DA	Hospital addition	Approved
907/1999/ZB	Hospital addition	Approved
2494/1999/ZB	Hospital additions	Approved
2569/1999/DA	Hospital additions	Approved
382/2001/DA	Hospital additions	Modified
441/2001/DA	Hospital additions	Approved
164/2004/DA	Hospital additions	Modified
164/2004/DA/A	Hospital additions	Approved
449/2008/DA	Subdivision - 44 lots & dwellings x 43	Refused
610/2009/DA	4 lots & 4 lot Strata Subdivision	Approved
610/2009/DA/A	4 lots & 4 lot Strata Subdivision	Approved
327/2010/DA	Health services facilities	Approved

1.3 Council Consultation

A Pre-DA meeting was held with MidCoast Council on 5 April 2022 to discuss the proposed development. Where possible, the input from Council has been implemented into the design of the project.

2 Site Analysis

2.1 Site Description

The site is legally defined as Lot 1 DP808421 also known as 2 Potoroo Drive, Taree and is located within the MidCoast Local Government Area (LGA) and forms part of the existing Mayo Private Hospital.

The existing Mayo Private Hospital currently occupies the site and contains a main hospital building and two ancillary medical centres along with ancillary car parking areas and landscaping. The site is supported by three vehicle crossovers to Potoroo Drive. The Private Hospital is adjoined by rural-residential properties on all sides.

Figure 1 Site Aerial (Source: SixMaps)



Figure 2 Cadastral Plan (Source: SixMaps)



3 Proposed Development

The proposed development will include the following elements:

- Addition of a two-storey expansion to the north western portion of the building to provide:
 - Lower ground floor expansion with entry lobby supported by reception and admin spaces, consulting rooms, group rooms, staff and maintenance rooms, gym, and amenities;
 - Ground level expansion with patient rooms, staff room, support/group rooms, dining room, and a new courtyard space;
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- Improvements to the Central Sterilization and stores Unit to the east side of the facility;
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- New car park expansion in north western corner of the site providing an increase of 42 car park spaces, and supported by two new entry/exit vehicle crossovers;
- Upgrade to the existing northern car park increasing parks by 16;
- Relocation of existing aboveground LPG tank and associated infrastructure; and
- Additional minor elements indicated within the Architectural Plans at Appendix A.

Refer to architectural drawings prepared by HSPC Health Architects at Appendix A for full details of the proposed development. The proposal will result in an increase in floor area, car parking, patient beds, and a corresponding increase in staff number. **Table 2** provides a breakdown of the alterations.

Table 2 Summary of Existing and Proposed Details

Item	Existing	Proposed
Site Area	82,850m ²	
Gross Floor Area	6,365m ²	9,309m ² (Additional 2,944m ²)
Patient Rooms/Beds	81	125 (Additional 44 beds)
Car Parking	168	224 (Additional 56 parks)

Overall operational details such as operating hours, deliveries, and waste collection are not proposed to be changed.

