

12 October 2012

Sara Roach
NSW Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Sara,

**State Significant Development Application – Bega Valley Health Services
Redevelopment 1614 Tathra Road, Bega (SSD 5307-2012)**

This letter has been prepared by Urbis on behalf of Health Infrastructure NSW (the applicant) in response to correspondence received from the Department of Planning & Infrastructures dated 9 October 2012 requesting the following additional information pertaining to State Significant Development Application – Bega Valley Health Services Redevelopment at 1614 Tathra Road, Bega (SSD 5307-2012):

- *An addendum to the Environmental Impact Statement (EIS) which identifies the scope of the proposal which comprise the SSD. In this regard, the development concept and the Stage 1 works should be separately defined. The development concept should include defining the overall development in its entirety, in addition to broadly defining the scope of works which comprise each stage. This should also clarify the extent of the road works for which you are seeking approval.*
- *Plans and elevations (and or sections) illustrating the development concept. These plans should identify the building envelope, ground flood levels, maximum heights and RL's for each building/works component as well as identifying the land uses. The extent of the new road works which are the subject of this application should be clearly defined in order to distinguish these road works for those which are the subject of a separate application (refer your reference on Page 20 of the EIS).*
- *Plans and elevations (and or sections) clearly distinguishing each stage of the development. For example, it is unclear from the current architectural drawings whether the helipad is proposed to be constructed in Stage 1 or Stage 2. Furthermore, the department noted that the EIS has not addressed this matter.*
- *In addition to the above, the department advises that Section 7.0 of the application form has been signed by Mr Robert Rust (NSW Health) as landowner. In order to verify that Mr Rust has authority to sign on behalf of the land owner (ie. The Crown), the department will require evidence to be submitted. Alternatively, a separate land owner's consent letter should be provided. Any land owner's consent letter should also cover the proposed road works (including on neighbouring land).*

Each of the above matters has been addressed below.

ADDENDUM SCOPE OF THE PROPOSAL

In response to the Department's request for an addendum to the Environmental Impact Statement to identify the scope of the proposal which comprise the SDD, Urbis has clearly defined and separated the development concept and the Stage 1 works as requested. This addendum information is submitted as **Attachment A**.

CONCEPT PLANS AND ELEVATIONS

Plans and elevations illustrating the development concept, identifying the building envelope, ground flood levels and maximum heights and RL's for each building/works component as well as identifying the land uses have been prepared by BVN Architects. It should be noted that all road works shown on the Stage 1 Plan form part of this application. These plans are submitted with this letter as **Attachment B** and **Attachment C**.

STAGING PLAN

A Staging Plan has been prepared by BVN Architects in order to clearly distinguishing each stage of the development and is submitted with this letter as **Attachment D**.

OWNER'S CONSENT VERIFICATION

A letter of verification has been prepared by Health Infrastructure NSW in order to establish Mr Robert Rust as an authority to sign on behalf of the land owner (ie. The Crown) and is submitted with this letter as **Attachment E**.

Should you require any additional in relation to SSD 5307-2012, please contact Danielle Pinkerton or the undersigned on 8233 9900.

Yours sincerely,



Angus Halligan
Consultant - Planning & Design

Attch. Attachment A: Addendum to the EIS identifying scope of proposal prepared by Urbis.

 Attachment B: Concept Plan Bulk & Scale prepared by BVN.

 Attachment C: Concept Plan Elevations prepared by BVN.

 Attachment D: Amended Staging Plan prepared by BVN.

 Attachment E: Verification of Owner's Consent from Health Infrastructure NSW.