

23 March 2021

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Mr Betts,

**RE: REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
NEPEAN HOSPITAL REDEVELOPMENT PROJECT – STAGE 2**

Health Infrastructure NSW (HI) is the applicant for the proposed Stage 2 Redevelopment of Nepean Hospital in Penrith Local Government Area (LGA).

The proposal is State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and clause 14(a) of Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) as it involves development for the purposes of a hospital with a capital investment value in excess of \$30 million.

The purpose of this letter is to request the Secretary's Environmental Assessment Requirements (SEARs) in accordance with clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) for the preparation of an Environmental Impact Statement (EIS).

Concept design plans have been prepared by the project architect BVN (see **Appendix A**). The scope, detailed design, construction and operation of the Stage 2 Redevelopment as described by this SEARs request forms part of this application. This SEARs request is supported by an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

1.0 THE SUBJECT SITE

1.1 The Nepean Hospital Campus

The Nepean Hospital Campus sits south-east of the Penrith Central Business District. The campus is generally bounded by the Great Western Highway and Barber Avenue to the north, Somerset Street to the east, Derby Street to the south and Parker Street to the west— see **Figures 1** and **2**. Whilst not located on the campus, the existing Nepean Private Hospital is located immediately adjacent to the north of the campus and is physically connected to Nepean Hospital via a link bridge.

The existing campus is composed of a series of buildings linked by bridges, pathways and external covered walkways with the majority of acute services located centrally to the campus. Each building has a predominant activity or function, which in time has determined the existing clinical and non-clinical zonal breakup. **Figure 2** provides a site plan (and corresponding recent aerial photograph) of the hospital campus' buildings and the current Stage 1 Tower construction zone.

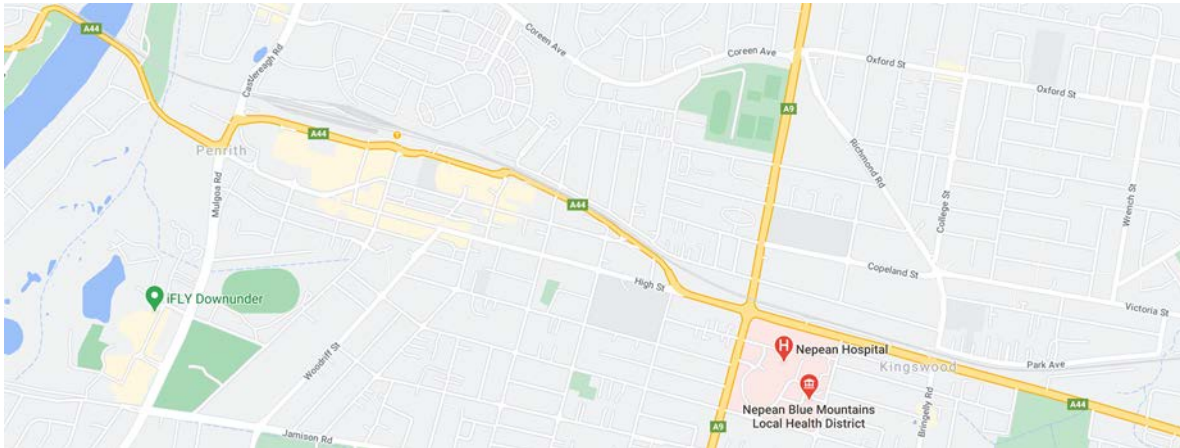


Figure 1 – Locational Plan (google)

The existing hospital has developed over the last 55 years and the additions of East Block, Chapel infill, Mental Health Building, Oral Care, two multi-storey carparks and Total Asset Management (TAM) have all been completed since 2010.

The existing buildings vary in scale from one storey to six storeys. Currently, West Block and South Block are the tallest buildings at six storeys. Other remaining buildings making up the acute hospital core vary in height from two to four storeys. The outlying buildings across the eastern portion of the campus are all single storey in height, other than the multi-storey car park at the corner of Derby and Somerset Streets.

The Stage 1 Nepean redevelopment commenced in 2016, and comprises of Acute Service Tower 1 (Stage 1 Tower), Barber Avenue multi-storey carpark and Cancer Centre alterations and additions. The Stage 1 Tower construction commenced in 2019 following approval of SSD 8766 in February 2019 and is due for completion by the end of 2021. The two other earlier components of the Stage 1 Redevelopment are completed and operational.

The helipad originally located on the south-western corner of the campus has been temporarily relocated to the top of the new Barber Avenue multi-storey carpark until the Stage 1 Tower is complete. Once completed, the Stage 1 Tower will become the tallest building on the campus at 14 storeys.

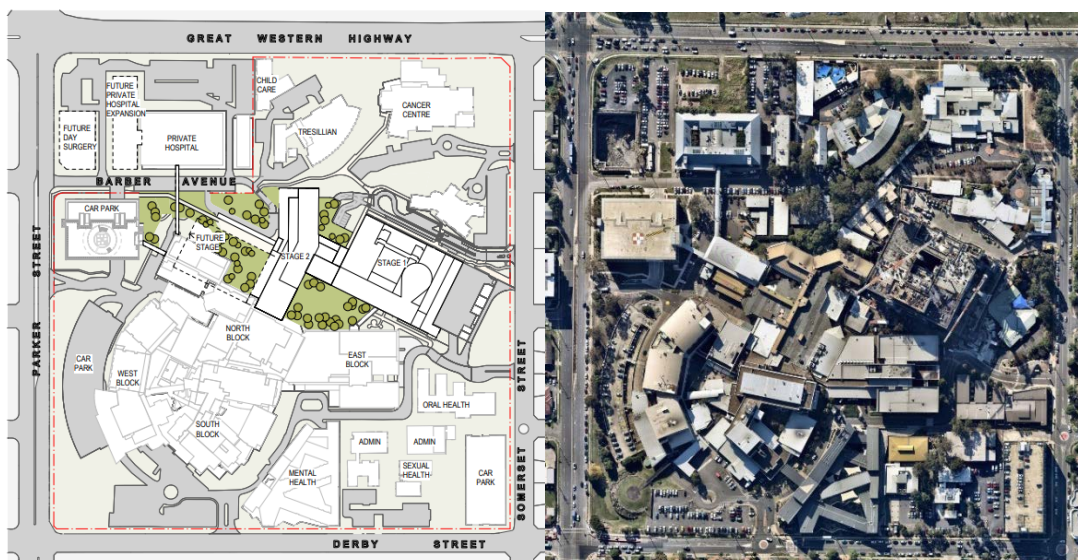


Figure 2 – Site Plan and corresponding recent aerial photograph (BVN / nearmap)

1.2 Background to the Stage 2 Redevelopment

As noted, the Stage 1 Redevelopment (Stage 1 Tower) will be completed in 2021. In order to continue to provide first-class health services to Western Sydney and the Blue Mountains, cater for population growth, and provide for economic stimulus for the region, the NSW Premier announced the fast-tracking of funding for the commencement of the Stage 2 Redevelopment on 29 October 2020. The Stage 2 Redevelopment budget is well in excess of the \$30 million State Significant Development threshold.

