



25 October 2018

Our Reference: SYD17/01348/03 (A24580773)
Department Ref: SSD 8766

Team Leader
Social Infrastructure Assessments
Department of Planning & Environment
GPO Box 39 SYDNEY NSW 2001

Attention: Teresa Gizzi

Dear Sir/Madam,

**STAGE 1 NEPEAN HOSPITAL AND AMBULATORY SERVICES REDEVELOPMENT
35-65 DERBY STREET, KINGSWOOD**

Reference is made to the department's letter dated 10 September 2018 and subsequent Sidra modelling files submitted on 4 October 2018, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the State Environmental Planning Policy (Infrastructure) 2007.

Roads and Maritime has reviewed the submitted application and notes the proposal comprises of the following:

- Demolition works.
- Construction of a fifteen storey building (including plant level) to accommodate inpatients wards, intensive care unit, maternity unit and associated spaces, operating theatres, outpatient and ambulatory services, ancillary services, administration spaces and rooftop helipad.
- Associated landscaping, tree removal, signage, infrastructure and service works.

Roads and Maritime raises no objection to the development proposal subject to the following conditions being incorporated in any consent issued by the department:

1. Roads and Maritime has previously resumed & dedicated lands as road along the Great Western Highway and Parker Street frontage of the subject property, as shown by grey colour on the attached Aerial –“X”

Therefore all buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property unlimited in height or depth, along the Great Western Highway and Parker Street boundary.

The proponent should be advised that the subject property is within an area under investigation for intersection upgrade.

2. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.
3. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Great Western Highway and Parker Street.
4. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on Great Western Highway and Parker Street traffic flows during construction activities.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah on telephone 8849 2076 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely,



Pahee Rathan
A/Senior Land Use Assessment Coordinator
North West Precinct

