



Planning

**MAJOR DEVELOPMENT ASSESSMENT
PROJECT APPLICATION FOR THE
PENRITH NEPEAN HEALTH CAMPUS
REDEVELOPMENT
Lot 1 DP 1114090
Proposed by NSW Health Infrastructure,
MP09_0149**

Director-General's Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

January 2010



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EXECUTIVE SUMMARY

This is a report on a project application seeking approval to redevelop the Penrith Nepean Hospital located at Derby Street, Kingswood. The site is known as Lot 1 in DP 1114090 and is located on the northern side of Derby Street, adjoining Somerset Street to the east and Parker Street to the west. The proponent is NSW Health Infrastructure. The site has a total area of 16.28 hectares.

Environmental Assessment (as exhibited)

The project application seeks approval for the construction of a new 3 storey 'east block', expansion of the Intensive Care Unit (ICU), parking, landscaping and a new chapel (15,195m² of GFA in total).

The Capital Investment Value (CIV) is **\$64,400,000**, and the proposal will create 150 full time equivalent construction jobs and 230 full time equivalent operational jobs.

Permissibility

The site is zoned 5(a) – Special Uses under Penrith LEP 1998. The proposal is permissible in the zone as the new building and intensive care unit are consistent with the medical and care related uses associated within the hospital precinct.

On 30 October 2008, the then Minister formed an opinion that the project is a major project under clause 18 of Schedule 1 to the MD SEPP, as it is a hospital with a CIV of more than \$15 million. The Minister is the approval authority.

Public Exhibition

The Environmental Assessment was exhibited for a 30 day period from 23 September to 26 October 2009. The Department received 4 submissions from public authorities and 5 public submissions. Key issues raised during the public exhibition and from the Department's preliminary assessment included:

- traffic, accessibility and parking;
- built form / urban design; and
- noise;
- ecologically sustainable development;
- safety and security;
- drainage and stormwater; and
- public interest.

Preferred Project Report (PPR)

On 18 December 2009, the proponent submitted a PPR to respond to further detailed design requirements. Minor revisions to the EA include:

- minor internal changes to the east block inclusive of an additional 63m² of GFA;
- the reconfiguration of the car parking layout resulting in a reduction of 2 spaces;
- the relocation of the chapel east of the ICU and inclusion of more detailed plans (157m² of GFA);
- the removal of the renal dialysis in-centre from the application;
- the removal of the plan showing the possible future ICU pedestrian link on level 4 from the application; and
- revisions to the statement of commitments to encourage the use of alternative transport, provide timescales for the fulfillment of commitments and other minor modifications.

The total GFA for the proposal is **15,285m²** (an increase in 90m² from the exhibited EA).

Public Benefits

The proposal will have significant public benefits inclusive of:

- a projected reduction in waiting times for day surgery patients;
- delivering new and improved models of care;
- supporting the recruitment and retention of health care professionals and providing a major investment in health infrastructure in the Sydney West region;
- reducing the number of residents accessing services in other Sydney West Area Health Service facilities; and
- provide a facility that will result in significant social and health benefits to the broader community.

Strategic Context

The proposed hospital upgrade is consistent with the objectives of the State Plan in relation to improving access to quality healthcare and seeking to deliver better services.

The Sydney Metropolitan Strategy places the Penrith City Council area in the North West Subregion with the draft North West Subregional Strategy nominating Nepean Hospital as an important asset. The future upgrading and expansion of the hospital inclusive of stage 3 works (the new east block and expansion of the ICU) is also identified as a State Infrastructure Strategy project in the North West subregion.

Key Recommended Conditions

Key recommendations included as conditions of approval to the project application include:

- consultation is to be undertaken with the NSW police area commands regarding community safety considerations and implications of the development; and
- parking strategy measures to reduce off street parking are to be investigated.

Conclusion

The Department has assessed the merits of the project and is satisfied that the impacts of the proposed development have been addressed via the response to submissions, statement of commitments and conditions of approval.

The Department considers that the impacts can be suitably mitigated and/or managed to ensure a satisfactory level of environmental performance, pursuant to section 75J of the Act.

The Department is satisfied the site is suitable for the proposed use and that the project will provide significant social and economic benefits to the locality, and is consistent with strategic planning objectives, the State Plan and draft North West Subregional Strategy.

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1 BACKGROUND

1.1 THE SITE

1.1.1 Site Context and Location

The site is known as Lot 1 in DP 1114090, and is located on the northern side of Derby Street, adjoining Somerset Street to the east and Parker Street to the west (**Diagram 1**). The site is located in Kingswood in the Penrith LGA.



Diagram 1 - Locality Plan

The locality is serviced by commuter rail, and bus services. Kingswood railway station is approximately 700 metres to the east of the hospital.

1.1.2 Existing Site Features

The site comprises an area of 16.28 hectares and contains a variety of medium and high rise buildings. Derby Street is the primary access point into the hospital, with vehicular access also available via Parker and Somerset Streets and Barber Avenue. An internal road and pedestrian network traverses across the site which links to the various hospital buildings and centres.

1.2 SURROUNDING DEVELOPMENT

Surrounding development consists of:

- the Nepean Private Hospital, baptist church and church residence, and at-grade car park adjoining the site to the north;
- a low density residential development of 1-2 storeys adjoins the site to the east;

- a medical and physiotherapist centre directly south of the site, with adjoining residential development of 1-2 storeys; and
- a low density residential development of 1-2 storeys adjoins the site to the west.

1.3 STRATEGIC CONTEXT

NSW State Plan

The proposed hospital upgrade is consistent with the relevant objectives of the State Plan, including to "Improve and maintain access to quality healthcare in the face of increasing demand" and "seeking to deliver better services facilitating growing prosperity across NSW". The proposal will consolidate health and medical facilities within the existing Nepean Hospital.

Sydney Metropolitan Strategy "City of Cities"

The Sydney Metropolitan Strategy, developed to support the continuing economic growth of Sydney and enhance its standing as a global city, places the Penrith City Council area in the North West Subregion and within the Regional City of Penrith. The strategy sets housing and employment targets for the region at 60,000 dwellings in existing areas and 99,000 new jobs by the year 2031, which are further refined in the North West Draft Subregional Strategy.

Draft North West Subregional Strategy

The Draft North West Subregional Strategy nominates Nepean Hospital as important infrastructure and an important asset. The Nepean Hospital is identified as a State Infrastructure Strategy project in the North West subregion.

The Subregional Strategy also targets the provision of an additional 11,000 jobs and 10,000 new residents for the Penrith Regional City by 2031. The proposal would therefore assist in contributing to employment capacity targets for the Penrith LGA.

