



Your ref: SSD-45373580
File no: MC-22-00010

23 November 2022

NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Recipient Delivery: patrick.nash@planning.nsw.gov.au

Attention: Patrick Nash

Dear Sir

SSD-45373580- Request for advice – New Rouse Hill Hospital Concept and Stage 1 Early Works (The Hills Shire)

Thank you for your correspondence dated 27 October 2022 requesting our advice for the Environmental Impact Statement for the proposed New Rouse Hill Hospital Concept & Stage 1 Early Works at the corner of Commercial Road and Windsor Road, Rouse Hill, which is a State Significant Development proposal under Clause 14 of Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021*.

The proposal has been reviewed by our officers. Whilst we do not object to the proposal in principle, we request that the comments and issues listed in the attachment to this letter be addressed by the Department.

We request that your response to these matters be referred back to Council for its consideration and any additional comments.

If you would like to discuss this matter further, please contact our Manager Development Assessment, Judith Portelli on 9839 6228.

Yours faithfully

Peter Conroy
Director City Planning and Development

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Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

Email: council@blacktown.nsw.gov.au - Website: www.blacktown.nsw.gov.au

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

Blacktown City Council's submission to SSD-45373580 – New Rouse Hill Hospital Concept & Stage 1 Early Works, Rouse Hill

1. Planning issues

- a. Additional information is required to address the following issues:
 - Notify the relevant and immediate Blacktown local government area neighbours, particularly Lot 1 in DP 1033570, Lot 6 in DP 135883, Lots 2800, 2801, 2802 and 2803 in DP 1253963, Lots 1 and 2 in DP 1185657.
 - Appendix B needs to be provided to Council for information and/or assessment.
 - Environmental Impact Statement dated 13 October 2022 refers to Appendix B GIS Data, which is missing from the supporting documentation uploaded for exhibition. Council requests an opportunity to review the complete documentation prior to determination of the development application by the Department.
- b. The extent of proposed building envelope indicates a building height of 25.4m. Under State Environmental Planning Policy (Precincts – Central River City) 2021, properties within Blacktown local government area to the west of Windsor Road have a height limitation of 18m. It is noted that the major arterial road separates the site from Blacktown local government area and so is unlikely to adversely impact the surrounding development. However, we request that the detailed design of the hospital buildings and multi-storey car park be notified to us at a later stage for our assessment.