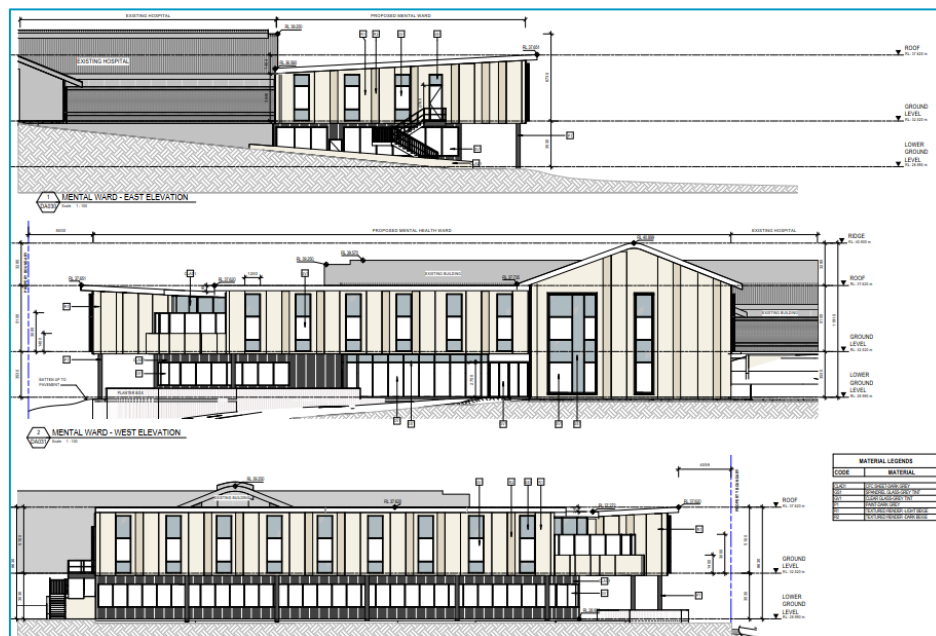
The purpose of the proposed alterations and additions is an active response to better provide for the needs of the medical practitioners based in the health facility. The proposed modifications will allow for the health facility to operate more effectively than the existing design, resulting in a better service being provided to the community.

3.1 Built Form

Primarily the proposed changes are to provide additional patient beds to the existing hospital and provide a number of minor reconfigurations and additions elsewhere in the hospital to respond to the changing needs of both patients and staff.

The new two storey expansion aims to provide a purpose built mental health ward to support increasing needs for mental health services in the area. The proposed design provides a modern presentation integrated with the existing building elements. The new addition will utilise high quality materials and finishes which are consistent with the existing building. The proposal will see an overall increase in floor area of 2,944m² resulting from the proposed new ward and other minor additions. The proposed height is consistent with the existing hospital.

Figure 3 Proposed Mental Health Ward Elevations



3.2 Access and Parking

The proposal involves a number of upgrades to the existing parking arrangement throughout the site and includes:

- New car park expansion in the north western corner of the site providing a total of 42 car park spaces and supported by two new entry/exit vehicle crossovers;
- Reconfiguration and upgrade to existing northern car park increasing parks by 16;

The proposal will result in an overall increase in car parking resulting in 56 additional car parks supporting the hospital development. The existing northern car park will see the removal of 6 car parks and establishment of 22 new car parks. The proposed new car park and reconfiguration of existing car park will be constructed hard surface with appropriate stormwater management implemented.

Further discussion of the proposal is included within the Traffic Impact Assessment undertaken by SLR Consulting provided at Appendix D.

3.3 Stormwater Management

A Stormwater Drainage Plan has been prepared by Nortrop and is located within the Civil Plans at **Appendix B**.

The development proposes a network of pipes and pits to convey the runoff from all new proposed western car park hardstand and expansion rooftop areas connecting to a 65m² bio-filtration pond for treatment and conveyed to a 70m³ OSD for discharge to Councils stormwater network on the western boundary of the site.

To facilitate the proposed expansion, minor elements of the existing stormwater network supporting the site are also proposed to be altered to accommodate the new building alterations and northern car park hardstand area expansion.

3.4 Landscaping and Tree Removal

The proposal includes new landscaping professionally designed by SLR Consulting with Landscape Plan provided at Appendix F. As part of the works, a total of ten (10) trees are proposed to be removed to facilitate the proposed development. The development has been designed to avoid the main bushland located in the southern portion of the lot to maintain the rural aesthetic through the broader lot. The proposed Planting Schedule is provided at Figure 4.

Landscaping is proposed to support the new car park area in the north west of the site which aims to screen and soften the proposed development from the surrounding area. The proposed terrace and courtyard located within the proposed two-storey mental health ward expansion have been designed to integrate with landscaped areas to improve patient and visitor amenity and provide social breakout spaces to enhance experience. The spaces include plantings which provide privacy for patients and cool shaded spaces.

