



04/06/2021

Mr Nicholas Dowman
Senior Planning Advisor
Health Infrastructure
1 Reserve Road
St Leonards NSW 2065

Dear Mr Dowman

**Sutherland Hospital Operating Theatre Upgrade (SSD-11099584)
Response to Submissions Report**

The exhibition of the Environmental Impact Statement (EIS) for the above proposal (SSD-11099584) ended on Monday 31 May 2021. Submissions received by the Department of Planning and Environment (the Department) from Sutherland Shire Council (Council), the public and government agencies during the exhibition of the project are available on the Department's website at: <https://www.planningportal.nsw.gov.au/major-projects/project/40626>.

In accordance with clause 85A of the Environmental Planning and Assessment Regulation 2000, the Planning Secretary requires the Applicant to respond to all issues raised in these submissions and government agency advice, and where necessary, technical supporting documents must be revised. Particularly, issues raised by Council and Transport for NSW must be addressed in detail. It is also advised that the Department is awaiting a submission from the NSW Office of Water and will send this as separate correspondence upon receipt.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in agency submissions, requires the matters at **Attachment 1** be addressed in full. You are requested to provide the Department with a response to the submissions within two months.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which you provide your Response to Submissions to the Department are not included in the deemed refusal period.

If you have any questions, please contact Nathan Stringer on (02) 9995 5531 or via email at nathan.stringer@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J.M.L.'.

Jason Maslen
A/Director, Social and Infrastructure Assessments
Social & Infrastructure Assessments
as delegate for the Planning Secretary

ATTACHMENT 1 – KEY ISSUES

Access and end-of-trip facilities

1. While the main hospital entrance is not being altered or changed in the proposal, the proposal also includes a smaller entrance, which may cause confusion when patients are entering the site. No signage has been included in this proposal but should be incorporated to improve wayfinding across the site.
2. No increase in bicycle parking or end-of-trip facilities are provided in this application. Clarification is to be provided on whether the existing facilities are sufficient for any increase in demand as a consequence of the proposed development.

Construction Hours

3. Detailed justification is to be provided for any works proposed outside of recommended construction hours. If works outside of recommended construction hours are proposed, a works plan must be included to detail how often works would occur outside the recommended times, the activities permitted and the period of time these works would continue.

CPTED

4. It is noted that the undercroft landscaped area will be open to the public. The EIS states that CPTED principles have been applied but further detail is required on the specific measurements taken to address CPTED in this space, noting that the western façade has limited external facing windows and so passive surveillance from the building will be limited.

Noise

5. The Noise and Vibration Impact Assessment includes multiple references to St George Private Hospital. Please update the report with correct references.
6. The noise associated with the construction work is expected to exceed the highly noise affected level from the ICNG Guideline at the nearest affected residential receivers with no acoustic screening. It is unclear at this stage how many affected sensitive receivers will be impacted by construction noise. Please provide further clarification on the impacted receivers.

Architectural and Landscape Plans

7. Updated architectural / landscape plans are to be submitted providing:
 - a) further clarity on the entrance to the hospital, in particular clarifying the main entrance and if the new entrance is for patients or the public.
 - b) provide a section view of the undercroft space including plans that illustrate the solar access to this space.