Building on the existing Nepean Hospital masterplan, and the new building / refurbishment works that are part of the Stage 2 Redevelopment presents the opportunity to improve and expand the clinical and non-clinical services on Nepean Hospital campus.

In response to the above, a series of key design principles have been developed for this project:

- Establish a sense of coherence;
- Promote a healing environment;
- Allow for a health promoting hospital;
- Establish a sense of identity;
- Promote a walkable campus;
- Increase campus clinical efficiency;
- Enhance building adaptability;
- Create a cohesive campus;
- Address sustainability issues; and
- Manage project risks.

The Stage 2 Redevelopment seeks to deliver significantly enhanced acute services, as well as a new campus main entry and drop-off area. This will provide for a total transformation of the current Nepean Hospital campus. Future expansion beyond Stage 2 has also been anticipated and allowed for within the design of this redevelopment project.

The Stage 2 Redevelopment project scope includes the following:

- Demolition within and adjacent to the Stage 2 Tower footprint (noting Stage 1 demolition approvals in part already overlap – see detailed discussion below); and
- Development of a new 7 storey tower (and adjacent 11-storey lift core). The Stage 2 Tower is proposed to be located adjacent to, and connect with, the Stage 1 Tower at most levels.

Figures 3 to 5 over show the Stage 1 Tower (presently under construction) and the proposed Stage 2 Tower - the substantive component of the Stage 2 Redevelopment.



Figure 3 – Stage 2 Tower development to the right of Stage 1 Tower looking south-east over the campus (BVN)



Figure 4 – Stage 2 Tower development render – as viewed from the west (BVN)



Figure 5 – Stage 2 Tower development render – viewed from the north, showing its connection to Stage 1 Tower (BVN)

1.3 Site details

The whole of the Nepean Hospital campus is located within a single land parcel - Lot 4 in DP 1238301. The site is owned by the Nepean Blue Mountains Local Health District on behalf of the NSW Health Administration Corporation.

The hospital campus is zoned 'SP2 – Health Services Facility' under Penrith LEP 2010.

Generally, the site is subject to few environmental and planning constraints. Under the LEP, the hospital campus is not subject to any height or FSR controls, is not mapped or listed as a heritage item, and is not in a heritage conservation area. Further, it is also not mapped as being subject to Natural Resources Sensitivity Land Map under

the LEP or having any Scenic or Landscape Values. Flood Planning Controls under the LEP also do not apply to the hospital campus.

Relevantly, applying the Department's ePlanning Spatial Viewer, the site is not affected by:

- Bushfire risk or mapped as Bushfire Prone Land;
- Acid Sulfate Soils;
- Terrestrial biodiversity, noting also that it is excluded from mapped areas of the Green Grid – Sydney's existing Green Assets;
- Groundwater vulnerability;
- Mine subsidence;
- Riparian lands and watercourses;
- Salinity;
- Wetlands; and
- Classification as Environmentally Sensitive Lands.

Further, there are no Aboriginal cultural heritage impacts based on a recent basic AHIMS search. The NSW Biodiversity Values Map and Threshold Tool (BOSET) does not map the site / hospital campus as having any biodiversity values. Further detailed discussion on the Planning Framework is set out in Section 3.0 below.

2.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Stage 2 Tower

The proposed Stage 2 Tower will be located west of, and connected to, the soon to be completed Stage 1 Tower. Portions of the North Block (north section) will be demolished with the remaining sections of the North Block (to the south of the Stage 2 Tower) to remain operational.

The proposed Stage 2 Tower follows a significant body of preceding planning work which sets out the framework for future development on the Nepean Hospital campus. This includes the following:

- The masterplan principles and aspirations outlined in the Zonal Masterplan (see **Figure 6**) including proposed staging, building areas, and high-level blocking and stacking;
- Functional Design Briefs and Schedule of Accommodation; and
- The Clinical Services Plan.

The Functional Design Briefs and Schedules of Accommodation describe the functional areas required in Stage 2, including departments to be provided in the Stage 2 Tower. Departments provided in the new tower include:

- Front of House, including retail;
- Education and Training Centre;
- Transit Lounge;
- Medical Imaging;
- Interventional Radiology;
- Intensive Care Unit and Close Observation Unit;
- In-Centre Dialysis and Renal Inpatient Unit;
- Paediatric In-patient Unit;
- Plant areas;
- Clinical Support areas; and
- Kitchen.

