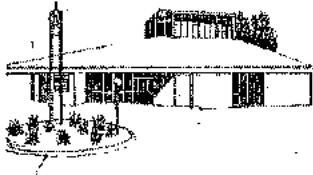


The Parish of Richmond



St Monica's Church
Cnr Windsor & Bourke Sts
RICHMOND NSW

St Gregory's Church
5 Old Bells Line of Rd
KURRAJONG NSW

St John of God Chapel
177 Grose Vale Rd
NORTH RICHMOND NSW

Parish Office
1A Bourke Street
RICHMOND NSW 2753
Email: admin@parishofrichmond.org.au
www.parishofrichmond.org.au
Ph: 4578 1410 Fax: 4588 6094

Office Hours
Mon – Fri
9.30am – 4.00pm



To

Coleman O'Driscoll
CEO, St. John of God Hospital
North Richmond

Dear Coleman,

I understand that St. John of God Hospital at North Richmond is considering redevelopment. I also understand that the Chapel for worship will need to be relocated. On behalf of the parish of Richmond I support the undertaking for redevelopment.

All the best in the future planning and endeavors for the best outcome for the mission and charism of St. John of God in the district.

Kind regards

Fr. Clifford D'souza msfs
Administrator
Parish of Richmond

1 November 2019

13 November 2019

Mr Colman O'Driscoll

CEO Richmond and Burwood Hospitals

Dear Mr O'Driscoll

Since Projects for Reconciliation Inc was unincorporated the responsibilities of negotiating with St John of God Richmond Hospital in relation to the Richmond Hill Memorial Site has been undertaken by a few Darug Senior Community Members. They are Chris Tobin, Lex Dadd and the writer, Melissa Stubbings.

In my role as a Senior Darug Woman and representative in negotiations about the Richmond Hill Memorial I appreciate the information supplied to me about the redevelopment of the hospital. I understand that this redevelopment will not impact the Richmond Hill Memorial Site in anyway.

I look forward to future partnerships and negotiations with St John of God Hospital to ensure the longevity of the Memorial and sincerely thank you and your staff for all the hard work and commitment shown towards the Memorial both now and in the past.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'Melissa Stubbings', with a long horizontal line extending to the right.

Melissa Stubbings

Senior Darug Woman

0405154195

10 February 2020

Mark Ozinga
Principal Manager, Land Use Planning & Development
Customer Strategy and Technology
Transport for NSW
By email: mark.ozinga@transport.nsw.gov.au

Dear Mark,

Re: Consultation for proposed hospital redevelopment at 177 Grose Vale Road, North Richmond (SSD-10394)

This letter has been prepared on behalf of St John of God Health Care (the proponent) to seek the views of relevant agencies in relation to a State Significant Development Application (SSD application) (SSD-10394) for redevelopment of a psychiatric hospital at 177 Grose Vale Road, North Richmond.

The SSD application will seek approval for partial demolition and refurbishment and expansion of the facilities including an increase in capacity from 88 to 112 beds.

A copy of the SEARs and covering letter for the SSD application can be found in the following link:

<https://www.planningportal.nsw.gov.au/major-projects/project/25876>

Background

A letter was submitted to the Department of Planning, Industry and Environment (DPIE) in November 2019 requesting the Secretary prepare Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) to accompany the SSD application.

DPIE issued the SEARs on 5 December 2019. Among the requirements is the following:

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups, including local Aboriginal land councils and registered Aboriginal stakeholders, and affected landowners. In particular, you must consult with:

- Hawkesbury City Council
- Government Architect NSW (through the NSW SDRP process) (GANSW)
- Transport for NSW (TfNSW)
- Transport for NSW (Roads and Maritime Services) (RMS)
- NSW Rural Fire Service
- Department of Defence Royal Australian Air Force Base Richmond.

Accordingly, we seek to obtain the views of relevant stakeholders and provide them an opportunity to comment on the subject application. We also would welcome the opportunity to meet with you and discuss the proposal in more detail.

An overview of the site and proposal is discussed below.

The site is located at 177 Grose Vale Road, North Richmond, and is legally defined as Lot 11 DP1134453.

This aerial map illustrates the location of 'The Site' (marked with a red arrow) in the Grose Valley area. The site is situated near the Hawkesbury River, which flows through the region. Surrounding areas include North Richmond to the north, Grose Valley to the west, Grose Wold to the south, and Richmond to the east. Concentric dashed circles are drawn around 'The Site' to indicate distances of 1km, 2km, 3km, and 4km. A small orange circle with the letter 'T' is visible in the lower right quadrant, near Richmond.