1.4 PROJECT CHRONOLOGY

- On 30 October 2008, the Director General, as delegate of the Minister for Planning, formed the opinion that the proposal is a Major Project and that Part 3A of the EP&A Act applies.
- On 30 July 2009, Director General's Environmental Assessment Requirements (DGR's) for the Penrith Health Campus redevelopment were issued.
- On 28 August 2009, the Environmental Assessment (EA) was submitted.
- The EA was deemed adequate by the Department on 10 September 2009.
- The EA was exhibited for a 30 day period from 23 September to 26 October 2009, and referred to public agencies.
- On 29 October 2009, the Department requested the proponent to respond to submissions.
- On 18 December 2009, the proponent provided PPR and response to submissions.

2 PROPOSED DEVELOPMENT

2.1 ENVIRONMENTAL ASSESSMENT (AS EXHIBITED)

The proposal as described in the Environmental Assessment sought approval for the following:

East Block

Construction of a new 3 storey east block containing 11,960m² of Gross Floor Area (GFA) (see **Diagrams 2 & 3**) distributed as follows:

Level 1

- 4150m² of GFA containing:
 - car parking for 119 vehicles (including 2 disabled access spaces)
 - bicycle storage for 10 bicycles
 - plant and equipment
 - courtyard to the east of the building.

Level 2

- 4,650m² of GFA containing an Ambulatory Procedure Centre with:
 - 6 new operating theatres (linking to existing theatre suite in north block)
 - an outpatients area
 - pre and post operative areas and extended day only area for overnight stay
 - utility rooms, staff change rooms and patient ablutions.

Level 3

- 2,760m² of GFA containing:
 - 60 overnight surgical beds (30 relocated from the west block)
 - external terraces
 - raised green roof of 2,525m² and plant room
 - utility rooms, offices and meeting rooms.

Rooftop

- 400m² of GFA inclusive of plant rooms.

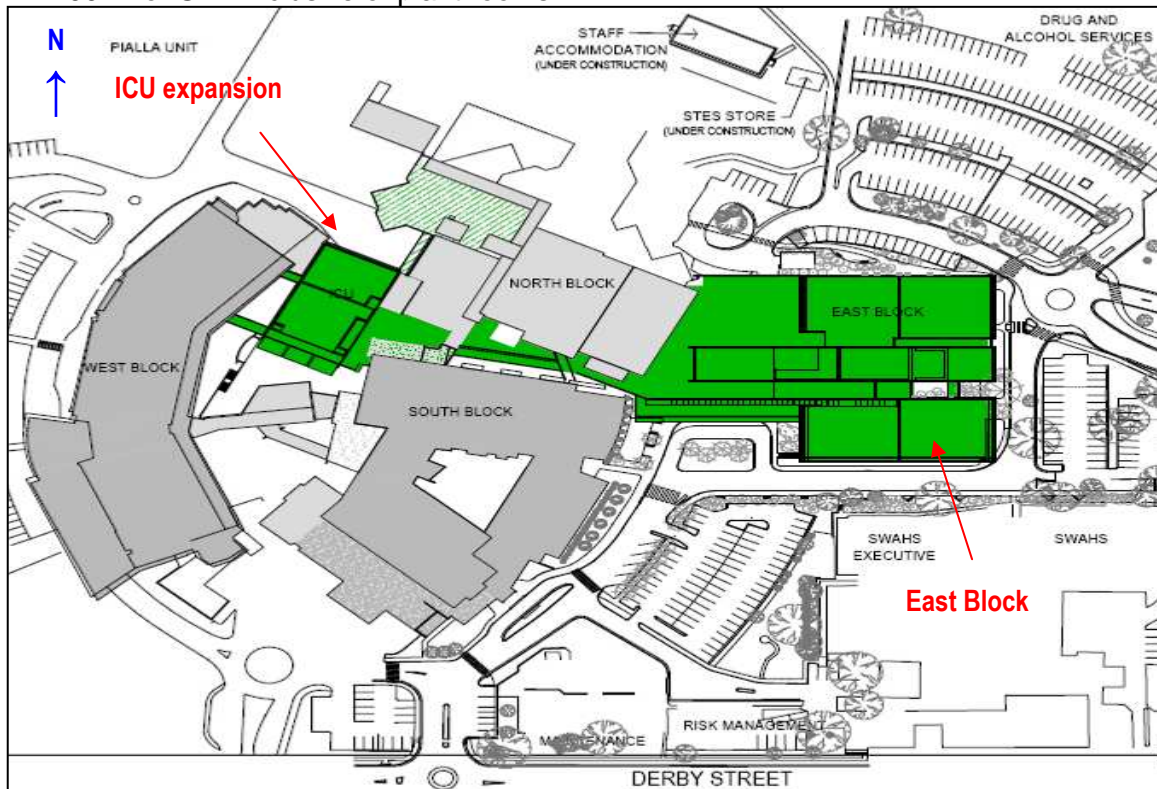


Diagram 2 – East block and ICU location



(Diagram 3 – East block northern elevation)

Intensive Care Unit (ICU)

Refurbishment and expansion of the Intensive Care Unit (ICU) up to 3 storeys and GFA of 3,105m² (see **Diagram 4**) containing:

- demolition and relocation of chapel;
- increase in beds from 19 to 24;
- additional office space, meeting room and testing labs;
- change rooms, clinical cardiovascular unit; and
- ancillary ICU functions and plant room.



(Diagram 4 – ICU Southern elevation)

Other

- the expansion of the renal dialysis in-centre from 2 dialysis stations to 8 (designed to concept stage only) on level 5 of the west block containing 413m² of GFA;
- the demolition and construction of a new multi faith chapel (only at design stage for information up to 130m² of GFA) within the existing courtyard;
- construction of a new internal pedestrian link between the new east block (level 2) and the adjoining north block; and
- new 26 space external car park and access road to service the east block inclusive of drop off bay and a fire vehicle lay by.

The CIV of the proposal is **\$64,400,000**, and the proposal will create 150 full time equivalent construction jobs and 230 full-time equivalent operational jobs.

2.2 PREFERRED PROJECT REPORT

Minor revisions to the project as described in the PPR in response to the requirement for further detailed design include:

East block modifications

- rearrangement of the internal layout of level 2 including the addition of approximately 63m² of GFA;
- minor changes to level 3 (lift layout, terrace area and green roof);
- the relocation of the plant area on level 4; and
- the inclusion of a fire exit on level 2.

