



11 October 2024

Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms Fishburn,

Re: SSD-16928008 – Nepean Hospital Redevelopment Stage 2
Condition E5 – Operational Noise Limits

Reference is made to the above-mentioned State Significant Development consent. Health Infrastructure previously wrote to the Department of planning, Housing and Infrastructure (DPHI) in relation to the requirement under the consent to undertake noise monitoring after the operation of each Stage (refer letter dated 10 October 2025).

Please accept this revised letter, which supersedes the above-mentioned 10 October letter, clarifying that approval is sought to defer noise monitoring under the condition until operational stage noted as being OC7 in the project's approved Staging Report.

Condition E5 of Schedule 2 of the consent relates to the operational noise limits and is as follows [HI emphasis]:

Operational Noise Limits

E5.

*The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) where valid data is collected **following the commencement of use of each stage** of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels **for mechanical plant** identified in Noise and Vibration Impact Assessment prepared by EMM and dated December 2021. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.*

As permitted by the condition, Health Infrastructure (HI) seeks agreement from the Planning Secretary to postpone noise monitoring required by condition E5 after the operational commencement of each stage, until after the operation of Stage OC7, to consolidate the number of acoustic monitoring reports required and owing to the short time frame between operational stages which include the introduction of new mechanical plant.

An excerpt from the project's current Staging Report (revision 3), is provided below and is also available on the project's website.

2.2 Indicative timing of occupancy certificates

The proposed timing of occupancy licences will occur from Quarter 3 2024 to Quarter 3 2025, subject, see Table 3.

To note, at this time the staging of operational requirements is not proposed. Refer Section 2.3.

Table 3: Proposed timing of occupancy certificates

Occupancy certificate	Scope	Indicative Dates ¹
OC1	Occupation Certificate for the Level 01 Mortuary refurbishment works milestone.	Quarter 3, 2024
OC2	Certificate for the Waste Management area refurbishment works milestone.	Quarter 3, 2024



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Occupancy certificate	Scope	Indicative Dates ¹
OC3	Certificate for the Level 01 Loading Dock area refurbishment works milestone.	Quarter 4, 2024
OC4	Certificate for the Barber Avenue Civil works milestone.	Quarter 4, 2024
OC5	The Project's Occupation and Practical Completion milestone. This will involve the handover (for training purposes only) of all components of the main tower, excluding the following areas which will be subject to separate handovers: - Retail Storerooms on North Block	Quarter 2, 2025
OC6	The completion of LHD validation and training, and the Project's Occupation and Practical Completion milestone for hospital operation excluding the following areas which will be subject to separate handovers: - Retail Storerooms on North Block	Quarter 2, 2025
OC7	The Occupation Certificate for the Level 01 Retail storerooms on North block milestone	Quarter 3, 2025

Notes:

1. Dates noted above are indicative and may be impacted by changes to construction completion due to weather, undertaking inspections and obtaining necessary approvals.

Figure 1 (above): Excerpt from Nepean Hospital Redevelopment Stage 2, Staging Report, revision 3.

The Department's support in permitting the postponement of operational stage noise monitoring under the condition will support the project's efficient sequencing and is also sought to provide clarification for the project's Crown Certifier and Independent Environmental Auditor, regarding the application of the condition.

Should this request be supported, the project's Staging Report will be revised and updated to reflect the arrangement within 3-months or as otherwise agreed in writing by the Planning Secretary, and in accordance with the consent requirements.

Should further information be required, please do not hesitate to contact the undersigned on 0400 403 997 or via email at kathryn.saunders@health.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'K. Saunders', followed by a horizontal line.

Kathryn Saunders
Senior Advisor, Town Planning (Post Approval & Compliance)