The Proposal

The SSD application will seek approval for the redevelopment of the existing St John of God Richmond Hospital at 177 Gross Vale Road, North Richmond. The SSD will generally include the following:

- Partial demolition of existing facilities;
- Upgrade retained clinical facilities to contemporary, best-practice standards;
- Construct new clinical and support facilities including increased bed capacity from 88 beds to 112 beds;
- Construct new chapel to replace the existing chapel to be demolished; and
- Integrated landscaping.

Plans/images of the development are provided below.



Figure 3: Proposed demolition



Figure 4: Proposed ground floor plan



Figure 5: 3D Perspective

Conclusion

This letter has been prepared to seek the views of relevant stakeholders with respect to SSD-10394 at 177 Grose Vale Road, North Richmond.

We welcome the opportunity to discuss the proposal in more detail with your team to understand and respond to any key concerns.

If you would like to meet with the project team/proponent, please contact me on 02 8677 8668 or acoburn@mecone.com.au within 14 days of the date of this letter.

Yours sincerely,



Adam Coburn
Western Sydney Practice Director

Adam Coburn
Western Sydney Practice Director
Mecone
Level 2, 3 Horwood Place
PARRAMATTA NSW 2150

ATTN: Addison Boykin, Senior Planner

Dear Mr Coburn

**Public Authority Consultation –
State Significant Development (SSD) 10394 St John of God Health Care**

Thank you for your correspondence dated 10 February 2020 requesting Transport for NSW (TfNSW), to provide advice regarding the above. Legislation came into effect on 1 December 2019 that brings together Roads & Maritime Services and TfNSW. This response reflects the advice from the new organisation.

The supporting documentation provided in support of the proposed development application has been reviewed, and TfNSW has no additional specific requirements other than those outlined in the SEARs issued by the Department of Planning, Infrastructure & Environment.

Should you wish to meet and discuss any aspects of the proposal, TfNSW will be happy to arrange a meeting at 27 Argyle St, Parramatta.

Thank you again for the opportunity to provide feedback on the above development application. Should you require clarification of any issue raised, please don't hesitate to contact Robert Rutledge, Principal Transport Planner, Land Use Planning and Development at Robert.rutledge@transport.nsw.gov.au.

Yours sincerely



26/2/2020

Mark Ozinga
Principal Manager, Land Use Planning & Development
Customer Strategy and Technology

CD20/01272

10 February 2020

Pahee Rathan
A/Senior Manager Land Use Assessment
North West Precinct
Roads and Maritime Services
By email: development.sydney@rms.nsw.gov.au

Dear Pahee,

Re: Consultation for proposed hospital redevelopment at 177 Grose Vale Road, North Richmond (SSD-10394)

This letter has been prepared on behalf of St John of God Health Care (the proponent) to seek the views of relevant agencies in relation to a State Significant Development Application (SSD application) (SSD-10394) for redevelopment of a psychiatric hospital at 177 Grose Vale Road, North Richmond.

The SSD application will seek approval for partial demolition and refurbishment and expansion of the facilities including an increase in capacity from 88 to 112 beds.

A copy of the SEARs and covering letter for the SSD application can be found in the following link:

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During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups, including local Aboriginal land councils and registered Aboriginal stakeholders, and affected landowners. In particular, you must consult with:

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- Government Architect NSW (through the NSW SDRP process) (GANSW)
- Transport for NSW (TfNSW)
- Transport for NSW (Roads and Maritime Services) (RMS)
- NSW Rural Fire Service
- Department of Defence Royal Australian Air Force Base Richmond.

Accordingly, we seek to obtain the views of relevant stakeholders and provide them an opportunity to comment on the application. We also would welcome the opportunity to meet with you and discuss the proposal in more detail.

An overview of the site and proposal is discussed below.

The Site

The site is located at 177 Grose Vale Road, North Richmond, and is legally defined as Lot 11 DP1134453.

The site is irregular in shape with access handle to Grose Vale Road and has a total area of approximately 9.85ha. A site aerial map and context map are provided below.



Figure 1: Site aerial map



Figure 2: Context map

The Proposal

The SSD application will seek approval for the redevelopment of the existing St John of God Richmond Hospital at 177 Gross Vale Road, North Richmond. The SSD will generally include the following:

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Conclusion

This letter has been prepared to seek the views of relevant stakeholders with respect to SSD-10394 at 177 Grose Vale Road, North Richmond.