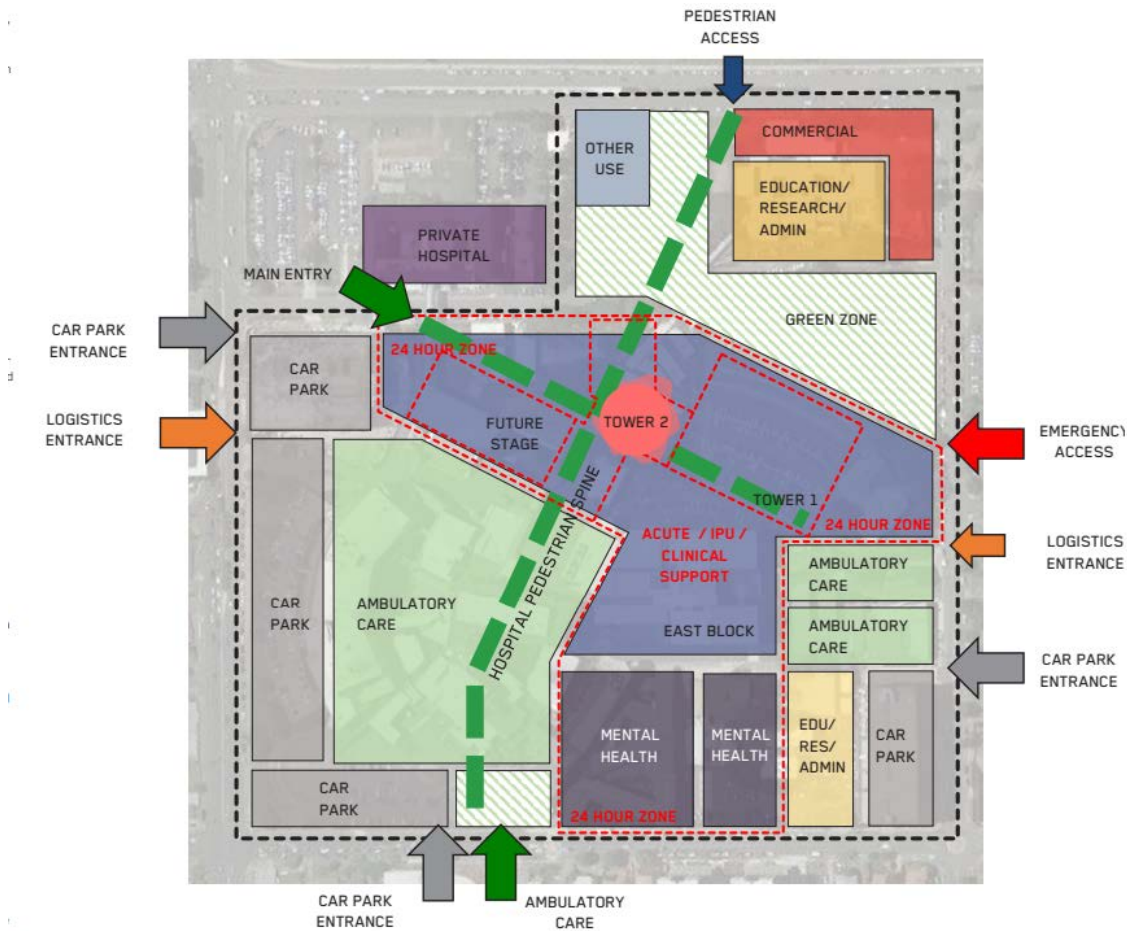


Figure 6 – Nepean Hospital Zonal Masterplan

Figure 7 shows the proposed north elevation of the building, whilst **Figure 8** over shows the Stage 2 Tower as an axonometric representation when viewed from the north-west.

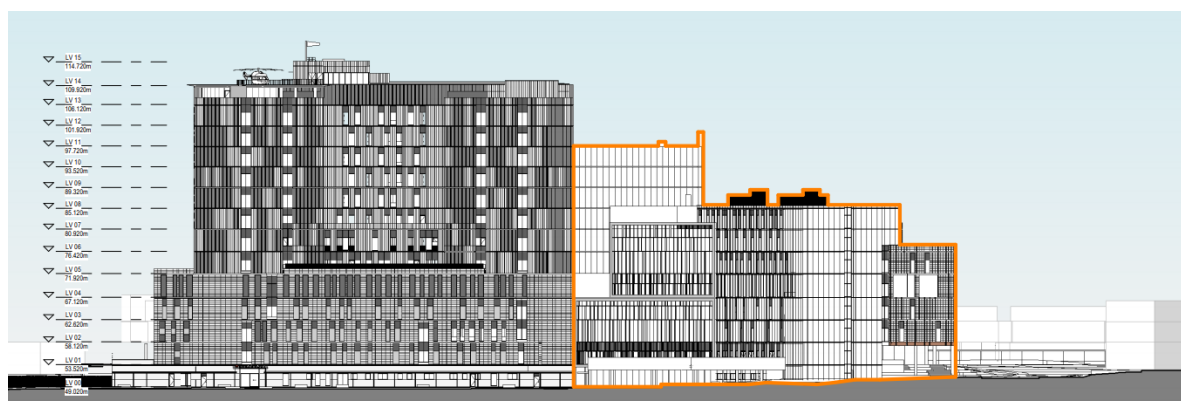


Figure 7 – North Elevation – Stage 2 Tower outlined in red to right of Stage 1 Tower (BVN)

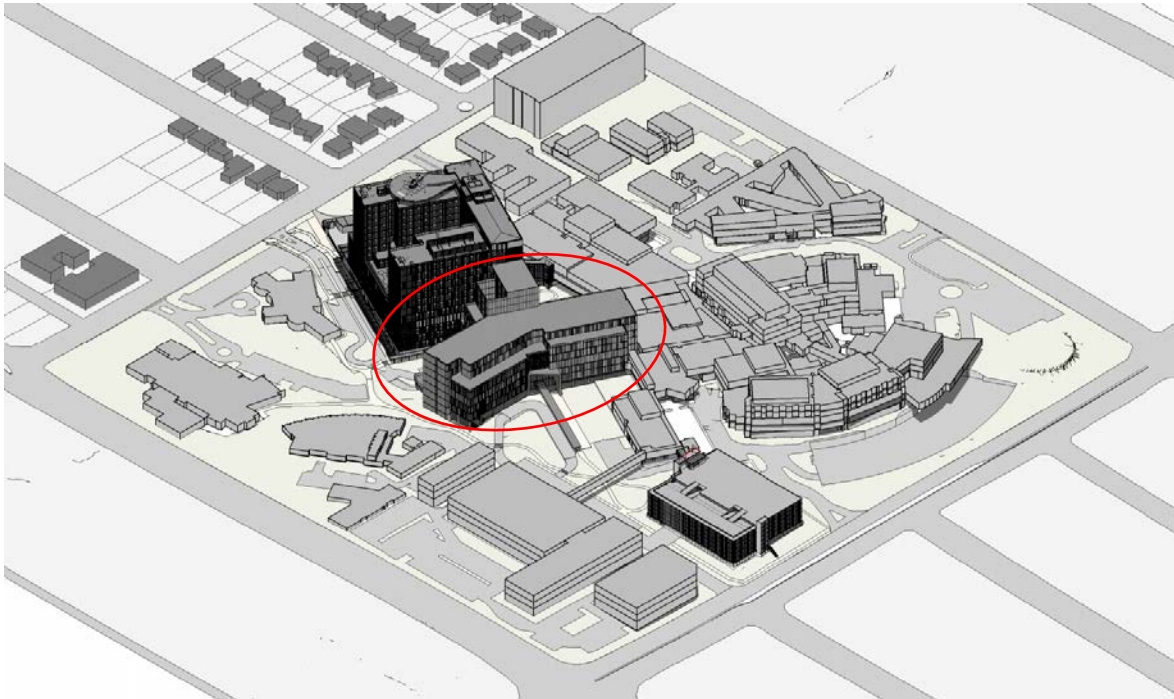


Figure 8 – Stage 2 Tower axonometric view - circled in red adjacent to the Stage 1 tower (BVN)