Figure 4 Planting Schedule

PLANT SCHEDULE					
TREES					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Angophora costata</i>	Smooth-barked apple	10 to 15	7 to 10	45L	5
<i>Brachychiton discolor</i>	Lacebark	5 to 7	2 to 3	45L	3
<i>Ceratopetalum gummiferum</i>	NSW Xmas Bush	4 to 7	4 to 6	45L	2
SMALL TREES					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Arctostaphylos fitzalanii</i>	Native Gardenia	6	3	45L	3
<i>Plumeria obtusa</i>	Evergreen Frangipani	3 to 7.5	3 to 7.5	45L	3
PALMS AND TREE FERNS					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Cyathea cooperi</i>	Australian Tree Fern	5 to 6	3.6	45L	7
<i>Livistona monostachya</i>	Walking Stick Palm	2 to 3	1	2L	9
SHRUBS					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Banksia spinulosa</i>	Hairpin Banksia	2.4 to 4	3 to 4	200mm	9
<i>Correa reflexa</i>	Common Correa	1 to 1.5	1.5	200mm	9
<i>Megastephanos erythrorhynchus</i>	Brazilian red-cloak	2	2.5	200mm	6
<i>Orthocentrus aristatus</i>	Cats Whisker	1	1	200mm	11
<i>Pittosporum tobira 'Miss Muffet'</i>	Miss Muffet	1	1.5	200mm	11
<i>Plectranthus argentatus</i>	Silver spurgeflower	1	1	200mm	11
FERNS					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Adiantum formosum</i>	Black stem maidenhair	1.2	2	140mm	18
<i>Asplenium nidus</i>	Birds Nest Fern	0.6	0.2	140mm	25
<i>Blechnum cartilagineum</i>	Gristle Fern	0.5	0.75	140mm	25

PLANT SCHEDULE					
STRAPPED LEAF					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Alcantarea rubra</i>	Bromeliad	1.2	1.5	140mm	4
<i>Crinum pedunculatum</i>	Swamp Lily	1.5	2	140mm	19
<i>Cordyline fruticosa 'Miss Andrea'</i>	Cordyline	0.5 to 1	0.5	140mm	25
<i>Cordyline fruticosa 'Rubra'</i>	Cordyline	1 to 2	0.5	140mm	6
<i>Dianella caerulea</i>	Blue Flax-lily	1	1	140mm	24
<i>Dorstenia palmeri</i>	Giant Spear Lily	1 to 3	1.5 to 3	140mm	4
<i>Lomandra hystrix</i>	Creek Mat-rush	1.5	1	140mm	9
<i>Philodendron 'Birkin'</i>	Philodendron	0.5 to 1	0.5	140mm	23
<i>Philodendron 'Imperial Red'</i>	Philodendron	0.5 to 1	0.5	140mm	13
GROUND COVERS					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Carpobrotus glaucescens</i>	Pigface	0.3	2	140mm	132
<i>Cissus antarctica</i>	Kangaroo vine	0.3	6	140mm	102
<i>Convolvulus sabatius</i>	Blue rock bindweed	0.15	0.6	140mm	28
<i>Dichondra repens</i>	Kidney Weed	0.1	2 to 4	140mm	48
<i>Dichondra 'Silver Falls'</i>	Silver Falls	0.1	2 to 4	140mm	44
<i>Gazania 'Miss White'</i>	Gazania	0.45	0.5	140mm	28
<i>Grevillea 'Royal Mantle'</i>	Grevillea	0.3	3	140mm	66
<i>Hardenbergia violacea</i>	Purple Coral Pea	0.3	2	140mm	66
<i>Hibbertia scandens</i>	Trailing Guinea-flower	0.3	1 to 2	140mm	119
<i>Hoya australis</i>	Waxflower	0.3	4	140mm	20
<i>Peperomia tetraphylla</i>	Acorn Peperomia	0.1 to 0.3	0.5	140mm	13
<i>Trachelospermum Tricolour</i>	Tri-colour jasmine	0.5	2	140mm	43
<i>Viola hederacea</i>	Native Violet	0.2	1	140mm	63
TOTAL ESTIMATED PLANT QUANTITY					1059

3.5 Construction Management

A Construction Management Plan (CMP) will be prepared and submitted to the Certifier for approval prior to the issue of a Construction Certificate.

