

Your Ref: SSD-10394

19 February 2021

Ingrid Berzins  
NSW Department of Planning, Industry and Environment  
Level 29, 320 Pitt Street  
SYDNEY NSW 2000

Dear Madam,

**Development:**

**State Significant Development for the St John of God  
Richmond Hospital Redevelopment**

**Construction of upgraded and expanded facilities resulting  
in an additional 24 beds, partial demolition of existing  
buildings, retention of Belmont House and integrated open  
space and landscaping**

**Property Details:**

**Lot 11 DP 1134453  
No. 235 Grose Vale Road NORTH RICHMOND**

I refer to the abovementioned State Significant Development, which was on exhibition and open for comment.

Following a review of the proposal, Council Officers have identified a number of matters that require further clarification, information and/or assessment prior to a determination of the application being made by the NSW Department of Planning and Environment

**Properties associated with the proposal**

Any approval is to clearly identify works that are required to occur on adjacent properties for access, stormwater, drainage, landscaping and bushfire asset protection zones.

This is to be clearly shown on a plan associated with the proposal and identify the location of services required to be used, upgraded or constructed to support the proposal. This plan should identify existing and or proposed easements.

Works on adjacent properties are required to be accompanied by appropriate owners consent.

**Heritage Impact**

Clause 5.10 of Hawkesbury LEP 2012 states that the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned. The heritage assessment documents have been reviewed and it is considered that a Conservation Plan (as per NSW Heritage guidelines) should be prepared due to the considerable alterations proposed to the site.





Given that there is no existing contemporary Conservation Plans for the site a new Conservation Management Plan (CMP) needs to be developed for the site.

A new CMP would be expected to update the history of the site including indigenous, European and the more recent Church's history and assess the site fabric in detail to provide levels of heritage significance to all parts of the site including buildings, structures, landscaping and archaeology.

This CMP is to be submitted to Council so that there is an overall understanding of the potential impacts the proposal would have on the heritage significance of this heritage item.

Then, a revised Heritage Impact Statement is to be prepared outlining the range of options that the applicant has reviewed or what options the applicant should investigate and then in detail outline why the chosen option is one that has the least heritage impact.

The updated HIS should outline any ameliorating recommendations and provide the following:

- A detailed room by room etc Schedule of Works re proposed restoration works to the historic Belmont House,
- The possible archaeological implication both on European and Indigenous values, and
- The need for an Archival Recoding of the current state of the overall site and buildings especially those structures, buildings and landscape area that will be much altered or removed. The Archival recording is to be to NSW Heritage Office standards.

#### **Performance, Damage and Defects Bond**

A performance, damage and defects bond must be lodged with Council prior to the commencement of any works or issue of a Construction Certificate. The bond is to cover any restoration required to Council's roads resulting from deterioration caused by construction traffic.

Thank you for the opportunity to provide comment. Please note that the matters raised above may change as a consequence of the supply of additional information and Council may wish to comment upon receipt of any additional information.

Should you have any questions, please contact me on (02) 4560 4424.

Yours faithfully,

**William Pillon** | Senior Town Planner | Hawkesbury City Council

☎ (02) 4560 4424 | 📠 (02) 4587 7740 | 🌐 [www.hawkesbury.nsw.gov.au](http://www.hawkesbury.nsw.gov.au)