2.2 Demolition – outside of SSD scope and within SSD scope

The overall scope of demolition works will remove the following buildings from the hospital campus:

- Hope Cottage;
- Doctors' Accommodation;
- Parts of North Block;
- Administration Building;
- TAM;
- Ancillary structures, hard stand and minor at-grade car parking areas; and the
- Northern half (and possibly the entirety) of the covered walkway from North Block to the Cancer Centre.

Some of these corresponding demolition works have already been approved under SSD 8766, some are not. The following table and **Figures 9** and **10** set out what is within and outside of this SEARs Request in relation to demolition.

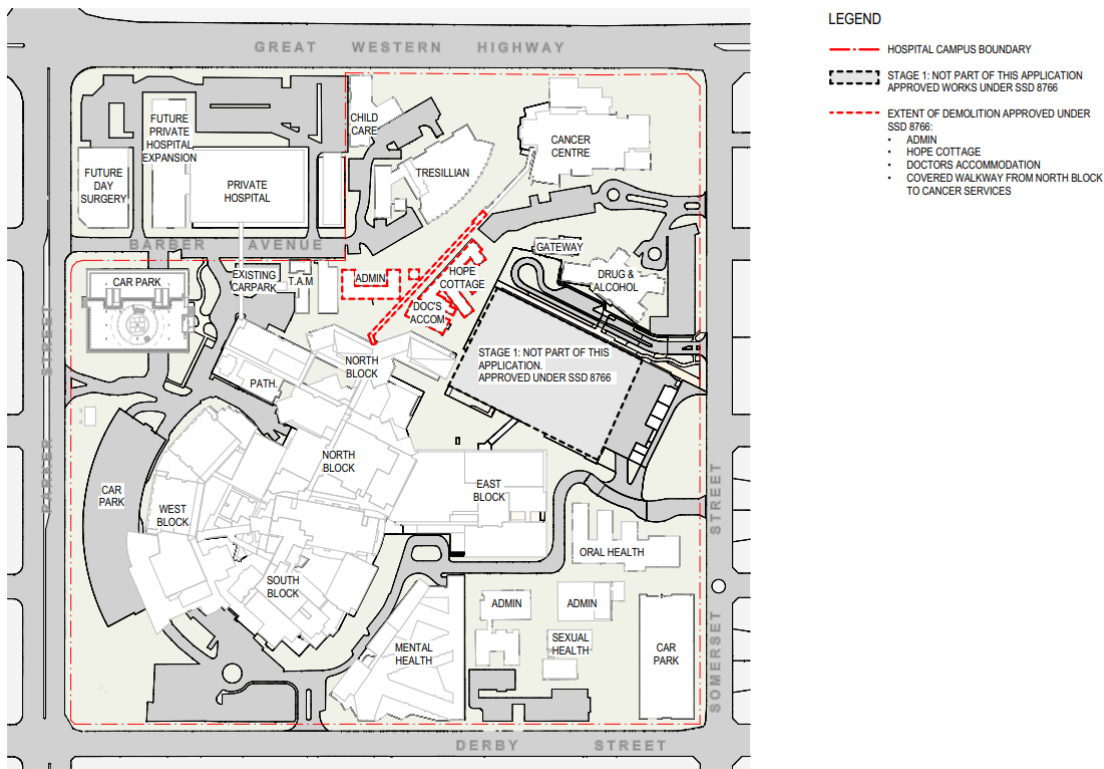


Figure 9 – Demolition Plan – Stage 1 (already approved)

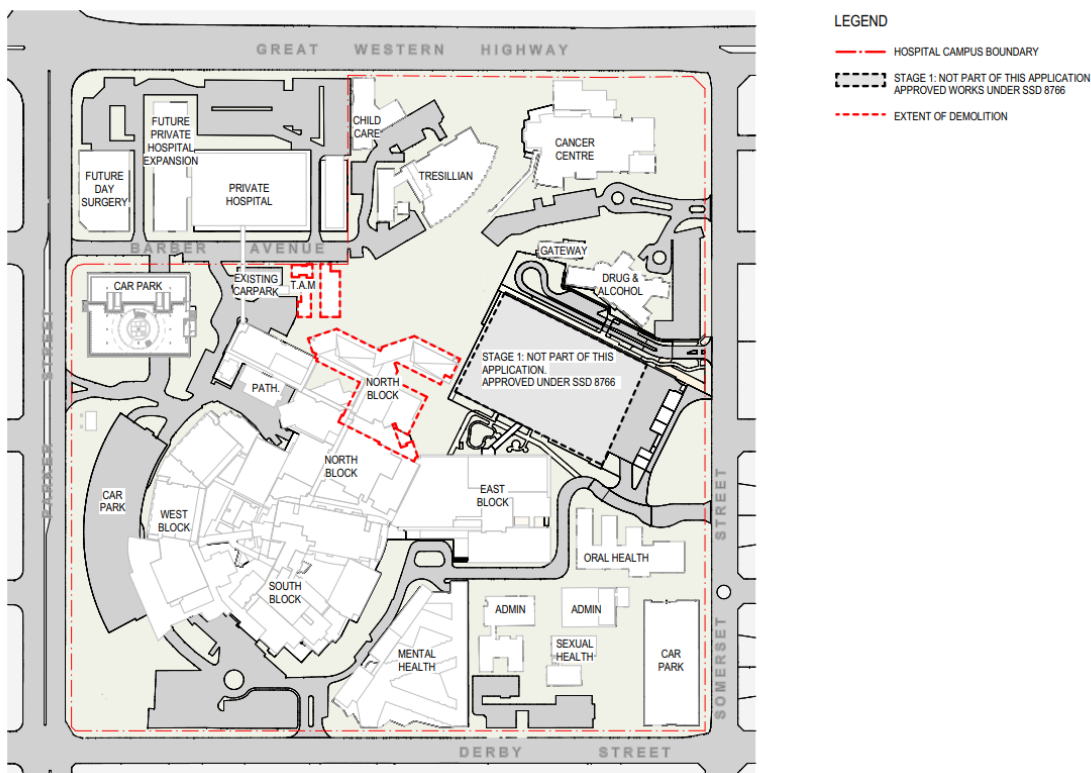


Figure 10 – Demolition Plan – Stage 2 (subject of this SEARs Request)