We welcome the opportunity to discuss the proposal in more detail with your team to understand and respond to any key concerns.

If you would like to meet with the project team/proponent, please contact me on 02 8677 8668 or acoburn@mecone.com.au within 14 days of the date of this letter.

Yours sincerely,



Adam Coburn
Western Sydney Practice Director

10 February 2020

Adam Small
Team, Leader, Dev. Assessment & Planning
Planning and Environment Services
NSW Rural Fire Service
By email: adam.small@rfs.nsw.gov.au

Dear Adam,

Re: Consultation for proposed hospital redevelopment at 177 Grose Vale Road, North Richmond (SSD-10394)

This letter has been prepared on behalf of St John of God Health Care (the proponent) to seek the views of relevant agencies in relation to a State Significant Development Application (SSD application) (SSD-10394) for redevelopment of a psychiatric hospital at 177 Grose Vale Road, North Richmond.

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If you would like to meet with the project team/proponent, please contact me on 02 8677 8668 or acoburn@mecone.com.au within 14 days of the date of this letter.

Yours sincerely,



Adam Coburn
Western Sydney Practice Director

10 February 2020

Sarah Maurice-Jones
Flight Lieutenant
Deputy Base Aviation Safety Officer
RAAF Richmond
By email: sarah.maurice-jones@defence.gov.au

Dear Sarah,

Re: Consultation for proposed hospital redevelopment at 177 Grose Vale Road, North Richmond (SSD-10394)

This letter has been prepared on behalf of St John of God Health Care (the proponent) to seek the views of relevant agencies in relation to a State Significant Development Application (SSD application) (SSD-10394) for redevelopment of a psychiatric hospital at 177 Grose Vale Road, North Richmond.

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If you would like to meet with the project team/proponent, please contact me on 02 8677 8668 or acoburn@mecone.com.au within 14 days of the date of this letter.

Yours sincerely,



Adam Coburn
Western Sydney Practice Director

From: **RIC BASO** <ric.baso@defence.gov.au>
To: **Addison Boykin** <aboykin@mecone.com.au>
Subject: RE: St John of God Richmond - Pre-Lodgement Consultation [SEC=OFFICIAL]
Date: 10.11.2020 02:57:00 (+0000)
Attachments: 190501 - Tall Structures and Cranes Reporting Form - YSRI RAAF RIC.pdf (2 pages)

OFFICIAL

Hello Addison,

The advice received is that there's no issue with the height of the facility itself. Once known, could you please organise for the supply of the detail for the use of the cranes, per the attached form. Depending on the height of the cranes required to conduct the works, notifications to the aviation community may need to be made. The assessment of cranes can take some time, so once dates are known, please return the attached ASAP.

Regards,

Christopher

Christopher Ruse
Flight Lieutenant
Base Aviation Safety Officer
RAAF RICHMOND

Richmond Aviation Safety | ric.baso@defence.gov.au | christopher.ruse@defence.gov.au
(02) 458 72677 | 0410 510 349 | RIC-H4(East)-Upper | RAAF Base Richmond, RICHMOND, NSW, 2355



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From: Ruse, Christopher FLTLT **On Behalf Of** RIC BASO
Sent: Monday, 19 October 2020 5:08 PM
To: 'Addison Boykin' <aboykin@mecone.com.au>
Subject: RE: St John of God Richmond - Pre-Lodgement Consultation [SEC=OFFICIAL]

OFFICIAL

Hi Addison, I just wanted to let you know that we're still waiting for some guidance on this.

Regards,

Christopher

Christopher Ruse
Flight Lieutenant
Base Aviation Safety Officer
RAAF RICHMOND

Richmond Aviation Safety | ric.baso@defence.gov.au | christopher.ruse@defence.gov.au
(02) 458 72677 | 0410 510 349 | RIC-H4(East)-Upper | RAAF Base Richmond, RICHMOND, NSW, 2355



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From: Addison Boykin <aboykin@mecone.com.au>

Sent: Tuesday, 29 September 2020 12:18 PM

To: Ruse, Christopher FLTTLT <christopher.ruse@defence.gov.au>

Cc: RIC BASO <ric.baso@defence.gov.au>; RIC ABCP <ric.abcp@defence.gov.au>; Adam Coburn <acoburn@mecone.com.au>; Maurice-Jones, Sarah FLTTLT <sarah.maurice-jones@defence.gov.au>; Naivalu, Epeli SQNLDR <epeli.naivalu@defence.gov.au>

Subject: Re: St John of God Richmond - Pre-Lodgement Consultation [SEC=UNCLASSIFIED]

⚠ EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe. **⚠**

Hi Chris,

We've had some delays with this project and are only just now preparing to lodge the development application.