4 Relevant Legislation and Planning Controls

The following legislation, Environmental Planning Instruments (EPIs) and Plan of Management are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979;
- Rural Fires Act 1997;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- Greater Taree Local Environmental Plan 2010 (LEP 2010); and
- Greater Taree Development Control Plan 2010 (DCP 2010).

4.1 Environmental Planning and Assessment Act 1979

The proposal, as with all development applications, is subject to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Section 4.15(1) of the EP&A Act, 1979 provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA. An assessment of the subject DA, in accordance with the relevant matters prescribed under Section 4.15(1), is provided within this SEE.

It is noted, pursuant to Section 4.46 of the EP&A Act 1979, the proposed development triggers integrated development requiring approval under s100 of the Rural Fires Act 1997.

Clause 4.14 Consultation and development consent—certain bush fire prone land

The site is identified as containing bushfire prone with the development area subject to both Bushfire Buffer and a small portion of Vegetation Category 1 located along the northern boundary, see **Figure 5**.

Figure 5 Bushfire Prone Land Map Extract (Source: ePlanning Spatial Viewer)



The existing use of the site, being a hospital, is identified as a 'special protection purpose' in accordance with Section 100B of the Rural Fires Act 1997. The proposed development containing patient rooms will require a Bushfire Safety Authority (BSA) by the NSW Rural Fire Service. Further discussion is provided in **Section 4.2**.

A Bushfire Assessment Report (BAR) prepared by Valley Bushfire Consulting Services has been provided at Appendix G.

4.2 Rural Fires Act 1997

The existing use of the site, being a hospital, is identified as a 'special protection purpose' in accordance with Section 100B of the Rural Fires Act 1997.

Clause 100B notes that:

Development to which subsection (1) applies:

(a) does not include the carrying out of internal alterations to any building, and

(a1) does not include the carrying out of any development excluded from the operation of this section by the regulations, and

(b) is not complying development for the purposes of the Environmental Planning and Assessment Act 1979, despite any environmental planning instrument.

The scope of the proposed development includes the addition of consulting rooms along with additional patient beds and will therefore require consideration of *Planning for Bushfire Protection 2019* (PfBP 2019) and a Bushfire Safety Authority.

A Bushfire Assessment Report (BAR) prepared by Valley Bushfire Consulting Services has been provided at Appendix G. The recommendations of the BAR are to be implemented to ensure appropriate measures are in place to improve safety outcomes for the site.

4.3 State Environmental Planning Policy (SEPPs)

4.3.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

Chapter 4 contains guidelines and prescriptive measures with regard to site contamination and remediation requirements for all land based development across NSW. In considering a development application for new development, the consent authority is to have regard for the prescriptive requirements of Clause 7 of the SEPP provided below:

Contamination and remediation to be considered in determining development applications.

(1) A consent authority must not consent to the carrying out of any development on land unless—

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The proposed development does not propose a change of use to the existing health services facility and will remain acceptable having regard to the considerations of SEPP Resilience and Hazards.

4.3.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

The SEPP Transport and Infrastructure 2021 aims to facilitate the efficient delivery of Infrastructure across the State. The relevant clauses of the Infrastructure SEPP are set out below.

Division 10 Health Services Facilities

Clause 2.60 of the SEPP Transport and Infrastructure 2021 permits a “health service facility” located in a prescribed zone; the SP2 Infrastructure is nominated a prescribed zone in Clause 2.29 of the SEPP and as such the use is permissible with consent.

Subdivision 2 Development in or adjacent to road corridors and road reservations

Clause 2.121 – Traffic Generating Development

Schedule 3 of the SEPP (Infrastructure) 2007 identifies traffic generating development that requires referral to Transport for NSW (TfNSW).

The proposed addition of health consulting rooms and patient beds constitutes an intensification of the existing health services facility. However, the total number of beds at the site is below the relevant threshold for hospitals not located on classified roads and therefore no referral is required.

