

24 February 2011

Mr Ben Eveleigh
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir,

Environmental Assessment for cnr Parker St and Great Western Hwy Kingswood

Thank you for the opportunity to comment on the proposed development adjacent to the Nepean Hospital Campus. It is a welcome development that presents an opportunity to create significant synergy around the west's premier health, research and education precinct. The proposed delivery of commercial, retail, conference facilities, serviced apartments, private medical suites and potential medical hotel is complementary to the Nepean Health Campus.

From a precinct perspective however there is concern about the nature of the proposed traffic management/flows and parking, given the potential for the volume of traffic to be different to that assessed in the accompanying traffic report. The proposed access and egress points to the site and their potential impact on the Health Campus are of particular concern. The potential for queuing in Barber St is suggested to be considerable and the resultant delays unacceptable.

Traffic flow in the precinct is also likely to be severely compromised as a result of only having left in/out from both the Great Western Hwy and Barber St. In turn meaning that all traffic from the South will need to use the Derby and Somerset St routes as a means of accessing the site. This will add to the queuing in Parker for right hand turn into Derby and put unnecessary pressure on the Derby St roundabout, that is already stressed and will be further so with the proposed Sydney University development opposite.

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 Health Campus. Discussion with other stakeholders has identified an option to connect Barber St to Somerset however this would not be acceptable to the Health Campus.

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 Health Campus. It is suggested that amplification of the existing capacities should be required.

Yours sincerely



Kay Hyman
Chief Executive
Nepean Blue Mountains Local Health Network
Per Col Erickson