Did you have any further comments following my confirmation of the height in RL?

Thank you.

Regards,



Addison Boykin
Senior Planner
Monday – Wednesday
Level 2, 3 Horwood Place
Parramatta NSW 2150
T:02 8073 4677

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CONFIDENTIAL

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From: Addison Boykin <aboykin@mecone.com.au>

Date: Monday, 17 February 2020 at 2:48 pm

To: "christopher.ruse@defence.gov.au" <christopher.ruse@defence.gov.au>

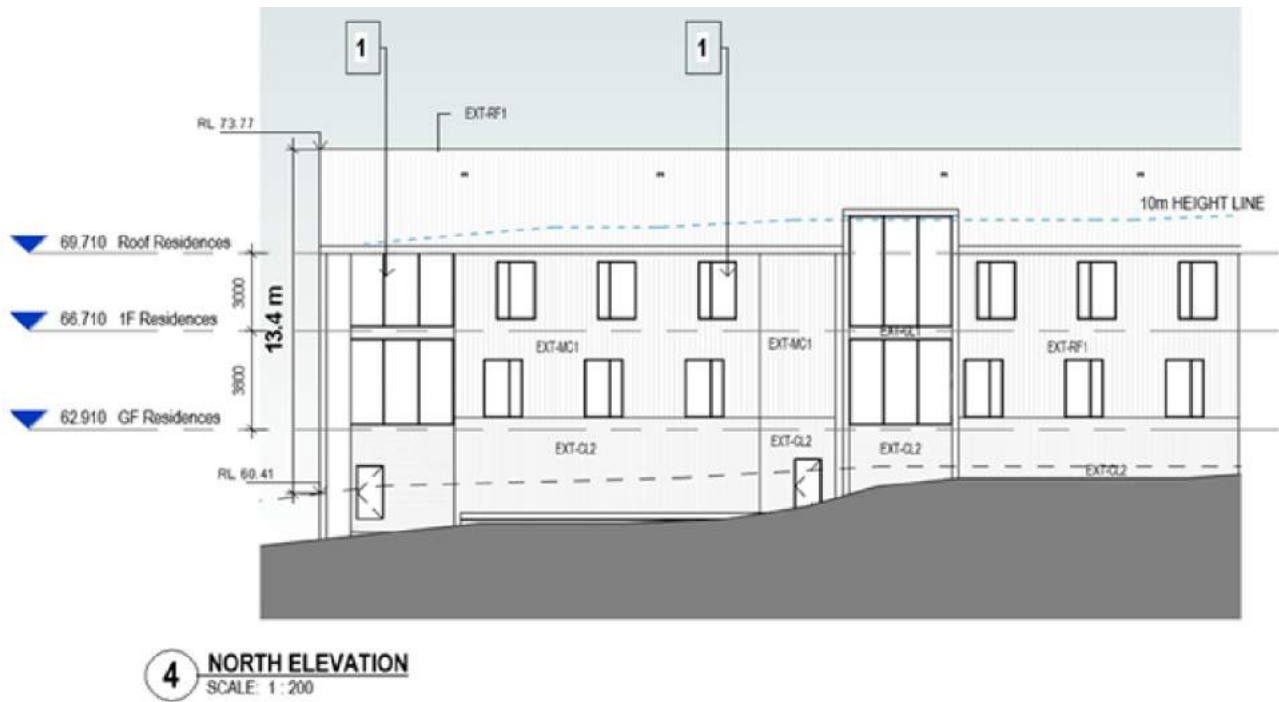
Cc: RIC BASO <ric.baso@defence.gov.au>, RIC ABCP <ric.abcp@defence.gov.au>, Adam Coburn <acoburn@mecone.com.au>, "Maurice-Jones, Sarah FLTTLT" <sarah.maurice-jones@defence.gov.au>, "Naivalu, Epeli SQNLDR" <epeli.naivalu@defence.gov.au>

Subject: Re: St John of God Richmond - Pre-Lodgement Consultation [SEC=UNCLASSIFIED]

Hi Chris,

Apologies for the delay in getting back to you.

The highest RL of the new build will be **RL 73.77**. See below snapshot from the architect.



Let me know if you require any further clarification.

