



Department of Planning and Environment

Mr Nicholas Dowman
Senior Planning Advisor
Health Infrastructure
1 Reserve Road
St Leonards NSW 2065

21/02/2022

Dear Mr Dowman

**Nepean Hospital Redevelopment Project - Stage 2 (SSD-16928008)
Response to Submissions**

The exhibition of the development application for the above proposal, including the Environmental Impact Statement (EIS), ended on 17 February 2022.

We have placed all submissions on the Department's website at www.planningportal.nsw.gov.au/major-projects/projects.

The Department now requires a written response to issues raised in the submissions, as required under clause 82(2) of the *Environmental Planning and Assessment Regulation 2000*. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines (2021)*. The *Preparing a Submissions Report Guideline* forms part of the SSD Guidelines (Appendix C).

In addition to the submissions received, the Department has also reviewed the EIS and requires you to address the matters raised in **Attachment 1**.

Please lodge your response by progressing the application on the major projects planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Secretary receives your response are not included in the period of 'deemed refusal', under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*.

If you have any questions, please contact Tom Stanton, who can be contacted on 02 9585 6411 or tom.stanton@dpie.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads 'David Gibson'.

David Gibson
Team Leader, Social Infrastructure
Social & Infrastructure Assessments
as delegate for the Planning Secretary

ATTACHMENT 1 – ADDITIONAL KEY ISSUES

Built Form

- the southern and eastern elevation plans depict facades that would benefit from the use of colour or material change to create visual articulation of the building bulk similar to the eastern facade. Consideration should be given to integrating colour and altering materials to create visible building articulation and to break up the blank facade.
- the plans are to be amended to include screens for the rooftop plant and utilities to minimise the visual impact of these structures.

Traffic and Parking

The Department considers traffic and parking management a critical issue for the proposed development. The Department offers the following comments in addition to those provided by Council and Transport for NSW (TfNSW):

- the 43 on-street parking spaces proposed to be removed from the development site should be retained or relocated within the hospital campus.
- given that the operating capacity of the hospital is increasing in terms of staff and patients, the Department remains concerned about the significant shortfall in on-site parking across the campus. Describe how the Nepean Hospital masterplan addresses this parking shortfall and whether it contains any measures to meet parking demand associated with the ongoing redevelopment of the hospital campus.

Landscaping

- the proposed courtyard located on the south-eastern side of the proposed development (known as “southern courtyard”) will be significantly shadowed during the winter solstice. Given the height of the surrounding and proposed buildings, the landscaping documentation should be amended to demonstrate that these solar access conditions have been considered in the selection of plant species and the landscape design.
- provide details on the extent of existing and proposed total ‘soft’ landscaped area for the development site.

provide justification for the species of vegetation selected to serve as a suitable replacement for the removed Cumberland Plain Woodland on the site.