

Your ref: SSD 7714  
File no: MC-15-1169

8 September 2016

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

**Attention:** Megan Fu

Dear Ms Fu,

**Re: SSD 7714 Blacktown Hospital Stage 2 Main Works at Marcel Crescent,  
Blacktown**

---

I refer to your correspondence dated 25 July 2016 requesting that Council provide comments on the proposed State Significant Development lodged under Part 4 of the *Environmental Planning and Assessment Act 1979* ("the Act") for the above proposal.

The proposal has been reviewed by Council officers and a range of issues have been raised and listed in **Attachment A** to this letter, which are requested to be addressed to Council's satisfaction by the proponent before any determination of the proposal is made by the Department.

We look forward to receiving the Proponent's response, and the opportunity to provide recommended conditions of consent.

If you would like to discuss this matter further, please contact me on 9839 6228.

Yours faithfully,



Judith Portelli

Manager Development Assessment

## ATTACHMENT A

---

The following recommendations are outlined below:

### Planning Matters

1. We note that a related Development Application for the construction and use of a 6 storey car park is currently under assessment (JRPP-16-03324). Due to the overall redevelopment of the Hospital being undertaken in a staged manner with several separate applications, the operation of these Stage 2 Main Works (SSD 7714) relies heavily on the favourable outcome of JRPP-16-03324 to ensure the required provision of car parking spaces are available to cater for the parking demand generated.

The staged process also relies on displaced car parking spaces to be provided during the construction period, including off-site parking at the Blacktown Bowling Club.

Therefore we request that suitable conditions of consent are imposed to ensure that the appropriate provision of on-site parking is available throughout the various development stages as some car park areas are closed and others become available.

2. We strongly object to the proposal requiring Hospital staff being forced to pay for on-site parking and/or having to rely on street parking which is not in the immediate vicinity of the Hospital site.

Any paid parking scheme is required to be implemented in a fair and equitable manner, as is Council's consistent approach for any paid parking scheme within the Local Government Area. This would ensure that the current ongoing problem of traffic congestion and on street parking around the Hospital is eased, in particular given congestion on the surrounding roads may have significant ramifications with regard to access for emergency vehicles.

We are also concerned that any exorbitant pricing of parking is not in keeping with the socio-economic needs of the Blacktown community and will further exacerbate the on street parking problem as onsite parking is not affordable for regular patients and visitors on site.

3. The proposal identifies that up to 220 off-site car parking spaces will be available at the nearby Blacktown Bowling Club for construction workers. Given this parking area is likely to be accessed prior to 7am and during the day with persons passing several residential properties, concern is raised that the amenity of these residential properties will be adversely affected.

The Construction Management Plan is to be extended to include this off-site car parking area so as to minimise adverse noise and general amenity impacts for the nearby residents. This is to be communicated to users of this car parking area at the relevant site induction.

4. The proposed hours of construction (Monday to Friday 7am to 6pm and Saturdays 7am to 5pm) are extensive and likely to cause adverse amenity impacts on the surrounding residential properties and are not supported.

We recommend that hours of construction are limited to Monday to Friday 7am to 6pm and Saturdays 8am to 1pm only, with no works on Sundays or public holidays. Appropriate noise and vibration mitigation measures are to be implemented at all times including periods of respite.

5. The Mitigation Measures detailed at Section 7 of the Environmental Impact Statement are also to include the operational aspects of the proposal for ongoing maintenance and measures to manage and reduce any adverse impacts of the proposal overtime. For example managing the operational impacts outlined at Section 5.4.2.
6. The Concept Approval SSD 7058 approved a building envelope for a 9 storey building with a maximum RL of 89.3 (including rooftop plant and equipment). This proposal increases the overall building height to RL 92.0 to the roofline of the plant level and RL 95.0 to further exhaust flues. This is an overall increase of 5.7 m.

The proposal also indicates that a further vertical expansion of the Hospital is anticipated.

Concern is raised that the top most level of the building (Level 9) and the rooftop screening of the exhaust flues (Level 10), which are dark in colour, are prominent features which exaggerate the substantial height of the building. We believe it would be appropriate to alleviate the impact of this increased height by having the upmost portions of the building being lighter in colour to blend in with the skyline, for example lighter grey or sky blue in colour.