Regards,



Addison Boykin
Senior Planner
Mon – Wed
 Level 2, 3 Horwood Place
 Parramatta NSW 2150
 T:02 8073 4677

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From: "Ruse, Christopher FLTLT" <christopher.ruse@defence.gov.au> on behalf of RIC BASO <ric.baso@defence.gov.au>
Date: Tuesday, 11 February 2020 at 4:04 pm
To: Addison Boykin <aboykin@mecone.com.au>
Cc: RIC BASO <ric.baso@defence.gov.au>, RIC ABCP <ric.abcp@defence.gov.au>, Adam Coburn <acoburn@mecone.com.au>, "Maurice-Jones, Sarah FLTLT" <sarah.maurice-jones@defence.gov.au>, "Naivalu, Epeli SQNLDR" <epeli.naivalu@defence.gov.au>
Subject: RE: St John of God Richmond - Pre-Lodgement Consultation [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Addison,

Thanks for the letter and the added detail. We have no objections to the redevelopment in principle, however need to confirm the heights of the ground and buildings:

- Per page 9 of the request for SEARs (<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=PDA-1122%2120191108T051541.122%20GMT>), the site has a maximum building height of 10 metres marked 'K' on the Height of Buildings Map (I could not however access a map titled Height of building Map when looking through the documents).
 - Request confirmation of the highest building height in meters RL. I note the RL of 62.50m for the ground floor (and 66.50m for the first floor) in the architectural plans <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=PDA-1122%2120191024T034143.878%20GMT>, so the top of the highest building should be no more than 72.50m RL unless I'm misinterpreting the documents. Please confirm that the top of the highest building is no more than 72.50 RL, and of not please advise what it is.
- Once we have the above, we should be able to provide a final answer.

Regards,

Chris

Christopher Ruse
Flight Lieutenant
Base Aviation Safety Officer

Richmond Aviation Safety | ric.baso@defence.gov.au | christopher.ruse@defence.gov.au
(02) 458 72677 | 0410 510 349 | RIC-H4(East)-Upper | RAAF Base Richmond, RICHMOND, NSW, 2355



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From: Addison Boykin <aboykin@mecone.com.au>
Sent: Monday, 10 February 2020 2:25 PM
To: Maurice-Jones, Sarah FLTLT <sarah.maurice-jones@defence.gov.au>
Cc: RIC ABCP <ric.abcp@defence.gov.au>; RIC BASO <ric.baso@defence.gov.au>; Adam Coburn <acoburn@mecone.com.au>
Subject: Re: St John of God Richmond - Pre-Lodgement Consultation [SEC=UNCLASSIFIED]

Hi Sarah,

Just touching base on this again. See attached formal letter requesting comments.

Again, let us know if you require any clarifications or would like to meet.

Regards,



Addison Boykin
Senior Planner
Monday – Wednesday
Level 2, 3 Horwood Place
Parramatta NSW 2150
02 8073 4677

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From: Addison Boykin <aboykin@mecone.com.au>
Date: Tuesday, 28 January 2020 at 9:42 am
To: "Maurice-Jones, Sarah FLTLT" <sarah.maurice-jones@defence.gov.au>
Cc: RIC ABCP <ric.abcp@defence.gov.au>, Adam Coburn <acoburn@mecone.com.au>, RIC BASO

<ric.baso@defence.gov.au>

Subject: Re: St John of God Richmond - Pre-Lodgement Consultation [SEC=UNCLASSIFIED]

Hi Sarah,

Just following up the below. We look forward to receiving your comments.

Again, feel free to call if you require any clarification.

Best,



Addison Boykin
Monday – Wednesday
Level 2, 3 Horwood Place
Parramatta NSW 2150
T:02 8073 4677

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From: "Maurice-Jones, Sarah FLTLT" <sarah.maurice-jones@defence.gov.au>

Date: Tuesday, 14 January 2020 at 5:09 pm

To: Addison Boykin <aboykin@mecone.com.au>

Cc: RIC ABCP <ric.abcp@defence.gov.au>, Adam Coburn <acoburn@mecone.com.au>, RIC BASO <ric.baso@defence.gov.au>

Subject: RE: St John of God Richmond - Pre-Lodgement Consultation [SEC=UNCLASSIFIED]

UNCLASSIFIED

Good afternoon Addison,

Thank you for your consideration to seek RAAF Base Richmond's view on the proposed development of St John of God Richmond.