Car parking modifications

A reduction in 2 overall car spaces resulting from:

- a reduction of 7 car spaces to level 1 east block;
- a reduction of 8 car spaces resulting from the re-alignment of the road south of east block;
- a reduction in 1 additional car space to be provided to the existing car park area CP9; and
- the inclusion of 14 car spaces north and south east of the east block building.

Other modifications

- the relocation of the chapel from the south block to east of the new ICU and inclusion of more detailed plans (157m² of GFA);
- revisions to the statement of commitments to encourage the use of alternative transport, provide timescales for the fulfillment of commitments and other minor modifications;
- the removal of the renal dialysis in-centre from the application; and
- the removal of the plan showing the possible future ICU pedestrian link on level 4 from the application.

The total GFA for the proposal is now 15,285m² (an increase in 90m²).

The EA and PPR forms the basis of the assessment in this report.

3 STATUTORY CONTEXT

3.1 MAJOR PROJECT DECLARATION

The Minister for Planning on 30 October 2008, formed an opinion that the project is a major project under clause 18 of Schedule 1 to the MD SEPP, as it is a hospital with a capital investment value of more than \$15 million. The Minister is the approval authority.

3.2 PERMISSIBILITY

The site and adjoining land is zoned 5(a) – Special Uses under the Penrith Local Environmental Plan 1998. The proposal is permissible in the zone. An extract of the zoning map is provided below:

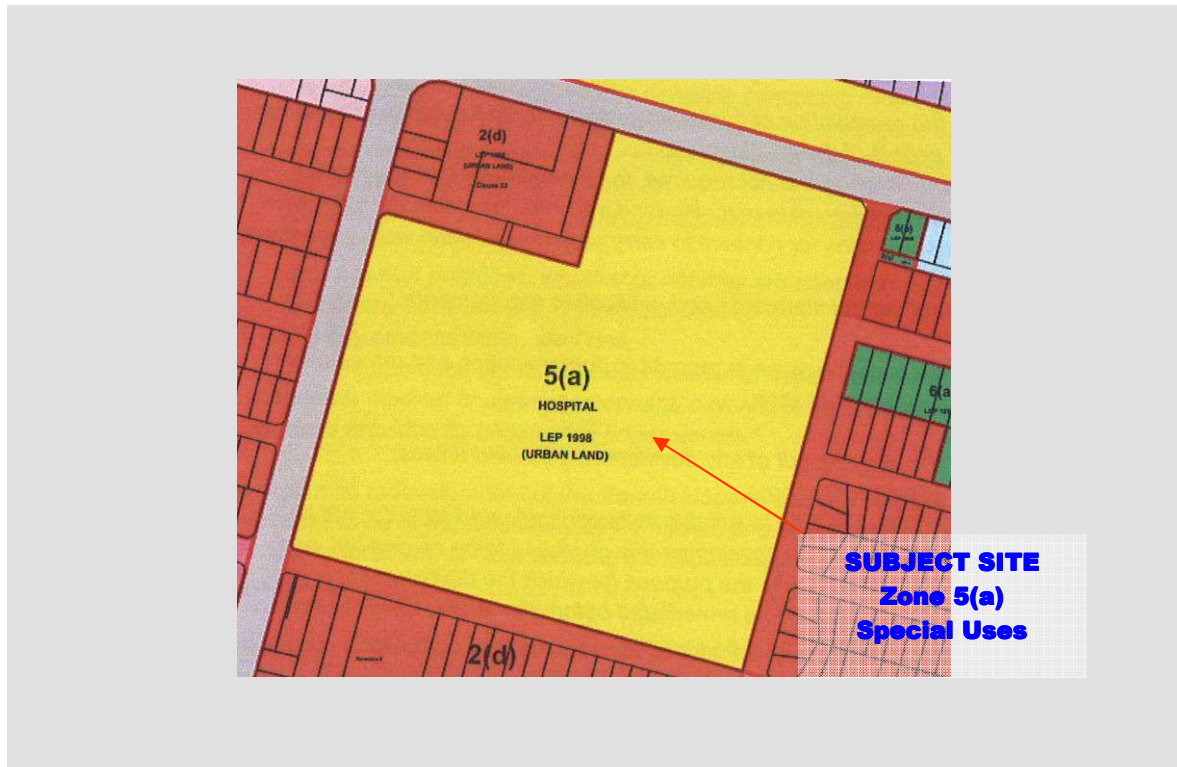


Diagram 5 - Zoning Map – PLEP 1998

The objective of the zone is to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions, organisations or the council to provide and protect services, utilities or transport facilities and associated activities.

3.3 DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (DGR'S)

On the 30 July 2009, the Director General issued DGR's pursuant to section 75F of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). The DGR's require the following key issues to be addressed:

- Built form / Urban design;
- Transport and Accessibility Impacts;
- Ecologically Sustainable Design;
- Heritage and Contributions;
- Utilities and Drainage; and
- Construction/ Staging and Consultation.

The DGR's have been addressed in the EA and were deemed to be adequate for public exhibition. The DGR's are contained in **Appendix A**.

3.4 OBJECTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (EP&A ACT)

The objects provide an overarching framework that informs the purpose and intent of the legislation and gives guidance to its operation. The Minister's consideration and determination of a project application under Part 3A must be informed by the relevant provisions of the EP&A Act, consistent with the objects of the EP&A Act.

The objects of the EP&A Act in section 5 are as follows:

- (a) *To encourage:*
 - (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
 - (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
 - (iii) *the protection, provision and co-ordination of communication and utility services,*
 - (iv) *the provision of land for public purposes,*
 - (v) *the provision and co-ordination of community services and facilities,*
 - (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats,*
 - (vii) *ecologically sustainable development,*
 - (viii) *the provision and maintenance of affordable housing,*
- (b) *To promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *To provide increased opportunity for public involvement and participation in environmental planning and assessment.*

The Department has considered the objects of the EP&A Act, and it is determined that the application is consistent with the relevant objects. The assessment of the application in relation to these relevant objects is provided in section 3.5 and section 5.

3.5 ECOLOGICALLY SUSTAINABLE DEVELOPMENT PRINCIPLES (ESD)

There are five accepted ESD principles:

- (a) *decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (the integration principle);*
- (b) *if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (the precautionary principle);*
- (c) *the principle of inter-generational equity - that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (the inter-generational principle);*
- (d) *the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (the biodiversity principle); and*
- (e) *improved valuation, pricing and incentive mechanisms should be promoted (the valuation principle).*

The Department has considered the development in relation to the ESD principles and has made the following conclusions:

- (a) **Integration Principle** – The proposal has positive social and economic impacts through the improvement of the quality and safety of patient care, and by increasing the specialised employment opportunities in Greater Western Sydney.

