



Health

Nepean Blue Mountains
Local Health District

Trim Ref: 12/21010

19 December 2012

Mr David Gibson
Team Leader
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Mr Gibson

**Exhibition of Modification Request for Concept Plan and Stage 1 Project Application,
Mixed Use Development, Nepean Health Precinct, Kingswood
(MP09_0197 MOD 1 & MP09_0220 MOD 1)**

Thank you for the opportunity to comment on the modification request for the proposed development adjacent to the Nepean Hospital Campus. The proposed development continues to present an opportunity to create significant synergy around the Penrith Health and Education Precinct. The proposed delivery of commercial, retail, conference facilities, serviced apartments and private medical suites continues to be complementary to the Nepean Hospital Campus.

From a precinct perspective, however, concern remains about the nature of the proposed traffic management, associated traffic flows and car parking. The significant potential for the increase in the volume of traffic, increase in the numbers of larger freight moving vehicles with minimal turning allowances, the proposed access and egress points to the site and their potential impact on the Nepean Hospital campus remain of particular concern. The potential for considerable queuing in Barber St with the resultant delays remains unaddressed and is unacceptable.

Traffic flow in the precinct will continue to be severely compromised by having only turn left in/out from both the Great Western Highway and Barber St and has not been addressed. All traffic from the south will continue to need to use Derby St and Somerset St routes to access the site. Since the submission of the original documents, the University of Sydney Clinical School has been completed on Derby St and construction has begun on a multi-storey car park situated on the corner of Derby and Somerset Sts within the Nepean Hospital Campus. If the current development is added to this locality, there is serious potential to further compound traffic management and flow, adding to the already congested traffic areas around the Nepean Hospital campus.

It is considered necessary to review current parking restrictions in the surrounding streets from a long term perspective but also in regard to the demolition and construction impacts. Management of construction traffic is a key issue for the Nepean Hospital campus. Discussion with other stakeholders has identified an option to connect Barber St to Somerset St, however, this is not acceptable to the Nepean Hospital and the Nepean Blue Mountains Local Health District.

Nepean Blue Mountains Local Health District
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Medical air retrievals via helicopter are a common occurrence and the developments proposed building heights should be reviewed in the context of the adjacent flight paths.

Storm water discharge into existing retention basins proposed by the development is an area of concern given the potential for further development on the Nepean Hospital campus. It is suggested that amplification of the existing capacities should be required.

For queries please contact either Kym Scanlon on (02) 4734 2497 or Cathy Crowe on (02) 4734 1318.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kay Hyman', written in a cursive style.

Kay Hyman

Chief Executive

Nepean Blue Mountains Local Health District