

Mr Michael Pain
NSW and Victorian Development Manager
Ramsay Health
Level 3, Building A
5 Talavera Road
Macquarie Park NSW 2113

08/03/2022

Dear Mr Pain

**Wentworthville Northside West Clinic Extension (SSD-17899480)
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for the above proposal ended on 3 March 2022. Submissions received by the Department of Planning and Environment (the Department) from Cumberland City Council (Council), the public, and all government agency advice received during the exhibition of the project is available on the Department's website at: <https://www.planningportal.nsw.gov.au/major-projects/projects/wentworthville-northside-west-clinic-extension>.

In accordance with clause 82(2) of the *Environmental Planning and Assessment Regulation 2000*, the Secretary requires a written response from the Applicant responding to all issues raised in these submissions and government agency advice, and where necessary, technical supporting documents must be revised. Particularly, issues raised by Council must be addressed in detail. 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).

It is also advised that the Department is awaiting a submission from Sydney Water and will send this as separate correspondence upon receipt.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in agency submissions, requires the matters at **Attachment 1** be addressed in full. You are requested to provide the Department with a response to the submissions within two months / or as soon as possible.

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 Ingrid Berzins, who can be contacted on 9373 2885 or via email at ingrid.berzins@planning.nsw.gov.au.

Yours sincerely



David Gibson
Team Leader, Social Infrastructure
Social & Infrastructure Assessments

as delegate for the Planning Secretary

ATTACHMENT 1 – KEY ISSUES / FURTHER INFORMATION REQUIRED

Built form and design

1. The height of the proposed building is considered excessive and the proposal in its current form is considered an overdevelopment of the site given the surrounding residential context. Consideration is to be given to ways of reducing the bulk and scale of the proposed development, particularly given that it fails to comply with the height and FSR development controls in CLEP 2021.
2. Demonstrate how the undercroft landscaped area will receive adequate solar access as well as appropriate passive surveillance considering there are limited active use rooms with windows on the ground floor facing this part of the development.
3. Provide further justification for the proposed limited building setbacks or alternatively provide increased setbacks to improve the transition and interaction between the development and the public reserve.
4. Provide further detail as to why level changes between Stage 1 and Stage 2 cannot be accommodated to reduce the overall building height, in particular:
 - further explanation as to why including ramps/stairs between Stage 1 and Stage 2 to reduce the overall height would require the facility to be operated separately.
 - a detailed DDA compliance report and fire egress paths for both the proposed development and for a height compliant development, comparing and detailing justifications.
 - architectural plans depict Stage 1 only adjoining the proposal in two locations - one door along the southern façade of Stage 1 and a section along the western façade, which includes stairs internally altering the floor layout and accommodating a level change.
 - the external façade alignment is inconsistent with Stage 1 and does not appear to be seamless.
5. Provide consideration of opening the western boundary ground level carpark to the landscaped areas through the removal of the screening.
6. Provide section plans of the west block.
7. Provide natural ground RLs on all section plans below each maximum height to enable appropriate calculation of the overall exceedances.
8. Address and detail matters requested by GA NSW as part of State Design Review Panels (SDRP) 1 and 2, within the architectural plans and design reports, specifically:
 - reduce the building height and be sympathetic to the reserve behind as substantial overshadowing is expected during winter.
 - clearly demonstrate how response to country has been addressed within the Architectural Design Statement and has responded to commentary from SDRP 1 and 2.

- redesign the internal courtyard to:
 - include more landscaping and restrict access from patient rooms, ensuring increased privacy and improved amenity.
 - confirm the roof treatment of the courtyard as hand sketches demonstrate a glazed roof – enclosing the space is not supported.
 - demonstrate the overshadowing which would be created by the hanging planters, ensuring adequate solar access is experienced within this space and to internal rooms.
- incorporate ramps/stairs internally to enable a reduction to the overall roof height and enable compliance with the 15m height limit.
- include detail of the screen to the undercroft within elevations as detailed within the architecture design statement.

9. Redesign the lower ground car parking to ensure that the swept paths are free from obstructions.

10. Provide details of wayfinding signage to ensure pedestrian access to the building is clear and easy to identify.

Noise

- 11. Update the Noise and Vibration Impact Assessment to include the predicted noise levels for receiver 1 within the noise assessment tables, confirming that the receiver closest to the subject site will not be significantly impacted during construction. If significant impacts are identified, then appropriate mitigation measures are to be proposed to reduce the level of impact.
- 12. Provide details of the anticipated noise generated from the proposed upper level outdoor courtyards, as identified by Council.

Stormwater and flooding

- 13. Address EES Group advice in relation to amending the flood impact statement, particularly:
 - consider the flood risk from the full range of floods up to the probable maximum flood for mainstream and overland flooding.
 - refer the flood strategy to SES for comment.
 - utilise the 0.5 per cent and 0.2 per cent AEP flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
 - increased flood risk from climate change and rare to extreme flooding is to be further detailed to ensure no risk to life and property.
- 14. Address Council concerns in relation to stormwater matters, providing appropriate documentary evidence of easements and flood impacts on surrounding properties.

Biodiversity and landscaping

15. Address and detail matters requested by GA NSW as part of State Design Review Panels (SDRP) 1 and 2 within the architectural and landscape plans and design reports, specifically:

- provide detail of all landscaped areas, particularly the terraces across all floors of the development (Levels 2 and 3 in particular), demonstrating areas for passive activities and improved amenity.
- redesign courtyard 1 to ensure a more permanent and integrated landscaped space.
- identify the total percentage of tree canopy and green space within the site excluding trees located outside of the subject site on surrounding properties.
- provide detail within the landscape strategy and architectural plans of the green walls and herb gardens as detailed within the Architectural Design Statement.

16. Include details of landscaping along Lytton Street providing improved amenity for the public ensuring visibility and appropriate sightlines are maintained as well as improved landscaping to soften the streetscape and utility rooms on ground floor.

In addressing Council's detailed comments relating to fencing, confirm the fencing strategy and ensure consistency across all documents detailing the fencing design (i.e. detailed on all photomontages and architectural plans).