The proposal is consistent with the objectives and intent of the relevant clauses of SEPP (Infrastructure) 2007.

4.4 Greater Taree Local Environmental Plan 2010 (LEP 2010)

Under the provisions of the Greater Taree Local Environmental Plan 2010 the site is located within the SP2 Infrastructure zone (refer to **Figure 6**). As noted on the zoning map, the site is identified for the purposes of a ‘Health Services Facility’.

Figure 6 Zoning Map Extract (Source: LEP 2010 Sheet LZN_011A)



Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To encourage a range of airport-related uses within the Taree Airport.

2 Permitted without consent

Roads

3 Permitted with consent

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

Definitions:

Under the LEP, the proposed development is classified as a hospital, a type of health services facility. Definitions are provided as follows.

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following—

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

Note.

Hospitals are a type of health services facility—see the definition of that term in this Dictionary.

Permissibility

State Environmental Planning Policy (Transport and Infrastructure 2021) provides that development for the purpose of health services (including hospitals) may be carried out with consent on land in a “prescribed zone”. The site is zoned SP2 Infrastructure under Greater Taree Local Environmental Plan 2010. This is a “prescribed” zone for the purposes of the Infrastructure SEPP and consequently the SEPP confirms the permissibility of the proposed development.

The proposed development will not alter the approved land uses on the site which will also remain consistent with the objectives of the zone.

4.4.1 Other Relevant Clauses

Clause 2.7 Demolition requires development consent

This clause provides that demolition of a building or work may be carried out only with development consent. The required demolition works to facilitate the development form part of this development proposal.

Clause 4.3 Building Height

The site is not mapped with a maximum height limitation under the LEP 2010.

Clause 4.4 Floor Space Ratio

The site is not mapped with a maximum floor space limitation under the LEP 2010.

Clause 5.10 Heritage Conservation

The site has not been identified as a heritage item and is not located within a heritage conservation zone. The site does not adjoin any heritage items.

Clause 7.3 Earthworks

Development consent is required under this clause for proposed earthworks. Before granting development consent for earthworks, the consent authority must consider the following matters:

- (a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,*
- (b) *the effect of the proposed development on the likely future use or redevelopment of the land,*
- (c) *the quality of the fill or the soil to be excavated, or both,*
- (d) *the effect of the development on the existing and likely amenity of adjoining properties,*
- (e) *the source of any fill material and the destination of any excavated material,*
- (f) *the likelihood of disturbing relics,*
- (g) *the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*
- (h) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The proposed development requires a low level of earthworks for site preparation and establishing the pad for car park works.

4.5 Greater Taree Development Control Plan 2010 (DCP 2010)

The Greater Taree DCP 2010 (DCP 2010) applies to all land within the Taree area of the MidCoast LGA. The following Sections of DCP 2010 are applicable to the proposed development, and have been addressed in the assessment summary table provided at Appendix C:

- Part D Environmental Requirements;
- Part G Car Parking & Access;
- Part I Commercial Requirements;

- Part M Site Waste Minimisation & Management;
- Part N Landscaping Requirements; and
- Part O Signage & Advertising Requirements.

5 Assessment of Planning Issues

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this SEE. The assessment considers only those matters under Section 4.15 (1) of the EP&A Act 1979 that are relevant to the proposed development.

5.1 Compliance with Planning Instruments and Controls

The proposed development complies with or is consistent with all relevant planning instruments and controls set out in Section 4 of this SEE, in that:

- The development is classified as integrated development requiring a Bushfire Safety Authority under s100B of the Rural Fires Act 1997;
- The site is considered suitable for the proposed use in accordance with SEPP Resilience and Hazards 2021;
- The proposed use is permissible in the SP2 zone pursuant to the SEPP Transport and Infrastructure 2021 and LEP 2010;
- The proposal is consistent with SEPP Transport and Infrastructure 2021;
- The proposal complies with the relevant development standards of LEP 2010;
- The proposal has been assessed against each element of the DCP 2010 with only one variation relating to the provision of shade trees supporting the new car park expansion. All other applicable controls and performance criteria of the DCP have been satisfied in the proposed development.

