

3rd September 2019

Mr Gavin Cherry  
Development Assessment Coordinator  
Penrith City Council  
PO Box 60  
Penrith NSW 2751

**Re: Nepean Hospital Redevelopment Stage 1 – Modification Request (SSD 8766 MOD 2)**

Dear Mr Gavin Cherry,

This letter has been prepared in response to comments to the landscape architectural drawing set in relation to the Nepean Hospital Redevelopment SSDA Section 4.55. SSD 8766 MOD 2.

**Council comment 01:** The area to the east of the proposal, between the building and Somerset St has not been documented in detail. Council's Landscape Architect requested the plans from the Department, who confirmed that this area was originally to be retained as existing (a carpark) and this is the reason it has not been documented. More recently it is now to be changed to landscaping and the detailed design is yet to be undertaken. It is therefore requested that detailed documentation be made available to Council to consider the landscape design in this location. Key considerations are the contribution to streetscape, as well as provision of street trees and other verge treatments such as paving and street furniture in accordance with the Kingswood Public Domain Technical Manual ([https://www.penrithcity.nsw.gov.au/images/documents/building-development/planning-zoning/Kingswood\\_Public\\_Domain\\_Manual.pdf](https://www.penrithcity.nsw.gov.au/images/documents/building-development/planning-zoning/Kingswood_Public_Domain_Manual.pdf) - this document is due for review in 2020 and therefore liaison between the applicant's designer and Council would be of benefit to address any more recent issues relating to the Manual)

**Response 01:** The area along Somerset Street was intended not to be a place of gathering/allowing the prospect of loitering near key aspects of the hospital such as the ambulance bay and key service points. On reflection of the Kingswood Public Domain Manual provided by Council the specified street tree for along Somerset Street would be a 400lt Brush Box (*Lophostemon confertus*) which had not been previously documented. This will be included within the scope of the detailed documentation; Refer Sheet 107;

**Council comment 02:** A plant schedule relating to the detailed landscape design does not appear to be included or made available which should be confirmed as part of the assessment.

**Response 02:** Planting schedule provided on Sheet 101. Included planting schedule covers the current design development of the redevelopment stage 1; Refer Sheet 101 and 107;

**Council comment 03:** 'Courtyard 1' is shown as turf only and as it is shaded by adjacent buildings it is considered the turf is likely to fail due to lack of sunlight and potential wear. Given all other spaces in the proposal are landscaped with shrubs and trees, this area seems to be different in character for reasons unknown. Additional information is recommended to be requested to explain the use and function of this space, so a considered assessment can occur. Further, there are several existing trees in this area identified for removal. Without understanding use, levels, impact, condition of existing trees etc, it is considered that existing trees in this area should be retained.

**Response 03:** Turfed area will be removed during stage two works and is a temporary solution; Refer Sheet 103;

**Council comment 04:** An arborist report considering impacts on on existing trees should be made available to Council for information and to assist the assessment where new tree removal is proposed.

**Response 04:** This would come under the responsibility of the Arborist;

**Council comment 05:** A number of paths on the plan indicate steps eg. Forecourt area. Accessible paths should be provided and indicated on the documentation.

**Response 05:** Accessible routes have been considered and included in the Forecourt area. Levels and gradients are included on detailed documentation and are designed to comply with DDA/BCA requirements; Refer Sheet 102;

**Council comment 06:** The purpose of the oval roundabout in the Forecourt area should be confirmed. If it is a drop-off zone, it would appear that there is inadequate pedestrian connection and passing space.

**Response 06:** Current iteration of the oval roundabout in the Forecourt is currently only a placeholder. Currently parking is intended for the roundabout. The current iteration will be superseded in Stage 2 works; Refer Sheet 102;

Kind regards,



Michael Barnett  
Principal  
BLArch (HONS) AAILA