



Ms Deborah Shaw
Project Manager
St John of God Health Care
13 Grantham Street
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24/02/2021

via email: aboykin@mecone.com.au
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Dear Ms Shaw

**St John of God Richmond Hospital Redevelopment (SSD-10394)
Response to Submissions**

The exhibition of the EIS for the above proposal ended on Friday 19 February 2021. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects/projects.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 82(2) of the Environmental Planning and Assessment Regulation 2000. Please provide a response to the issues raised in these submissions within two months.

Please also note that Council has advised the Department that it intends on submitting a more detailed submission shortly, as will the Water group within the Department of Planning, Industry and Environment and the NSW Rural Fire Service. These submissions will be forwarded separately when received.

In addition to issues raised in submissions, the Department has identified the following matters that are required to be addressed:

- landscape plans are to be provided detailing the species, number and location of final plantings, specifically the replacement planting of 30 trees. Consideration should be given to tree locations to assist in the screening of new buildings, helping them blend into the surrounds.
- noise issues:
 - noise monitoring at neighbouring residences in accordance with the *Noise Policy for Industry* is to be undertaken to accurately identify the existing acoustic environment confirming that the development will not result in unreasonable acoustic impacts for construction and operation.
 - details of noise logger 1 and 3 are to be provided to clarify the existing background noise levels at these locations.
 - the noise management level is to be amended to be only 10dB above the background noise level for residential accommodation.

- Table 11, 12 and 13 of the construction noise report are to demonstrate the receiver locations as their positions on the subject site are unclear.
- consideration should be given to providing openable windows within communal areas to provide natural ventilation and cooling, rather than the use of mechanical air conditioning at all times.
- the clause 4.6 variation (Appendix 14) is to be amended to appropriately reference the height variation being sought (not FSR), and the height of existing structures is also to be provided for comparison purposes.
- consideration should be given to whether an updated Emergency Response Plan is required that accounts for the proposed increase in patient capacity at the facility, with particular attention given to flood evacuation procedures and practices.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Ingrid Berzins, who can be contacted on 9373 2885/ at ingrid.berzins@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

as delegate for the Planning Secretary