5.2 Building Design

The proposed architectural presentation has been designed by HSPC, an architecture firm that specialises in high quality and functional health services architecture. The proposed new elements have been designed to integrate with the larger health services development presently on the site by enhancing existing hospital spaces and providing a new ward expansion.

The proposed development utilises a range of materials and presents a modern building design compatible with the built form approved for the existing hospital building and developing Taree area.

The proposed height of the new two-storey ward is consistent with the existing building height and is not considered to result in any additional significant privacy, overshadowing or view impacts, noting the existing development on site and setbacks to boundaries.

More detail is provided in the Architectural Drawings appended at Appendix A with Landscape Plans provided at Appendix F.

5.3 Traffic, Parking, and Access

Traffic

A Traffic Assessment has been undertaken by SLR Consulting and is provided at Appendix D. The anticipated rates of traffic likely to be generated from the proposed development are discussed in the provided Traffic Assessment, having regard for the RTA 'Guide to Traffic Generating Development'.

The proposed development is calculated to generate a peak of 12 vehicles per hour. The Wingham Road/Potoroo Drive Intersection is projected to reach capacity by 2024 however this would not be as a result of the proposed development and is similar to other intersections along Wingham Road noting similarity in intersection design and existing traffic demands.

Access

The northern and eastern existing car park and site access driveways will be largely retained, with the north-western car park removed and the existing access upgraded to facilitate access to the new car park. An additional access will be provided to Potoroo Drive from the proposed new western car park. The upgraded and new access for the western car park comprises of an all-movements, bi-directional access.

The existing and proposed new crossovers are compliant with Australian Standard AS2890.1-2004 Parking facilities – Part 1 Off-street car parking.

The proposed development does not impact upon the existing loading/unloading operations of the hospital.

Parking

Under Greater Taree DCP 2010 the proposal is required to provide the following car parking requirements:

- 1 space per 3 beds for visitors; plus
- 1 space per 2 staff/resident doctor; plus
- 1 space per 15 beds for visiting doctors; plus
- 1 space for ambulance (minimum)

Table 3 provides the parking requirements for the proposed development.

Table 3 Car Park Requirement

Land Use	Yield*	Car Parking Rate	Requirement
Hospital	22 staff & 44 beds	1 space per 3 beds for visitors; plus	15 spaces
		1 space per 2 staff/resident doctor; plus	11 spaces
		1 space per 15 beds for visiting doctors; plus	3 spaces
		1 space for ambulance (minimum)	1 ambulance bay
Total Parking Requirement (DCP 2010)			29 spaces plus 1 ambulance bay

The proposed development is calculated to require an additional 29 car parks. A total of 56 additional car parks are proposed to support the development exceeding the requirement by 27 parks.

Refer to the Traffic Assessment at Appendix D for a full assessment of the parking requirements.

5.4 Landscape Design

The proposal includes new landscaping professionally designed by SLR Consulting with Landscape Plan provided at Appendix F.

The species selected have been selected from Council's 'Indigenous Plants of Greater Taree' 2010 which includes species endemic to the area and the site. Any additional species chosen have been selected based on their low maintenance, suitability to the site and its conditions, and applicability to the site.

Landscaping proposed to support the open space areas, entry, and car parking area have been designed to:

- Soften and enhance the external appearance of the new building element and compliment the existing building spaces and broader streetscape
- Provide shading from the western sun for patients and visitors
- Increase privacy for visitors, patients, and surrounding residential neighbours
- Maintain ecological balance of the local area through retention of vegetation where possible
- Delineate separate vehicle and pedestrian pathways to the site
- Reduce impacts of glare and heat through provision of shade for vehicles and visitors
- Provide appropriate furniture and fixtures incorporating strong, durable and safe designs and construction

Internal courtyard and terrace have been designed to create safe and calming environments providing patients with either reflective or communal spaces.

