

7 October 2021

Kiersten Fishburn
Secretary
NSW Department of Planning, Industry & Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: David Gibson

Dear Ms Fishburn

**RE: NEPEAN HOSPITAL STAGE 1 REDEVELOPMENT – MOD 5 (SSD 8766)
35 DERBY STREET, KINGSWOOD
RESPONSE TO SUBMISSION**

I write on behalf of Health Infrastructure (HI) in relation to the current MOD 5 to SSD 8766 which relates to a range of minor modifications to the architectural and landscape design of the Stage 1 Redevelopment at Nepean Hospital.

As a result of the recent notification process with respect to the modification, Penrith City Council has responded with a number of landscape-related comments. This letter provides a response to that submission and clarifies commentary made by Council and updates the landscape plan set accordingly.

This response includes the following documentation by Arcadia for the Department's consideration and assessment:

- Appendix A - Updated Landscape drawing set
- Appendix A - Updated Vision drawing set
- Appendix B - Schedule of changes

Response to Council's comments

The following sets out a response to each of Council's comments with reference to the above-listed as relevant.

Comment:

The nominated tree species are generally supported by Council's Landscape Architecture Team however the Department in its assessment of the application, is requested to ensure that flowering trees are not proposed / located on the southern aspects of tall building facades and that Cyathea and Dicksonia are in well-shaded, non-exposed situations to ensure viability.

Response:

Arcadia has advised that some flowering trees are located in the southern aspects of the Stage 1 building (most species specified are flowering). However, the species have been chosen with consideration of these micro-climates and are not located immediately against any tall facades of the Stage 1 building. Additionally, it is advised that Cyathea and Dicksonia are located in well-shaded locations.

Comment:

There is no information provided in the modification application package relating to specific shrub, groundcover, and native grass species for planting. A planting schedule for all understorey shrubs and grasses should accompany the application in addition to tree planting species lists. Alternatively, this could be conditioned however it is requested that the landscape design plans with frontage to public roads are prepared in consultation with Council's Landscape Architecture Supervisor. Of particular importance is the landscape design for the Somerset Street frontage.

Response:

Arcadia has updated and expanded the Planting Schedule (Drawing 101) to address this comment. Additional planting annotations have now been included and the planting schedule reflects this additional information.

Comment:

It is requested that the Department ensure that courtyard spaces are not totally reliant on seating walls and that there is a proportion of accessible seating with backs & armrests.

Response:

Backrests and armrests are provided within the current design.

Comment:

With respect to the Somerset Street frontage, the approved plans indicated Lophostemon confertus (Brush Box) as the street tree, which is in alignment with the Kingswood Public Domain Technical Manual Street Tree Plan. The modified plan substitutes this with Tristaniopsis laurina (Water Gum). Council requests the reinstatement of the Brush Box or detailed justification for the proposed substitution. This justification should be provided to Council for further review given the planting is intended for the road reserve.

Response:

We have subsequently been advised that Council wishes to correct this comment by indicating it does support *Tristaniopsis laurina* trees (Water Gums) in this location. This is also consistent with a previous request from Council in February 2021 to replace the originally proposed *Lophostemon confertus* (Brush Box) with *Tristaniopsis laurina* trees (Water Gums) at 200 litre pot sizes. The modification as lodged therefore satisfies Council's original request and current position.

The corresponding drawing and planting schedule was updated as part of the originally submitted material under MOD 5. The Water Gums have been maintained consistent with above in the current but now updated planting schedule.

Conclusion / Revised Drawings

The revised Arcadia drawing set now results in the following actions to the approved plan set. This includes other minor administrative changes to the drawings and drawing set as set out in the Schedule of Changes document.

Landscape Plans prepared by Arcadia Landscape Architecture			
Dwg No.	Rev	Name of Plan	Date
101	Ø E	Planting Schedule	03/09/2019 6/10/21
102	Ø E	Landscape Level 01 Forecourt ED Entry and Atrium	03/09/2019 6/10/21
103	Ø E	Landscape Level 01 Southern Courtyard 2	03/09/2019 6/10/21
104	Ø E	Landscape level 01 Atrium Maternity Drop Off and NWOW	03/09/2019 6/10/21
105	Ø E	Landscape level 05, 06 & 07 PECC Courtyard	03/09/2019 6/10/21
107	Ø	Landscape Level 05, 06, & 07	03/09/2019
108	Ø E	Landscape Streetscape	03/09/2019 6/10/21
3.0	5 6	Vision Overall Master Plan	July 2019 October 2021
3.2	5 6	Vision Stage One Landscape Plan	July 2019 October 2021
3.3	5 6	Vision Rooftop Landscape Plan	July 2019 October 2021

Should you have any questions or seek further information please do not hesitate to contact me on 0437 259 581.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'O Klein', with a stylized flourish at the end.

Oliver Klein
Director
_planning Pty Ltd