Demolition scope	Stage 1 SSD DA Demolition approval	Stage 2 SSD DA Demolition scope	Notes / Comments
Child Care	Yes - included	N/A	No further approval needed
Hope Cottage	Yes - included	N/A	No further approval needed
Doctors' Accommodation	Yes - included	N/A	No further approval needed
Parts of North Block	No – not included	Yes	Part of SSD DA given works are located within the Stage 2 footprint
Administration Building / Population Health	Yes - included	N/A	No further approval needed
Total Asset Management (TAM)	No – not included	Yes	Subject to Stage 2
Ancillary structures, hard stand and minor at-grade car parking areas	No – not included	Partly – see Figure 11	To be separately addressed.
Covered walkway from North Block to Cancer Services	Yes – included in part only (southern half)		No further approval needed. Northern portion to be separately addressed.

Demolition and decanting activities required as campus wide infrastructure improvements and to ensure the ongoing operation of the hospital, will be under a separate planning pathway in accordance with Part 5 of the EP&A Act. The demolition works likely to fall directly within the scope of this SSD will be those works within the footprint of the Stage 2 Tower, including parts of North Block, as identified in the table above in green, and well as the TAM, and other areas as shown within the general SSD footprint at **Figure 11**.

2.3 Summary of Stage 2 Redevelopment SSD scope

In summary, the overall scope for the Stage 2 SSD is as shown in **Figure 11** and as follows:

- The Stage 2 Tower, being a predominantly 7-storey and part 11-storey (49m) building;
- Demolition of parts of the existing North Block and improvements directly within the Stage 2 Tower footprint (excluding other buildings already approved under the Stage 1 SSD consent);
- Demolition of TAM;
- Reconfiguration of the loading dock area and back of house functions;
- Landscaping and other associated at-grade works within the Stage 2 Tower's immediate vicinity; and
- Barber Avenue upgrades and link to the Stage 2 Tower's forecourt, port cochere, and front of house area.

2.4 Capital Investment Value

Based on the budget announced by the Premier in October 2020, and the scale of the substantive project (the Stage 2 Tower), the proposed development will have a capital investment value well in excess of \$30 million. In accordance with Schedule 1 of SEPP SRD, the proposal is SSD for the purposes of the EP&A Act.

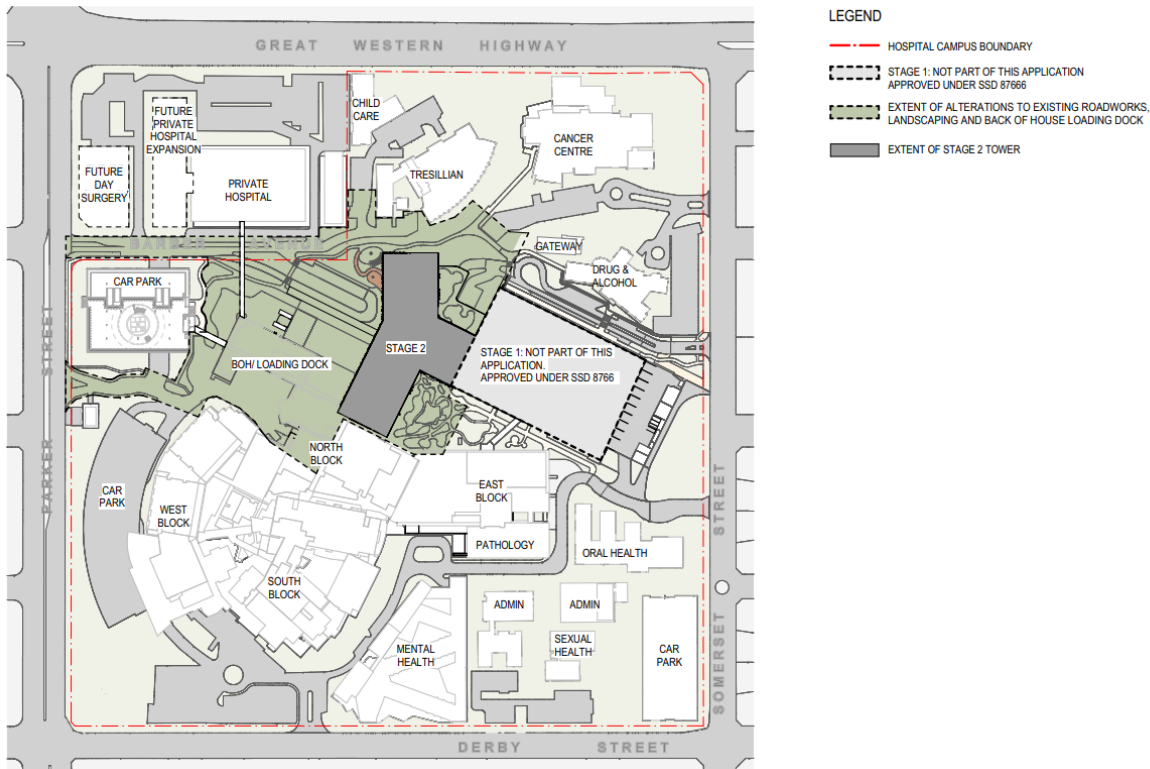


Figure 11 – Proposed Site Plan – Stage 2

3.0 PLANNING FRAMEWORK

3.1 Strategic Planning Context

Consistency with relevant strategic plans is broadly set out below.