- (b) **Precautionary Principle** – There is no threat of serious or irreversible environmental damage as a result of the proposal. The site has a low level of environmental sensitivity and does not contain any threatened flora or fauna populations. No significant climate change risks are identified as a result of this proposal.
- (c) **Inter-Generational Principle** – The proposed development represents a sustainable use of the site and utilises existing infrastructure within the Penrith hospital precinct and surrounds.
- (d) **Biodiversity Principle** – Following an assessment of the EA it is concluded that there is no threat of serious or irreversible environmental damage as a result of the proposal. The proposal does not impact upon biological diversity or ecological integrity. The site has been previously developed and has a low level of environmental sensitivity.
- (e) **Valuation Principle** – The approach taken for this project has been to assess the environmental impacts of the proposal and identify appropriate safeguards to mitigate adverse environmental effects. The mitigation measures include the cost of implementing these safeguards in the total project cost.

3.6 STATEMENT OF COMPLIANCE

Under section 75I of the EP&A Act 1979, and clause 8B of the EP&A Regulation 2000, the Director General's report is required to include a statement relating to compliance with the environmental assessment requirements with respect to the project.

The Department is satisfied that the environmental assessment requirements have been complied with.

3.7 SECTION 75I (2) OF THE ACT

Section 75I (2) of the EP&A Act and clause 8B of the EP&A Regulation 2000 provides that the Director General's report is to address a number of requirements. These matters and the Department's response are set out as follows:

Section 75I(2) criteria	Department Response
Copy of the proponent's environmental assessment and any preferred project report	The proponent's EA is located on the assessment file (attached).
Any advice provided by public authorities on the project	All advice provided by public authorities on the project application for the Minister's consideration is set out in Section 4 of this report.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project	Each relevant SEPP that substantially governs the carrying out of the project application is identified in Section 3.8.
Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division	An assessment of the development relative to the prevailing environmental planning instrument is provided in Section 3.8 in this report.
Any environmental assessment undertaken by the Director-General or other matter the Director-General considers appropriate.	The environmental assessment of the project application is this report in its entirety.
A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The Department is satisfied that the environmental assessment requirements have been complied with.

Clause 8B criteria	Department Response
An assessment of the environmental impact of the project	An assessment of the environmental impact of the proposal is discussed in this report.
Any aspect of the public interest that the Director-General considers relevant to the project	The public interest is discussed in this report.
The suitability of the site for the project	The uses are permitted in the zone
Copies of submissions received by the Director-General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in section 4 of this report.

Table 1 – Section 75I (2) requirements for Director-Generals Report

3.8 ENVIRONMENTAL PLANNING INSTRUMENTS (EPI'S)

3.8.1 Application of EPI's to Part 3a projects

To satisfy the requirements of section 75I(2)(d) and (e) of the EP&A Act, this report includes references to the provisions of the environmental planning instruments that govern the carrying out of the project and have been taken into consideration in the assessment of the project application. An assessment of compliance with the relevant EPI's is provided immediately below which concludes that the proposal complies with these instruments.

The primary controls guiding the assessment of the proposal are:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 55 - Remediation of Land; and
- Penrith Local Environmental Plan 1998.

Other planning controls to be considered in the assessment of the proposal are:

- Penrith Development Control Plan 2006.

The provisions, including development standards of local environmental plans, and development control plans are not required to be strictly applied in the assessment and determination of major projects under section 75R(3) Part 3A of the EP& A Act. Notwithstanding, these standards and provisions are relevant considerations for this application as the DGR's and section 75I (2) (e) of the EP&A Act require the proponent to address such standards and provisions and the Department to duly consider them.

The Department has considered the proposed project application against the objectives and aims of these instruments, and is satisfied that the proposed project is consistent with the provisions of all of these instruments. Assessment of each of these is considered as follows:

3.8.2 State Environmental Planning Policy (Major Development) 2005

The Minister on 30 October 2008, formed an opinion that the project is a major project under clause 18 of Schedule 1 to the MD SEPP, as it is a hospital with a CIV of more than \$15 million. The Minister is the approval authority.

3.8.3 State Environmental Planning Policy (Infrastructure) 2007

The aim of this policy is to assist in the effective delivery of public infrastructure throughout the State. Schedule 3 of the SEPP requires traffic generating development to be referred to the RTA. The proposal was referred to the RTA, who raised no objections to the project proceeding.

3.8.4 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 requires a consent authority to consider whether the land is contaminated, and if so, whether the land will be remediated before the land is used for the intended purpose.

Heggies Pty Ltd has undertaken a Stage 1 Preliminary Contamination assessment, and conclude that the soils appear unlikely to contain the environmental contaminants of concern exceeding the recommended concentrations.

The land is therefore suitable for the project and its continued use as a hospital.

3.8.5 Penrith Local Environmental Plan 1998

An assessment against the key principles of the PLEP 1998 relevant to the development is provided below:

Zoning

The site is zoned 5(a) Special Uses. The objective of the zone is to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions, organisations or the council to provide and protect services, utilities or transport facilities and associated activities.

The proposal is permissible in the zone as it is ancillary to the purpose of a hospital and is consistent with the zone objectives. These are no maximum height, FSR or other development controls that apply to the site.

Provision of community services and infrastructure (Clause 17)

Adequate support services and utilities are available to service the proposed development.

3.9 PENRITH DEVELOPMENT CONTROL PLAN (DCP) 2006

The DCP outlines a number of key objectives/controls to consider with regards to any new development. An assessment has been made against the key objectives/controls as follows:

Section 2.2: Crime Prevention Through Environmental Design (CPTED)

A CPTED assessment was undertaken by the proponent that makes recommendations with regards to lighting; car parking; entrapment spots; landscaping; building identification and security. The implementation of these recommendations and consultation to be undertaken with the Penrith and St Mary's Local Area Commands will help in minimising the incidence of crime and providing a secure environment, and have been included in the statement of commitments.

Section 2.9: Waste Planning

Procedures for handling/storing and reducing the amount of waste produced by the hospital are currently coordinated by the Sydney West Area Health Service and subject to a waste management policy manual. The expansion and refurbishment of the hospital will be compliant with these existing procedures and will meet existing legislative requirements.

Section 2.11: Car parking

The minimum parking requirements for a hospital are 1 per 3 beds plus 1 per 3 employees. This requires the major project to provide 79 new spaces. Taking into consideration the 76 existing spaces that will be removed a total of 155 spaces are required to be provided. The proposal is providing 155 new car spaces, thus meeting the requirements of the DCP.