5.5 Noise

A Construction Noise Assessment (CNA) for the proposal has been conducted by Muller Acoustic Consulting Pty Ltd (MAC), a copy of which is provided in **Appendix E**. The assessment has been prepared in accordance with and having regard for:

- NSW Environment Protection Authority (EPA), Noise Policy for Industry (NPI), 2017;
- Department of Environment and Climate Change (DECC), Interim Construction Noise Guideline (ICNG), 2009;
- Australian Standard AS 2436-2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites; and
- Australian Standard AS 1055:2018 - Acoustics - Description and measurement of environmental noise - General Procedures.

Modelled noise emissions from project construction and demolition activities identify that relevant noise management levels do not satisfy noise management levels for the project at the nearest receivers. However, noise management measures as provided in the enclosed CNA (refer to Appendix F) are recommended to be implemented to reduce potential impacts on surrounding receivers during construction activities.

5.6 Waste Management

The operational waste management of the existing hospital remains unchanged by the development. Waste generated by the expansion will be directed to the existing hospital waste area and collected per existing arrangements.

A waste management plan for the demolition and construction phases of the development has been provided at Appendix J.

5.7 Social and Economic Impact

The proposed development will contribute to a valuable service the community resulting in a positive social impact.

The development will result in a wide range of employment generating uses; including construction jobs and jobs during the operational phase for both skilled and unskilled workers. As a result of the development, additional medical offerings will be able to be delivered in an area with a predicted population increase and an ageing population. The advanced facilities will draw medical professionals to the Mid Coast region and the proposal will contribute positively to the economy and society in general.

5.8 Safety and Security

The proposal provides clear, safe access into the building, and the design facilitates casual surveillance and adequate lighting.

The design is considered to be consistent with the Department of Planning and Infrastructure (former Department of Urban Affairs and Planning) Crime Prevention and the Assessment of Development Applications, 2001.

5.9 Accessibility

An Access Report has been prepared by Morris Goding Access Consulting (refer Appendix H) It considers access to the building having regard to the relevant legislation and criteria, including The Building Code of Australia (BCA), The Disability Discrimination Act 1992 and AS1428 – Design for Access and Mobility to ensure that adequate pedestrian and disabled access is provided for the proposed development.

Based on the assessment accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved subject to the recommendations within this report.

6 Conclusion

The proposed alterations and additions at the existing Mayo Private Hospital located at 2 Potoroo Drive, Taree will provide well-designed, modern facilities compliant with relevant environmental standards and guidelines. The proposed development aims to enhance the existing hospital's capacity and services to better facilitate existing and future demands. The proposal represents an opportunity to enhance the existing health services on the site by expanding the existing building. The development will contribute further economic investment in the Taree area providing enhanced health services and employment opportunities.

The proposal is generally compliant with relevant legislative requirements and Environmental Planning Instruments. The proposal is permissible and consistent with the objectives for SP2 Infrastructure under the LEP 2010. The development is compliant with the relevant LEP clauses, presenting no variations to any development standard. The proposal is generally compliant with the requirements of DCP 2010.

The proposed development incorporates high-quality building presentation with an integrated overall approach to site development. The design of the development incorporates appropriate stormwater management, respects the natural environment, and minimises potential amenity impacts on neighbouring properties.

This SEE has addressed the potential impacts arising from the proposal on surrounding properties including traffic, access and parking, visual amenity and waste and water management. Where necessary, mitigation measures are proposed to minimise these potential impacts and reduce potential risk associated with the development.

Given the merit of the design and the absence of any significant adverse environmental impacts or planning issues, the DA is considered to be in the public's interest and worthy of Council's support.

APPENDIX A

Architectural Plans

APPENDIX B

Civil Engineering Plans

APPENDIX C

Compliance Tables

APPENDIX D

Traffic Impact Assessment

APPENDIX E

Construction Noise Assessment

APPENDIX F

Landscape Plan

APPENDIX G

Bushfire Assessment Report

APPENDIX H

Access Review

APPENDIX I

Building Services Infrastructure Report

APPENDIX J

Waste Management Plan

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