Strategic Plan	Comment
NSW State and Premier's Priorities	<p>The proposal will deliver on key state priorities, including</p> <ul style="list-style-type: none"> • Building infrastructure; • Improving service levels in hospitals; • Cutting waiting time for planned surgeries; • Jobs closer to home; and • Increased business investment. <p>The proposal will deliver health infrastructure that will reduce waiting times by improving capacity, allowing for greater integration of services, and creating greater efficiencies by incorporating state of the art facilities and equipment.</p> <p>The proposal will create job opportunities in manufacturing, construction and construction management during the project's construction phase of works, and job opportunities in health and administration at the project's completion.</p> <p>The proposal will create jobs and apprenticeships for the construction sector through government infrastructure. It will generate up to 550 jobs over the construction phase and will facilitate the growth and support of a skilled health related workforce in the region. The proposal is estimated to deliver 500 full time equivalent (FTE) staff upon operation.</p>
Greater Sydney Region Plan: A Metropolis of Three Cities	<p>The Greater Sydney Region Plan: A Metropolis of Three Cities, was released by the Greater Sydney Commission (GSC) in March 2018 and is the first Region Plan by the Greater Sydney Commission.</p>

Strategic Plan	Comment
	<p>The Plan encompasses a global metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City. It is envisioned that people of Greater Sydney will live within 30 minutes of their jobs, education and health facilities, services and great places. The Nepean Hospital campus is located within the Western Parkland City.</p> <p>The site and nearby Western Sydney University and TAFE facilities are located within the Greater Penrith Health and Education Precinct. The Nepean Hospital Redevelopment is identified in the draft Plan as a major hospital expenditure within the Western Parkland City.</p> <p>The proposed Stage 2 Redevelopment will provide further essential health infrastructure services within the Penrith Education and Health Precinct and relieve stress on other medical services within the Precinct and LHD.</p> <p>The redevelopment will also improve connectivity into the site and provide additional jobs during both construction and operation.</p>
Western City District Plan	<p>The proposal is consistent with the following Planning Priorities in the Western City District Plan:</p> <ul style="list-style-type: none"> • Planning for a city supported by infrastructure; • Providing services and social infrastructure to meet people's changing needs; and • Fostering healthy, creative, culturally rich and socially connected communities. <p>The Nepean Hospital campus is located within the Greater Penrith Collaboration Area, which is identified "as a Collaboration Area, Greater Penrith's growth will be supported by a whole-of-government approach to align the activities and investments of government and key stakeholders in the area."</p> <p>The Collaboration Area aims to:</p> <ul style="list-style-type: none"> • develop an integrated land use and transport vision; • revitalise and grow the Penrith CBD; • develop a major tourist, cultural, recreational and entertainment hub; • protect and expand the health and education precinct; • address flooding issues; • implement Greater Sydney Green Grid projects and promote ecologically sustainable development; • improve housing diversity and provide affordable housing; • diversify the night-time economy; and • implement healthy city initiatives and improve social infrastructure. <p>The Plan identifies that collaboration for health and education precincts "will lead to the development of plans that increase the attractiveness and productivity of each centre, coordinate and leverage urban renewal opportunities to deliver greater liveability outcomes, promote advanced technology and knowledge sectors on industrial and urban services land and align infrastructure delivery with urban renewal." The proposal will result in the further expansion of the existing campus and improve the health services facilities within the Health and Education Precinct. This will contribute to the productivity of the Precinct and deliver greater liveability outcomes through the increased provision of health services.</p>
NSW State Infrastructure Strategy	<p>One of the key objectives of the NSW State Infrastructure Strategy is Investing in our health system. Given the recent announcement by the Premier on the Stage 2 Redevelopment, this project is amongst those at the forefront of this objective.</p> <p>The proposal will deliver on the strategic objective for NSW Health to plan and deliver world-class health infrastructure that supports a 21st century health system and improved health outcomes for the people of NSW and Western Sydney.</p>

Strategic Plan	Comment
Future Transport Strategy 2056	<p>The Future Transport Strategy 2056 is an update of the 2012 Long Term Transport Master Plan for NSW. It is a 40-year strategy, supported by plans for regional NSW and for Greater Sydney.</p> <p>The Future Transport Strategy 2056 provides a framework for delivery of integrated and modern transport systems. The plan acknowledges the vital role transport plays in the land use, tourism, and economic development of towns and cities. It includes issue-specific and place-based supporting plans that shift the focus away from individual modes of transport, toward integrated solutions. The Future Transport Strategy 2056 is the first plan to unpack how we can harness rapid advancements in technology and innovation to transform the customer experience and boost economic performance across NSW.</p> <p>The Strategy provides a range of six State-wide outcomes to guide investment, policy and reform and service provision. The "six State-wide transport outcomes" identified by the Future Transport Strategy 2056 are extracted below:</p> <ul style="list-style-type: none"> • Customer focused; • Successful places; • A strong economy; • Safety and performance; • Accessible services; and • Sustainable. <p>A key outcome for the Future Transport Strategy 2056 is to "support successful places" with a transport network across the State that better connects regional cities and centres and will increase access to regional jobs, services and education. The proposal will be better connected to transport and will support this outcome.</p>
Better Placed – An Integrated Design Policy for NSW	<p>Better Placed - an integrated design policy for the built environment of NSW (Better Placed) was published by Government Architect NSW in August 2017 and is described as follows:</p> <p><i>Better Placed is a policy for our collective aspirations, needs and expectations in designing NSW. It is about enhancing all aspects of our urban environments, to create better places, spaces and buildings, and thereby better cities, towns and suburbs. To achieve this, good design needs to be at the centre of all development processes from the project definition to concept design and through to construction and maintenance.</i></p> <p>Better Placed identifies seven Design Objectives for NSW including, better fit, better performance, better for community, better for people, better working, better value & better look and feel.</p> <p>The design process for the proposal has so far been extensive and through the involvement of a range of stakeholders the Design Objectives identified in Better Placed are able to be achieved by the proposal. The Stage 2 Redevelopment makes a further significant contribution to the hospital campus and will contribute to the creation of a more welcoming and equitable environment where the design focuses on the safety, comfort and requirements of people, as encouraged by the Better Placed Design Objectives.</p>

3.2 Statutory Planning Context

Environmental Planning and Assessment Act, 1979

The EP&A Act establishes the assessment framework for SSD. Under section 4.38 of the EP&A Act the Minister for Planning is the consent authority for SSD. Section 4.12(8) of the EPA Act requires that a development application for SSD is to be accompanied by an EIS in the form prescribed by the EPA Regulation. In accordance with Section

4.36 of the EP&A Act, the proposal is declared State Significant Development by virtue of *State Environmental Planning Policy (State & Regional Development) 2011*.