4 CONSULTATION

4.1 PUBLIC EXHIBITION DETAILS

Under section 75J of the EP&A Act, the Director General is required to make the EA publicly available for at least 30 days.

After accepting the EA, the Department:

- made it publicly available from 23 September to 26 October 2009:
 - on the Department's website
 - at the Department's Information Centre
 - at the Penrith City Council Office and Library
- notified landowners in the vicinity of the site about the exhibition period;
- notified relevant State government authorities and Penrith City Council; and
- advertised the exhibition in the Daily Telegraph, Sydney Morning Herald and Penrith Press newspapers.

The Project Application, Director General's environmental assessment requirements, Environmental Assessment, and response to issues raised in submissions were placed on the Department's Website.

This satisfies the requirements of section 75H (3) of the EP&A Act.

4.2 SUBMISSIONS RECEIVED ON ENVIRONMENTAL ASSESSMENT

The Department received 4 submissions from public authorities and 5 public submissions. The issues raised are summarised below, and a full copy of the submissions is attached at **Appendix D**.

4.2.1 Penrith City Council

Penrith City Council has raised no objections to the proposal, however, provided some general comments as summarised below:

- detailed plans are required in relation to the location of the chapel;
- a detailed contamination assessment and landscaping plan is required, and the drainage from the development should not impact the downstream catchment;
- a suitable parking strategy is recommended for staff to alleviate current on-street parking issues surrounding the hospital;
- all car parking measures are to comply with Australian standards; and
- a security management plan is to be implemented as well as consultation with local area commands.

Department Comment

The response to submissions included a revised location of the chapel and conditions have been recommended by the Department in relation to stormwater, contamination, a detailed landscape plan, parking strategy and security management plan.

4.2.2 Sydney Regional Development Advisory Committee (SRDAC)

The SRDAC has raised no objections to the proposal, however, provided some general comments as summarised below:

- the additional parking provided is supported; and
- in due course the provision of a traffic management plan is required by the RTA.

Department Comment

See Section 5 for an assessment of parking and traffic issues.

4.2.3 Sydney Water

Sydney Water has raised no objections to the proposal, however, provided some general comments as summarised below:

- Sydney Water will further assess the impact of the development when the proponent applies for a Section 73 certificate; and
- the proponent must fund any adjustments needed to Sydney Water infrastructure as a result of the development.

Department Comment

The requirement for a section 73 certificate has been included as a condition in the terms of approval.

4.2.4 NSW Transport and Infrastructure (NSWTI)

The NSWTI has raised no objections to the proposal, however, provided some general comments as summarised below:

- NSWTI supports the commitment to produce a Travel Access Guide (TAG) for the site; and
- NSWTI requests that a condition be included requiring the implementation of a parking strategy to ensure a minimalist approach to car parking is achieved.

Department Comment

The proposed car parking is considered appropriate. A TAG for the site has been included in the statement of commitments that will cover car pooling, and the benefits of walking and cycling.

4.2.5 Public Submissions

The Department received 5 public submissions, with 1 submission in support and 4 against the development. The public submissions have been broadly categorised as follows:

- agreement with the need for an improved health service;
- the area around the hospital is already congested with limited on-street parking available;
- the overflow parking of staff and visitors in the surrounding streets; and
- the hospital activities create an unacceptable level of noise.

Department Comment

See Section 5 for an assessment of these issues. The Department considers that the proposed on-site parking provision is appropriate, and a construction management plan will manage construction noise and vehicle movement during the construction phase of the proposal.

5 ASSESSMENT OF ENVIRONMENTAL IMPACTS

The DGR's and following key issues raised during the exhibition period were considered in the Department's assessment of the application:

- traffic, accessibility and car parking;
- built form / urban design;
- noise;
- ecologically sustainable development;
- safety and security;
- drainage and stormwater; and
- public interest.

5.1 TRAFFIC, ACCESSIBILITY AND CAR PARKING

Vehicular and Pedestrian Access

Derby Street is the primary access point into the hospital, with vehicular access also available via Parker and Somerset Streets and Barber Avenue. An internal road and pedestrian network exists within the site and a total of 1,277 car parking spaces (see **Diagram 6**).

