



16 July 2021

Ms Deborah Shaw  
Project Manager  
St John of God Health Care Inc  
13 Grantham Street  
Burwood NSW 2134

via email: [acoburn@mecone.com.au](mailto:acoburn@mecone.com.au)  
[aboykin@mecone.com.au](mailto:aboykin@mecone.com.au)

Dear Ms Shaw

**St John of God Richmond Hospital Redevelopment (SSD-10394)  
Request for additional information**

The Department has commenced its assessment of the application for the St John of God Richmond Hospital Redevelopment (SSD-10394). After careful consideration, the Department is requesting that you provide additional information.

The Department requires that you provide a response to the matters raised in the attached agency submissions received regarding the Response to Submission (RtS). You are also requested to submit additional information that effectively addresses the issues identified at **Attachment 1**. The Department has sought comments from NSW Rural Fire Service and is awaiting a response. These comments will be forwarded upon receipt.

Please provide the information, or notify us that the information will not be provided, by **Friday 13 August 2021**. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Ingrid Berzins, on 9373 2885 or via email at [ingrid.berzins@planning.nsw.gov.au](mailto:ingrid.berzins@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink that reads 'Megan Fu'.

Megan Fu  
**Acting Team Leader  
Social Infrastructure**

Attached: RtS Agency submissions

## ATTACHMENT 1

### Heritage

- Provide a response to Heritage NSW comments – Section 3.10 of the RtS did not address matters raised by Heritage NSW.
- The archaeological report prepared by Biosis, submitted as part of the RtS, has been reviewed by Heritage Council NSW and is considered inadequate. Provide an updated report to address Heritage NSW comments.

### Landscaping

- Provide an updated tree removal plan and statement to address the additional tree removal resulting from the Wellness Centre realignment, as shown in the updated landscape plans.
- Provide an updated landscape masterplan showing the Wellness Centre realignment.

### Noise

- Provide an updated Acoustic Report (Assessment of Operational Acoustic Impact) which:
  - provides noise measurements for logger 1 and 3 to clarify the assessment of the existing background noise levels at these locations.
  - updates the project trigger noise levels to take into consideration a rating background noise level of 30dB(A) at residential receivers due to insufficient noise monitoring information as noted in the RtS.
- Provide an updated Acoustic Report (Construction Noise and Vibration Management) which:
  - updates the project noise management levels to take into consideration a rating background noise level of 30dB(A) at residential receivers due to insufficient noise monitoring information as noted in the RtS.
  - provides noise measurements for logger 1 to clarify the assessment of the existing background noise level at this location.

### Bushfire

- Provide a complete assessment of the facility as a whole and how the proposal achieves a 'better bushfire outcome' for the existing facility, taking into account the intensification in use and access/evacuation arrangements. Belmont House should be included within this assessment.
- Demonstrate compliance with specific objectives for existing SFPP development, including addressing:
  - the need to ensure "*appropriate separation from the hazard to minimise material ignition*" (PBP 2019).

- the need to ensure “*new buildings should be located as far from the hazard as possible and should not be extended towards or situated closer to the hazard than the existing buildings*” (PBP 2019).
- Provide an explanation for the use of 1090 Kelvin in the bushfire modelling for the Wellness Centre, as the facility is a SFPP development which ordinarily uses 1200 Kelvin.
- Address the appropriateness of the proposed Wellness Centre and two of the proposed Residential Pavilions located within BAL-FZ – the proposed construction requirements are not commensurate with their location.

#### **Building height and Clause 4.6 variation**

- Provide the existing ground level used to calculate maximum building height and Clause 4.6 variation and identify these points on relevant drawings showing the 10m height limit – it currently appears that the 10m height limit of Pavilion 4 aligns with the roof residence height at RL69.710, which results in an exceedance of 4.06m (overall building height of RL73.77 minus RL69.710) rather than 3.4m.