State Environmental Planning Policy (State and Regional Development) 2011

The aim of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) is to identify development that is SSD. Pursuant to the SEPP SRD a project will be SSD if it falls into one of the classes of development listed in Schedule 1 of the SEPP. At clause 14 of Schedule 1, "Hospitals, medical centres and health research facilities" with a CIV of \$30 million or more are identified as SSD and are considered to be development of State significance.

With a CIV of well in excess of \$30 million and being for a new hospital building, the development qualifies as SSD.

Other planning policies

In addition to the above, the following policies apply to the site or nature of the use and will need to be considered as part of the SSD application:

- *State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)*.
- *State Environmental Planning Policy No 33 - Hazardous and Offensive Development (SEPP 33)*.
- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)*.
- *Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River*.

Penrith Local Environmental Plan 2010

As stated, the Nepean Hospital campus is subject to Penrith LEP 2010. The following table sets out the relevant considerations of the LEP.

Control / Provision	Comment
Zoning	SP2 – Health Services Facility
Permissibility	<p>The proposed development is defined as a <i>health services facility</i> and specifically a <i>hospital</i>. A <i>health services facility</i> is defined under the LEP as:</p> <p>health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—</p> <p>(a) a medical centre,</p> <p>(b) community health service facilities,</p> <p>(c) health consulting rooms,</p> <p>(d) patient transport facilities, including helipads and ambulance facilities,</p> <p>(e) hospital.</p> <p>Accordingly, the proposal is permissible with consent.</p>
Height	There is no maximum building height for the site under the LEP
FSR	There is no maximum floor space ratio (FSR) for the site under the LEP
Heritage	<p>The site does not contain a heritage item nor is the site located within a heritage conservation area.</p> <p>The site is located in proximity to the following local heritage items:</p> <ul style="list-style-type: none"> • Penrith General Cemetery (item no. 97) – bounded by Copeland and Phillips Streets, Richmond Road and Cox Avenue to the north east of the site; • Weatherboard Cottage (item no. 175) – located at 71 Parker Street; and • “Kevin Brae”, Federation house (item no. 854) – located at 142 High Street. <p>The proposal will not have an adverse effect on the heritage significance of these items.</p> <p>Based on the basic AHIMS search and an Aboriginal Archaeological Heritage Assessment undertaken for the Stage 1 Redevelopment there are no Aboriginal archaeological sites recorded</p>

Control / Provision	Comment
	<p>within 1.5km of the hospital. No Aboriginal objects, scarred or carved trees or potential for these to occur were observed during site inspection. The Assessment concluded that the hospital is considered to</p> <p>have very low potential for Aboriginal archaeological sites to be present.</p> <p>Accordingly, the need for an ACHAR is not warranted in this circumstance.</p>
Acid Sulfate Soils	None / Not applicable
Flood Planning	The LEP does not identify the hospital as being within a flood planning area. Previous studies however have identified the north-western portion of the Nepean Hospital campus is flood affected. Stormwater from a major culvert under the rail corridor passes across the north-eastern corner of the site via a combination of pipes and overland flow to the site discharge point on the eastern boundary and ponds at the low point in Somerset Street. While this north-western portion of the site may be inundated, the proposed location of Stage 2 Tower is not within the affected area.
Protection of Scenic Character and Landscape Values	The LEP does not identify the subject site as land with scenic and landscape values or a site with vistas of heritage items.
Penrith Health and Education Precinct	<p>Under the LEP the objectives of the Penrith Health and Education Precinct are:</p> <ul style="list-style-type: none"> • to encourage a built form that is suitable for both residential and health services facilities, • to encourage adaptive reuse of residential buildings for health services facilities in the Penrith Health and Education Precinct where the residential use within the building ceases in the future. <p>The proposal is consistent with the objectives of this clause as the development will maintain and enhance the existing health services facility on the site in an appropriate built form.</p>

Penrith Development Control Plan 2014 (DCP) provides more detailed provisions, supplementing the provisions of the LEP. Under the provisions of Clause 11 of SEPP SRD, Development Control Plans do not apply to State Significant Development. Therefore, the DCP does not apply to this SSD DA.

4.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

Based on our preliminary environmental assessment and matters addressed in the recent Stage 1 Redevelopment EIS, the following are the key environmental assessment issues that will need to be considered as part of the future SSD application. Note, the following consultants are already engaged on this project to address a range of design and environmental matters:

- Architect
- Project Manager
- Civil and Structural Engineer
- Services and utilities consultants
- Traffic Engineer
- Urban Planner
- Cost Planner
- Heritage
- Biodiversity / Ecological consultant
- Surveyor
- BCA and Accessibility
- Geotechnical consultant
- Acoustic consultant
- ESD consultant
- Social Impact Assessment consultant

Built form and Urban Design

Despite an absence of height and FSR controls, the development's scale, integration with the Stage 1 Tower, and transformation of the campus is such that it warrants careful consideration of built form and urban design matters. This has been reinforced with early briefing of (and commentary from) the State Design Review Panel as summarised below in the Consultation section of this SEARs Request.

Tree removal and landscaping / Biodiversity

Whilst tree removal will be minimal in the context of the campus, it is anticipated a number of remnant native trees (as identified in the Stage 1 Redevelopment SSD), will require removal as they sit in the footprint of proposed Stage 2 Tower. Accordingly, a BDAR will be required and no waiver will be sought. This is despite the lack of mapped biodiversity at, around, or near the campus.

The proposed landscaping and public domain treatments are a key aspect of early commentary received from the State Design Review Panel.

Amenity and Visual Impacts

Related to the built form and urban design of the development, amenity and visual impacts of the proposed Stage 2 Tower will need to be considered, including possible (but remote) changes to overshadowing impacts of residential uses neighbouring the campus to the south and east of the site. Generally, given the height differences between the Stage 1 and Stage 2 Towers and their placement towards the centre of the campus, the visual impacts of the Stage 2 Tower are likely to be moderated by the collective built form of the buildings. Other amenity impacts to be addressed include wind, solar access, and operational acoustic impacts.

Traffic, Parking and Accessibility

As per the Stage 1 Redevelopment, a suite of transport-related documents are likely to be required to address construction and operational traffic, parking and access matters, accessibility to the campus by a range of transport modes, as well as green travel options and a strategy to reduce car dependency.