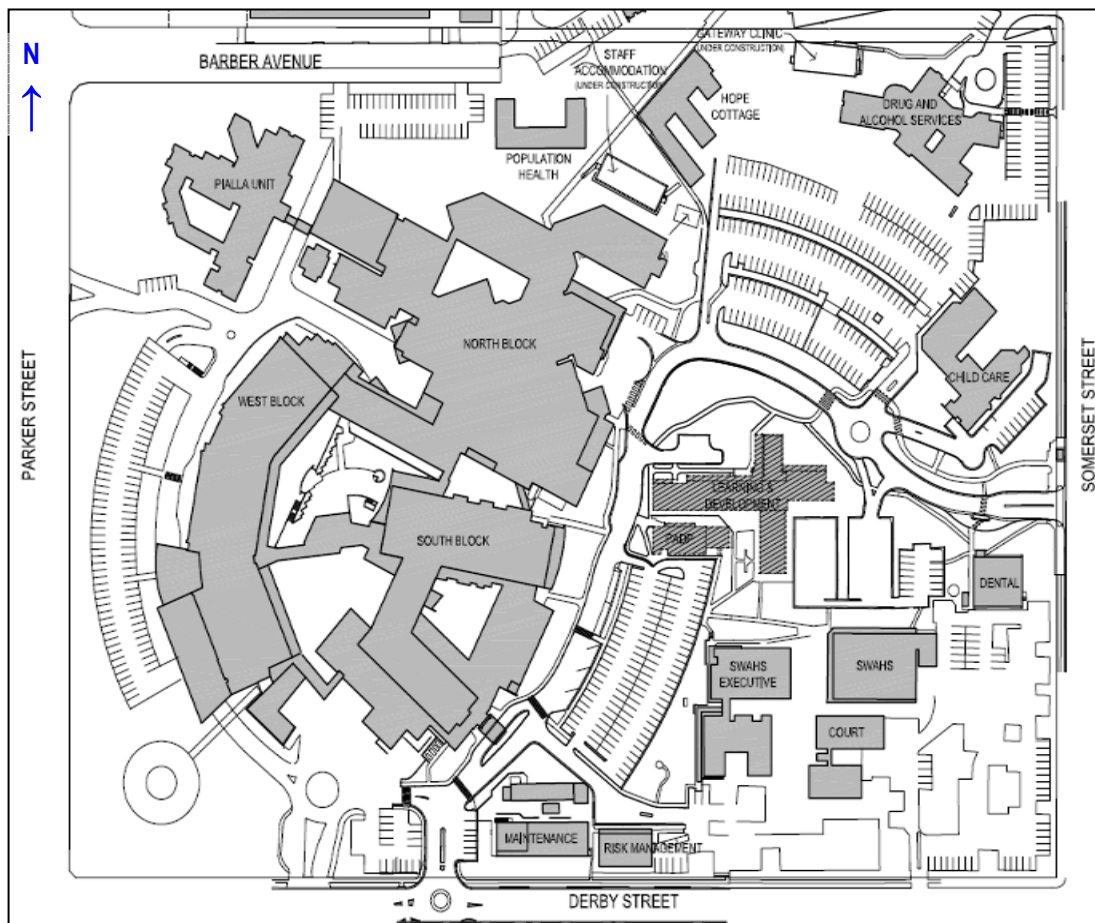
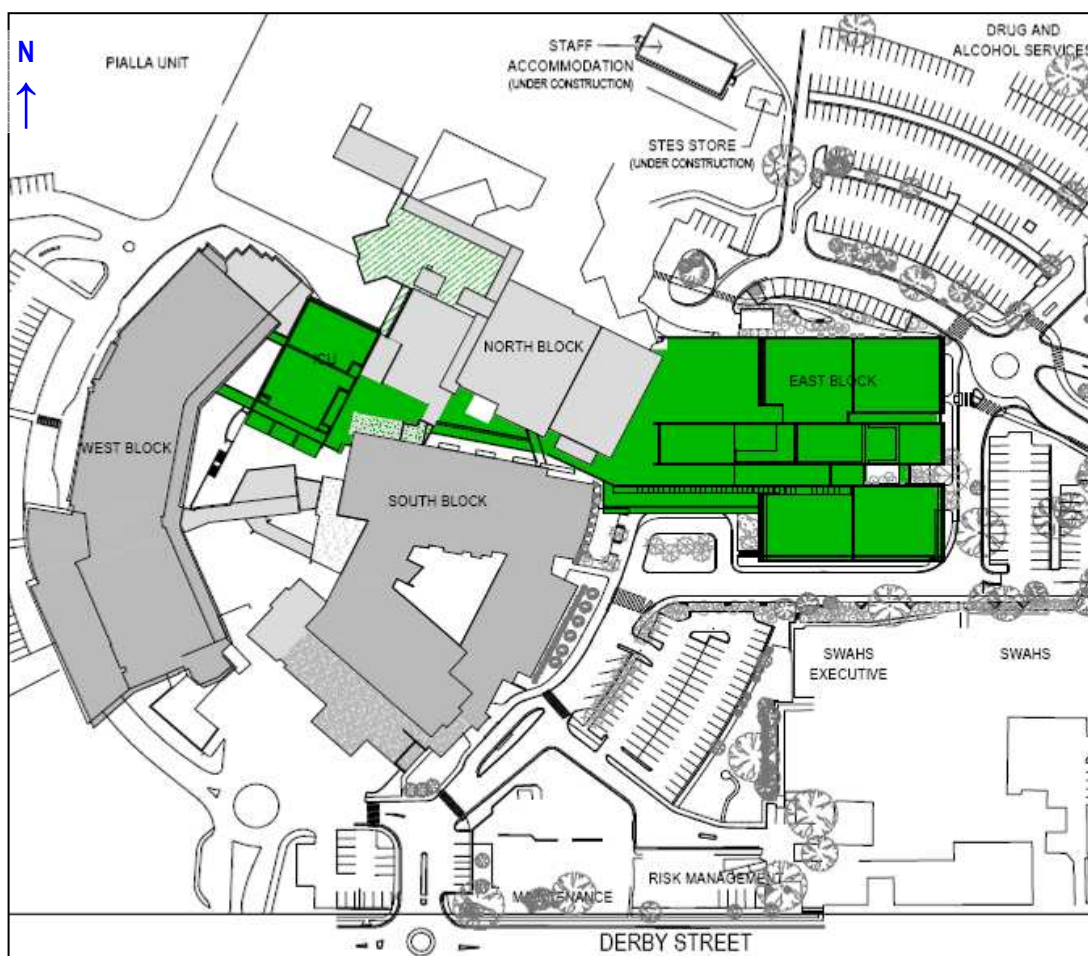


Diagram 6 -Existing road and car parking layout

The proposal involves the reconfiguration of the internal road layout and existing on-site car parking spaces as a result of the proposed new eastern block (see **Diagram 7**). The access points into the hospital will not change as a result of the proposal.

The internal road changes will not affect vehicular movement, however the pedestrian access provided around the perimeter of the new east block will result in an improved pedestrian network.



(Diagram 7 - Road and car parking layout)

