



Department of Planning and Environment
GPO Box 39
Sydney NSW 2000

Attn: Brent Devine

2 September 2016

Re: SSD 15_7387 – Staged development application for a concept proposal for a new private hospital with associated and ancillary services.

Dear Brent,

We write in relation to State Significant Development Application No. SSD 15_7387 for the concept proposal for building footprints, envelopes, indicative uses, access, loading, landscaping and parking for a new private hospital at The Hermitage Way, being Part of Lot 8000 in Deposited Plan 1209013.

We act on behalf of the adjoining owner, SH Camden Valley Pty Limited ("Sekisui House") in relation to its landholdings at 810 Camden Valley Way, Gledswood Hills, which is situated further to the north of the proposed development site.

We advise that Sekisui House have concerns with the proposed development, in relation to the lack of delivery of the Hermitage Way, north of the proposed hospital site and the dependency of the hospital on the delivery of essential road infrastructure.

1.0 Delivery of the Hermitage Way

Camden Council approved Development Application 997/2014 for the construction of the section of The Hermitage Way north of the roundabout and intersection with Digitaria Drive, however it is not proposed to be delivered until Stage 6 (refer to approved drawing No. MMD-343049-C-DR-CA-0308).

The Hermitage Way is a significant element of the required road network within the Turner Road Precinct, providing access from Gregory Hills Drive through to the future Entertainment Precinct and ultimately Camden Valley Way, and vice versa. It is also a designated bus route within the Turner Road Precinct. Sekisui House has committed to the construction and delivery of the Hermitage Way within their land holdings. In particular, Sekisui House has committed to the delivery of the vital South Creek crossing, as demonstrated by the terms of the Gledswood Hills Voluntary Planning Agreement (VPA) and Development Consent No. 578/2012 for the South Creek crossing and its subsequent construction.

However, if the section of The Hermitage Way south of the South Creek crossing is not delivered prior to the construction and occupation of the proposed hospital, the landowners on the southern and northern sides of South Creek will be left without the provision of this vital road connection to the South Creek crossing i.e. Council will be left with a crossing to nowhere.

The lack of delivery of this part of The Hermitage Way results in poor connectivity between the two areas and vehicles having to take an excessively long path of travel along Camden Valley Way and Gregory Hills Drive to access such facilities and vice versa, including emergency service vehicles. This is an important road connection that should be delivered prior to the delivery of the hospital proposed under SSD 15_7387.

2.0 Conclusion

As discussed above, Sekisui House's key concern with the proposed development is that the critical road infrastructure will not be delivered in advance of this important facility.

This concern relates specifically to the delivery of that portion of The Hermitage Way, south of the South Creek crossing, which will provide access between the two main road corridors, Gregory Hills Drive and Camden Valley Way.

Sekisui House's preference is that the full length of the Hermitage Way be constructed as a requirement prior to any approval being issued under this SSD. This would ensure all connecting road infrastructure is delivered before this critical infrastructure is delivered.

For these reasons, any assessment or determination of the application by DoPE should be deferred, until such time as the above issues have been appropriately resolved.

We request that DoPE formally acknowledge receipt of this submission and furthermore, provide confirmation that the assessment has been deferred to require the applicant to respond to the critical issues raised.

We would appreciate receiving notification from DoPE on receipt of any further amended plans received from the applicant.

Should you have any questions, please do not hesitate to contact me on 02 9380 9911 or by email at mbaker@sjb.com.au.

Yours sincerely,



Michael Baker
Associate Director

Encl.

cc: Steven Pratt
Camden Council