ESD

As assessment of the ESD principles underlying the development and its ESD credentials will be undertaken to support the development and the transformation of the campus towards improved ESD outcomes generally. This will include the application of equivalent Green Star targets without formal registration to the Green Star rating scheme.

Heritage and Aboriginal Cultural Heritage

As per the Stage 1 Redevelopment SEARs it is unlikely that a Heritage Impact Statement and ACHAR is warranted given the statutory planning framework / regime governing the hospital campus and the extremely low likelihood of any impacts to either. Notwithstanding, a multi-disciplinary heritage consultant forms part of the project team to assist with the preparation of the EIS.

Stormwater and Flooding

Given the previously mentioned susceptibility to partial flooding of the campus, a flood assessment will be prepared to safeguard safe and effective use of the building, the public domain and to protect users and assets of the campus. General civil engineering design outcomes to manage stormwater flows, quantity (DRAINS model or equivalent), and quality (MUSIC model) will also be prepared.

Infrastructure / Servicing

Consultation will be undertaken with all relevant service providers in relation to the required capacity and augmentation of existing services to the campus (if required). As noted, the likely scope of works under the SSD may be limited due to a range of works separately undertaken to maintain effective operation of the existing hospital campus separate to the Stage 2 SSD scope.

Contamination, Geotechnical, and SEPP 33

A Detailed Site Investigation will be prepared to supplement work previously carried out for the Stage 1 Redevelopment. This will identify where further risk may lie and to confirm whether any remediation may be further required. Again, the objective will be to satisfy the relevant requirements of SEPP 55 with respect to the ongoing use of the site as a hospital. A Geotechnical Assessment will confirm ground and subsurface conditions.

Relevant investigations will be undertaken in accordance with SEPP 33 – Hazardous and Offensive Development to identify and/or address any risk arising from operational aspects of the building. These are likely to be minimal in the pre-existing context.

Noise (construction and operational)

A Noise and Vibration Assessment will be undertaken to assess the main noise and vibration generating sources during construction and operation. This assessment will outline measures to minimise and mitigate the potential noise impacts on surrounding sensitive receivers such as the hospital itself and surrounding residential and other development.

Construction-related impacts

Aside from noise impacts, other construction-related impacts of sediment and erosion control, air quality, traffic management, work zone and compound management, and interfaces with the working hospital will be important aspects of limiting and mitigating impacts upon the hospital, its neighbours and the locality and road network generally.

4.1 Consultation

In the preparation of this SEARs Request, consultation has been carried out, or will continue to be carried out, as set out below.

Penrith City Council

Initial engagement with Council has centred on the traffic management strategy around Barber Avenue. A letter was issued on 24 June 2020 along with a meeting request on 9 December 2020.

Further consultation will be sought with Council on a wider range of environmental planning matters in early 2021.

Transport for NSW (and public transport service providers)

Initial consultation will commence in early 2021. However, as per other recent SSD projects, Transport for NSW is often more comfortable with undertaking consultation once SSD applications have been formally lodged and referred for comment. Notwithstanding, the project team's traffic and transport consultants will seek early engagement and commentary on the project.

State Design Review Panel – NSW Government Architect

An initial meeting / briefing was held with the State Design Review Panel on 26 August 2020.

The State Design Review Panel provided detailed commentary of the following matters, as summarised:

- The **Concept Masterplan** and the integration of the development into the campus and how a continuous pedestrian spine from north to south through campus could be formalised. This spine should provide a positive and informed experience for persons entering and travelling through the hospital.
- **Landscape and external circulation** concepts are to be developed in tandem with the architecture, including providing appropriately located deep soil areas to allow for substantial canopy planting. A clear movement framework for the campus is to be supported by ground treatments, planting and intuitive wayfinding strategies to create a positive pedestrian experience.
- **Architecture** - the 'knuckle' that links Tower 1 to Tower 2 is a critical junction and requires careful articulation to avoid becoming an overwhelming built mass.
- Development of a **Sustainability Strategy** addressing opportunities for renewable energy, water and waste recycling, Water Sensitive Urban Design (WSUD) measures and passive building performance as well as internal amenity.
- Development of a whole of project **Aboriginal cultural / heritage and art strategy** is especially important given Penrith's demographics and diversity.

Adjacent landowners - Nepean Private Hospital (Healthscope) & Nepean Health Hub

A meeting was held on 26 November 2020 to present the Barber Avenue Traffic Management Strategy. Both Healthscope and the Nepean Health Hub were supportive of the proposed strategy and requested further consultation as the design progresses.

Sydney Water

A Feasibility Application was lodged with Sydney Water on 10 December 2020. The Notice Of Requirements is expected to be received from Sydney Water shortly.

Endeavour Energy

An application for connecting an additional HV feeder associated with the Stage 2 Redevelopment was submitted to Endeavour Energy on 14 April 2020. A Supply Offer (Standard Connection Service letter offer) was received from Endeavour Energy on 8 May 2020.

Jemena / Western Energy

An application (REF 235752) for new gas connection associated with Stages 1 and 2 of the Nepean Hospital Redevelopment (as well as existing gas loads) was made in December 2020. Negotiations are presently concluding.

General Community Consultation

A “register your interest” community participation campaign for Stage 2 was launched by the Member for Penrith, Stuart Ayres, on 8 December 2020.

The participation program will gather input and feedback into the design of Stage 2 and supporting models of care from the Penrith and Blue Mountains community. The community participation sessions, which will include a range of webinars, focus groups, social media questions, online surveys and project user group participation, started in February 2021 and will continue throughout the year.

5.0 CONCLUSION

In accordance with clause 3 of Schedule 2 of the EP&A Regulation and clause 14 of Schedule 1 of the SEPP SRD, HI requests the issue of SEARs for the preparation of an EIS for Tower 2 (Stage 2A) the Stage 2 Redevelopment of Nepean Hospital. The proposed development will further consolidate, reinforce, support and strengthen the health services provided for the Nepean Blue Mountains Local Health District.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any queries regarding the above, please do not hesitate to contact Nicholas Dowman, Senior Town Planning Advisor on 0403 977 113.

Yours sincerely



Leisa Rathborne

A/Chief Executive

Attachment:

Appendix A – Nepean Hospital Stage 2 Redevelopment Concept Designs