Car Parking

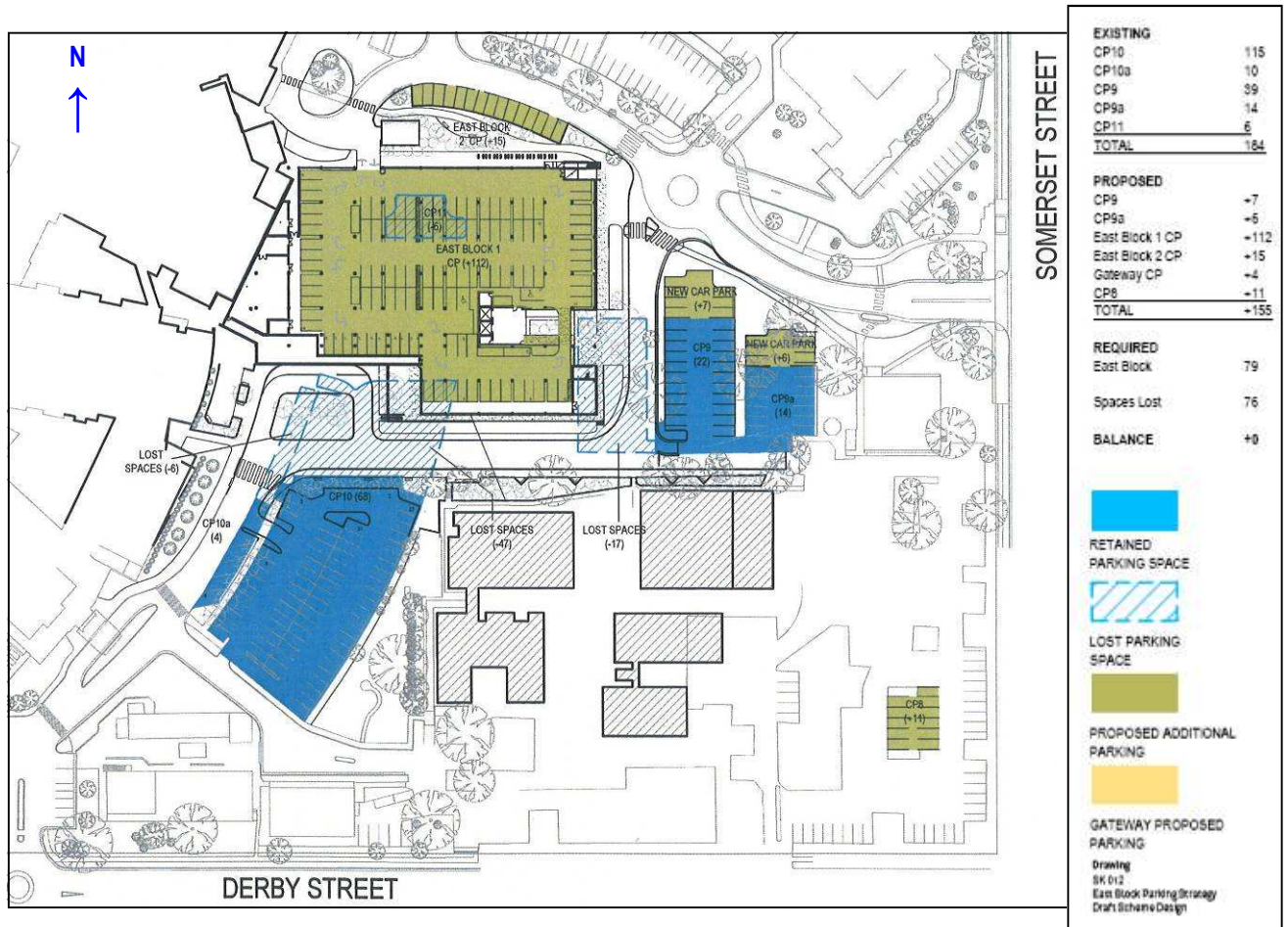
Level 1 of the new east block contains a 112 space car park (accessed via the north-west). An additional 43 car spaces will be provided elsewhere on site, (see Diagram 8), resulting in 155 new spaces. The Penrith DCP 2006 requires 1 car space per 3 beds plus 1 car space per 3 employees. The proponent's traffic impact study indicates a maximum of 182 employees for the morning shift, which in combination with the 54 beds results in a requirement for 79 car spaces (61 +18).

Taking into consideration the removal of 76 of the existing spaces, 155 spaces would therefore be required to satisfy on-site car parking demands. By providing 155 spaces, the proposal meets the required amount of spaces under the DCP 2006 (see Table 2).

Accordingly, the parking provisions are considered appropriate. The site is also readily accessible by public transport, and is serviced by commuter rail, and bus services. This ensures employees and visitors have alternate modes of transport to and from hospital.

DCP requirement	Car spaces to be removed via demolition	Car spaces required to be provided	Car spaces to be provided
79	76	155	155

Table 2: Proposed Car parking



(Diagram 8 – Car parking Layout)

Traffic Impacts

The proponent’s traffic impact study and intersection operation analysis shows the level of service (LOS) for Parker Street, Derby Street and Somerset Street intersections would remain virtually unchanged (see **Table 3**), with only minimal increases in average delays and queuing. The study concludes the additional traffic generated from the development would not affect the operation of the surrounding street network.

The Department is satisfied that the proposal would result in minimal impacts to the operation of the surrounding road network and that the existing access to the site is sufficient.

Intersection	Existing level of service		Post development Level of service	
	AM	PM	AM	PM
Parker St – Great Western Hwy	B	D	B	D
Parker St – Derby St	B	C	B	B
Derby St – Main hospital entrance	A	A	A	A
Somerset St - Great Western Hwy	B	B	B	B

Table 3: Intersection level of service

5.2 BUILT FORM / URBAN DESIGN

East block

The proposal comprises a new 3 storey east block containing 12,023m² of GFA, with a length of up to 93 metres and width of 62 metres (see **Diagrams 9 & 10**). The new building will form an extension to the predominately 3 storey north block, effectively becoming the new eastern wing for the hospital.

The east block is comparable in height and scale with the adjoining buildings. The low scale nature of the proposal will ensure an appropriate built form transition between the new and existing blocks. The east block is also considerably smaller than other medium to high rise buildings contained within the remainder of the hospital site, and given its location towards the centre of the site, it will not be visually obtrusive when viewed from the street or surrounding areas.

The new building will be constructed from a variety of complementary finishes inclusive of face brick, off form concrete, cement render on a masonry blockwork wall and metal composite cladding. The roof will be constructed from a concrete and metal deck, largely concealed via parapet blade walls. Combined with an appropriate mix of colours, the proposed east block will not detract visually from the adjoining brick masonry north block and is considered appropriate and compatible with the surrounding built form of the hospital.



(Diagram 9 – East block southern elevation)



(Diagram 10 – East block eastern elevation)

Intensive Care Unit (ICU)

The internal refurbishment and expansion of the existing ICU footprint up to 3 storeys comprising an additional 3105m² of GFA and length of 42 metres and width of 23 metres is also proposed within the north block (see **Diagram 11**). Level 1 will accommodate existing facilities such as the loading dock and domestic services, whilst level 2 and 3 will be modified to accommodate an intensive care ward, and plant and ancillary function rooms such as meeting and office rooms. A new chapel comprising 157m² of GFA will also be located east of the ICU within the internal layout of the existing south block. Given the ICU is contained within the north block and will be encased by the existing buildings to the west and north it will not be visually prominent, as illustrated in Diagram 11.

The ICU will be constructed from similar materials to the east block inclusive of face brick, off form concrete, cement render on a masonry blockwork wall and metal composite cladding. Combined with a complementary colour scheme, the Department considers the proposed ICU expansion has an appropriate bulk and scale and integrates well with the north block.

An east-west pedestrian connection will also extend the existing pedestrian link on level 2 between the northern and western blocks. This will be constructed from aluminum framed glazed panels and will contain a pergola that will provide a sheltered outside area for the use of hospital staff, and patients where appropriate.



(Diagram 11 – ICU Northern elevation)

5.3 NOISE

The Department considers that construction noise will not have detrimental amenity impacts on the surrounding area given the building works will be undertaken deep within the site away from sensitive residential areas. The hours of work will, however, be restricted to the hours of 8am-1pm on Saturdays to minimise weekend noise impacts resulting from truck movements in the surrounding streets. A construction management plan will also manage building noise and vehicle movement during the construction phase of the proposal, and has been included as a condition within the terms of approval.