Please be advised that our department is experiencing a period of increased work load. Unfortunately this has delayed our department's capacity to offer a timely response to your enquiry. It is anticipated that a response will be provided to you by Friday, 24 Jan 20, if not earlier.

Please contact Richmond Air Base Command Post on 02 4587 2888 should you have any concerns regarding this delay.

Your patience is greatly appreciated.

Kind regards,

Sarah

Sarah Maurice-Jones

Flight Lieutenant

Deputy Base Aviation Safety Officer

RAAF Richmond

Richmond Aviation Safety | ric.baso@defence.gov.au | sarah.maurice-jones@defence.gov.au
(02) 458 71335 | 0433 116 927 | RIC-11-G | RAAF Base Richmond, RICHMOND, NSW, 2355

Royal Australian Air Force
Richmond Airbase Operations Squadron



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From: Addison Boykin <aboykin@mecone.com.au>
Sent: Monday, 13 January 2020 8:52 AM
To: RIC BASO <ric.baso@defence.gov.au>
Cc: RIC ABCP <ric.abcp@defence.gov.au>; Adam Coburn <acoburn@mecone.com.au>
Subject: Re: St John of God Richmond - Pre-Lodgement Consultation

Hi,

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We look forward to receiving your comments.

Feel free to call if you have any questions or require clarification.

Best,



Addison Boykin
Monday – Wednesday
Level 2, 3 Horwood Place
Parramatta NSW 2150
T:02 8073 4677

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From: Addison Boykin <aboykin@mecone.com.au>
Date: Monday, 6 January 2020 at 1:13 pm
To: "ric.baso@defence.gov.au" <ric.baso@defence.gov.au>
Cc: "ric.abcp@defence.gov.au" <ric.abcp@defence.gov.au>, Adam Coburn <acoburn@mecone.com.au>
Subject: St John of God Richmond - Pre-Lodgement Consultation

To Whom It May Concern,

I am writing on behalf of St John of God Health Care, the proponent of a proposed State significant hospital redevelopment project (SSD-10394) in North Richmond, NSW, in order to seek the views of RAAF Base Richmond regarding the development.

The proposed development involves partial demolition of existing buildings and construction of upgraded and expanded facilities resulting in an additional 24 beds.

The Secretary's Environmental Assessment Requirements (SEARs) for the project require that the proponent consult with RAAF Base Richmond.

A copy of the SEARs request, issued SEARs and preliminary plans can be found at the following link:
<https://www.planningportal.nsw.gov.au/major-projects/project/25876>

We request that you review this information and provide comment.

Please do not hesitate to contact me or my director Adam (CC'd) if you have any questions or require further information.

Thank you. We look forward to hearing from you.

Best,



Addison Boykin
Monday – Wednesday
Level 2, 3 Horwood Place
Parramatta NSW 2150
T:02 8073 4677

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Tall Structures and Cranes Reporting Form

RAAF Base Richmond and its associated properties require protection to ensure unaffected civilian and military aircraft operations. As such approval must be sought to erect a tall structure or operate a crane that could breach the Obstacle Clearance Surface. Approval must be sought at least 15 business days prior to construction of structure/operation of crane.

Deliver to

AIR BASE COMMAND POST RAAF BASE RICHMOND

Ph: 02 4597 2888

Fax: 02 4587 2224

Email: RIC.ABCP@DEFENCE.GOV.AU

Unit/Organisation requiring the task and associated point of contact:

--

Name and mobile telephone number of the person who will exercise control over the operation of crane/tall structure, and who will be in attendance and available on mobile while the crane/tall structure is operating/erected:

--

Exact location of the crane in LAT/LONG coordinates in degrees, minutes, seconds (WGS84) **and** a map depicting the site location:

--

Site elevation of the crane/structure (in Australian Height Datum –AHD):

--

Maximum extension height required for the task (from GL):

--

Inclusive date(s) the crane/structure is proposed to be operated/constructed:

--

Latest time that the crane/structure will be lowered/deconstructed on completion of the task (allow contingency as post approval changes to timings may delay completion of the task if NOTAM notification is required).

--

Crane lift study and any other notes/sketches/attachments to be provided as an Annex to this application.

--

Approvals issued from RIC ABCP will stipulate the conditions governing the operation of the crane.

--

Comments

--

Rank / Name

Position

Signature

Date

--	--	--	--

Note: If your proposal is more complex you can also submit the form attached to CASA AC139-08(0) 'Reporting of Tall Structures' in addition to this document to the ABCP for processing.