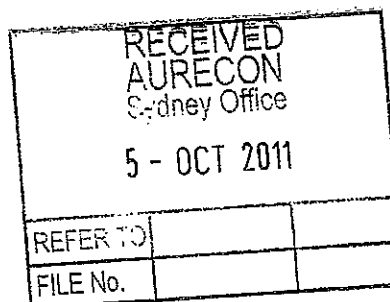


PORT MACQUARIE-  
HASTINGS COUNCIL

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PORT MACQUARIE  
HASTINGS

29 September 2011

Parcel No : 49702  
Reference: 210.2011/27

Mr David Jones  
Aurecon  
PO Box 538  
NORTH SYDNEY 2060

Dear Sir

**Pre-Lodgement Meeting Advice for Application 210.2011.27**

Thank you for your attendance at the pre-lodgement meeting held on 27 September 2011 for the purpose of discussing your proposal of an Expansion at Port Macquarie Base Hospital at Wrights Road Port Macquarie.

Please find attached a copy of the minutes from this meeting. Please note that the Pre-Lodgement Panel is not the determining authority and does not bind Council as to the outcome of any future application. The service aims at providing useful early advice on the proposal that will assist the proponent with the decision to proceed with a development application.

Should you require further information please contact the undersigned on telephone number 6581 8111 or by e-mail on [Dan.Croft@pmhc.nsw.gov.au](mailto:Dan.Croft@pmhc.nsw.gov.au).

Yours faithfully

Dan Croft  
Manager  
Building & Development Assessment

Encl.



PORT MACQUARIE  
HASTINGS

## MINUTES

### Development Application Pre-Lodgement Panel Meeting held on Tuesday 27 September 2011

#### Present:

Dan Croft (Chair)  
Patrick Galbraith-Robertson  
Nick Houston

Michael Brooks  
Nick Brooker  
Stewart Dowrick  
Jeff Pattinson  
John Riordan  
Charles Foley  
David Jones

### Consideration of Pre-Lodgement Proposal

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<b>Applicant:</b>	David Jones – Aurecon for NSW Health
<b>Proposal:</b>	Expansion at Port Macquarie Base Hospital
<b>Meeting Time:</b>	12.30pm
<b>Location:</b>	Wrights Road Port Macquarie
<b>Parcel/s:</b>	27480/27481/49702/49703
<b>Pre-Lodgement Reference:</b>	210.2011.0027

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Following is a list of issues and questions that were raised at the meeting.

#### Planning

- Thanked proponents for opportunity to present proposal for initial consideration.

*Architects* • Noted that Director General Requirements have been issued for the project previously under Part 3A of the EP&A Act by the Department of Planning and Infrastructure (DoPI).

*Architects* • Noted that DoPI have advised proponent that proposal will be still considered as a Part 3A Major Project with DoPI as the consent authority.

*Architects* • Noted that new legislative changes are to be introduced within next couple of weeks by which will not affect the proposal's consideration as a Part 3A.

*Architects* • Noted that proponent intends to undertake 'enabling works' including carparking extensions, high voltage powerline relocation and gas tank relocation under the Infrastructure SEPP which requires a Part 5 Assessment under the EP&A Act to be undertaken. Council will be consulted in this regard. It is anticipated that a Review of Environmental Factors will be prepared by December. It was recommended that the extent of neighbour notification be quite broad to include residential properties with these proposals including Highfields Circuit. The enabling works are intended to be carried out prior to construction of the new building alterations and additions.

*ALL* • Noted that some 200-250 additional parking spaces will be constructed however the 50 odd temporary parking spaces on the western side of the site will be relocated.

- A 14.5m height limit (from existing ground level) applies to the site in accordance with Port Macquarie-Hastings Local Environmental Plan 2011. Visual impact assessment of the proposal's likely impact within the existing context should be undertaken if this height is to be exceeded. It is noted that existing vegetation of substantial height adjoins the site immediately to the west within the Oxley Highway Road reserve. Height variations are typically only able to be considered if a DA under clause 4.6 of Port Macquarie-Hastings Local Environmental Plan 2011. It was initially noted that the height limits had little strategic basis at the time of introduction and probably don't reflect the individual site characteristics and context.

Architectus  
Hassell

Hassell

TTW

- An ecological assessment should be undertaken having particular regard to the Koala and Squirrel Glider that have been recorded in the vicinity. Noted from initial plans provided that consultants, ERM have provided some advice. Proponent was unable at this stage to specify the number of trees which may need to be removed. It was highlighted that the site has ecological significance for local koala populations.
- Noted that that the proponent will consult with the RTA including in relation to the relocation of existing signage at the entrance point in Wrights Road with the new proposed driveway.

#### Water

Enstruct

- The hospital currently has a 150mm metered domestic water service with RPZD that feeds a double break tank from which the water is then re-pressurised to provide the domestic supply. The 150mm metered water service also reportedly provides a fire service to a 100mm fire hydrant system. Recently arrangements were made to be able to provide an emergency water service to the site from the Widderson Street Reservoir zone by manual reticulation manipulation.

Enstruct

- Should any change to the water service to the development site be contemplated, then the final water service sizing will need to be determined by a hydraulic consultant to suit the domestic and commercial components of the development, as well as fire service and backflow protection requirements.

Enstruct

- Note that should meter augmentation be required then augmentation of water mains external to the site are likely to be required.

Architectus  
Enstruct  
Aurecon

- Whilst Government agencies do not have to get a Section 68 certificate for water supply works and generally refuse a request to do so, given the issues that appear to arise with most government construction projects, it is proposed that a request be made for a requirement for a Section 68 certificate for water supply works be included as a development consent condition.

Enstruct

- Be aware of previous indications about the possibility of a water main connection to Toorak Court for water supply security in association for the long term development of the hospital site.

All

- Council's Water Supply Engineer, Nick Houston, can assist with any further water supply infrastructure enquiries.

#### Sewer

All

- Sewerage facilities are available to serve the proposed development.

Enstruct  
Aurecon

- In order to accommodate the increased sewage flows as a result of the redevelopment, downstream augmentation of the sewerage system is required to the amount of \$540,000.

Enstruct

- Augmentation involves:-
  - upgrading of the sewer rising main from 250mm to 375mm

- augmentation of the sewage pumping station

Enstruct

- upsizing of critical components within the reticulation system
- Council's Sewerage Investigation Engineer, Tom Angus, can assist with any further enquires sewerage infrastructure enquires.

#### Engineering

TTW

- Noted that TTW will be engaged for traffic and parking aspects of proposal.

TTW

- Traffic Impact assessment to be undertaken by a suitably qualified person to assess the impact on the surrounding road networks. Possible warrants for works beyond property frontage.

TTW

- RTA comments required

TTW

- With the cumulative approvals and ongoing extension, the overall carpark design needs to be revisited

Enstruct  
TTW

- Car park design needs to be in accordance with AS 2890.1 /2

TTW

- Any works on public road requires additional application and approval under the Roads Act (s138).

Enstruct

- Stormwater management plan should be prepared demonstrating compliance with AUSPEC standards. Mark Edenborough can assist further with any stormwater infrastructure enquires.

#### Other

AL

- Proponent would like to initiate a main point of contact/s in Council. Council's Manager Building and Development Assessment is available as the main point of contact for the planning phase of the development, telephone 6581 8628 or e-mail [dan.croft@pmhc.nsw.gov.au](mailto:dan.croft@pmhc.nsw.gov.au)

Architectus

- Megan Fu at the DoPI is the primary contact for the Part 3A.