5.4 ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)

The proponent has committed to ESD principles that will deliver a minimum 4 star green rating in environmental performance, achieved via the incorporation of the following measures:

- a large void and skylights with aluminum glazed panels, glass screens and external shading devices in the form of blades that will ensure the provision of natural light to levels 2 and 3;
- mixed mode ventilation;
- energy efficient utilities and services;
- external shading;
- a green roof to be located on level 3; and
- rainwater harvesting and energy efficient utilities.

The Department is satisfied the proposed development represents a sustainable use of the site.

5.5 SAFETY AND SECURITY

A Crime Prevention Through Environmental Design Assessment was undertaken by the proponent that makes recommendations with regards to lighting, car parking, entrapment spots, landscaping, building identification and security. The implementation of these

recommendations and consultation with the NSW Police Penrith and St Mary's Local Area Commands, will help in minimising the incidence of crime and provide a secure environment. The proponent has committed to this as outlined in their statement of commitments.

The Department is confident that by adopting these recommendations the proposals design will achieve appropriate safety and security measures.

5.6 DRAINAGE AND STORMWATER

The proponent's Utilities and Services Report recommends the expansion of the on-site stormwater detention facilities and installation of new rainwater systems and stormwater drainage. Water sensitive urban design measures such as rainwater harvesting are also proposed to be incorporated into the design of the proposal. The Department is satisfied the required expansions and/or modifications to the existing drainage and stormwater systems will meet the demands of the proposal.

5.7 PUBLIC INTEREST

The expansion of the hospital seeks to meet the existing and future health-care requirements of the Nepean Hospital's catchment population to 2016, resulting from an increase in the general and ageing population, changing health care needs, increase in chronic disease and advances in technology.

The proposal will have significant public benefits inclusive of:

- a projected reduction in waiting times for day surgery patients;
- delivering new and improved models of care;
- supporting the recruitment and retention of health care professionals and providing a major investment in health infrastructure in the Sydney West region;
- reducing the number of residents accessing services in other Sydney West Area Health Service facilities; and
- provide a facility that will result in significant social and health benefits to the broader community.

6 CONCLUSION

The Department has assessed the project application and considered the submissions in response to the proposal. The key issues relate to the built form of the proposal and traffic and parking impacts. The Department has determined that the proposal is well designed and is considered appropriate and compatible with the surrounding built form of the hospital. The proposed parking provisions are considered appropriate, and the additional traffic generated from the development will not affect the operation and capacity of the surrounding street network.

The project is consistent with key objectives in the State Plan, Sydney Metropolitan Strategy and Draft North West Subregional Strategy and will provide significant public benefits to the broader community as a result of a reduction in waiting times for day surgery patients, delivering new and improved models of care, and supporting the recruitment and retention of health care professionals through its a major investment in health infrastructure in the Sydney West region.

The Department is therefore satisfied that the impacts can be suitably mitigated and/or managed to ensure a satisfactory level of environmental performance, pursuant to section 75J of the EP& A Act. Accordingly, the Department recommends the project application be approved, subject to conditions.

7 RECOMMENDATION

It is recommended that the Minister for Planning:

- a) **Consider** all relevant matters prescribed under section 75J(2) of the EP&A Act, including those relevant matters prescribed by 75I(2) as contained in the findings and recommendations of this report;
- b) **Approve** the project application, subject to conditions, under section 75J(1) of the EP&A Act, having considered all relevant matters in accordance with (a) above; and
- c) **Sign** the attached instrument of approval (**TAG A**).

Prepared by:

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APPENDIX A. DIRECTOR-GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Director General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 09_0149
Project	Penrith Health Campus Redevelopment
Location	Derby Street, Kingswood
Proponent	NSW Health Infrastructure
Date issued	30/07/2009
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant Environmental Planning Instruments, policies and guidelines to be addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • Objects of the EP&A Act; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy 55 - Remediation of Land; • Sydney Metropolitan Strategy and the Draft North West Subregional Strategy; • Penrith Local Environmental Plan 1998; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form / Urban Design <ul style="list-style-type: none"> • Height, bulk and scale of the proposed development within the context of the locality. • Design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain. • Relationship of the development to the whole Penrith Health Campus site. • Details of proposed open space and landscaped areas. 3. Transport and Accessibility Impacts (Construction and Operational) <ul style="list-style-type: none"> • A Traffic Study in accordance with the Roads and Traffic Authority's <i>Guide to Traffic Generating Development</i>, with particular regard to: <ul style="list-style-type: none"> ○ Existing road capacity, traffic conditions, expected impacts and any upgrade requirements; ○ Internal road layout and access arrangements; ○ Car parking arrangement for staff and visitors, whilst also demonstrating the minimalist approach to car parking based on the accessibility of the site to public transport; ○ Secure bicycle storage and amenities for cyclists;

- Delivery, servicing and loading arrangements; and
- Pedestrian and bicycle linkages within the site and wider hospital area.
- Identify existing public transport and other transport services offered by the hospital, and adequacy to meet future demand.
- Identify Travel Demand Management measures that will optimise the opportunity provided by the hospitals proximity to public transport.

4. Ecologically Sustainable Development (ESD)

Demonstrate how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, including the use of water sensitive urban design measures and energy efficiency.

5. Heritage

Detail any potential Aboriginal and European archaeological heritage on the site, and how it would be considered, preserved and recognised appropriately.

6. Contributions

The EA shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

7. Utilities

Address the existing capacity and requirements of the development for the provision of utilities including staging of any infrastructure works.

8. Drainage, Stormwater and Groundwater Management

Stormwater design to address any drainage, stormwater and groundwater management issues likely to result from development on the site including on site stormwater detention, water sensitive urban design and drainage infrastructure.

9. Construction Impacts

Identify measures to ameliorate potential construction impacts including vehicular / pedestrian access, noise and vibration, air quality, water quality and waste management.

10. Staging

Provide details regarding the staging of the proposed development.

11. Consultation

Undertake an appropriate and justified level of consultation with the relevant Local or State government authorities, service providers, existing staff at Penrith Health Campus, community groups and other stakeholders. In addition the EA is to include written evidence of consultation with the following agencies, other authorities and groups:

- Penrith City Council;
- NSW Roads and Traffic Authority;
- Department of Transport and Infrastructure; and
- All relevant utility providers.

**Deemed
refusal period**

60 days

APPENDIX B. ENVIRONMENT ASSESSMENT

Refer to attached disk.

APPENDIX C. PREFERRED PROJECT REPORT

Refer to attached disk.

APPENDIX D. SUBMISSIONS

Refer to attached disk.