

25 March 2020

Our Ref: 19-197 LW

Caleb Ball

Department of Planning, Industry & Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150
caleb.ball@planning.nsw.gov.au

Dear Caleb,

RE: CAMDEN MEDICAL CAMPUS PRECINCT-MOD-1 (SSD-7387-MOD-1)

This letter has been prepared by City Plan Strategy & Development Pty Ltd (City Plan) on behalf of the applicant, Gregory Hills Corporate Park Pty Ltd to respond to the Department's written request to provide a response to the issues raised during the exhibition of the modification application for Camden Medical Campus, Gledswood Hills (SSD-7387-MOD-1).

This letter is to be read in conjunction with the following documentation:

- Appendix 1 - Cover response to RFI prepared by City Plan with input from the project team; and
- Appendix 2 - Response from Mott Macdonald regarding parking requirements and staging of development.

We trust the attached is satisfactory for your continued assessment of the development application. Should you have any queries please do not hesitate to contact Lotti Wilkinson (Associate) on 02 8270 3500 or lottiw@cityplan.com.au.

Yours Sincerely,



Stephen Kerr
Executive Director

Appendix 1 - City Plan Response

Comment	Response
Transport for NSW	
TfNSW has reviewed the submitted application and raises no objection to the modification application as it is unlikely to have significant impact on the classified road network.	Noted.
NSW EPA	
The development modifications do not appear to require an Environment Protection Licence from the EPA. Should DPIE decide to approve the modification, the proponent must ensure that all activities are undertaken in compliance with the Protection of the Environment Operations Act 1997 and any associated regulations. The EPA has provided previous responses to DPIE for this project which include environmental assessment requirements. The EPA refers DPIE to this correspondence for further guidance.	Noted.
Environment, Energy and Science Group (EES) in DPIE	
EES has reviewed the modification application prepared by City Plan dated 10 February 2020 and has no comment.	Noted.
Camden Council	
<u>Planning</u> The modification provides limited safe access for pedestrians. The modified plans indicate one pedestrian path near the intersection of The Hermitage Way and Digitaria Drive that connects from/to the external path network. The remainder of the site's frontage to The Hermitage Way is segregated from the external path network by at grade car parking and landscaped areas. It is recommended that ample, safe pedestrian access be provided from/to each building and that pedestrian crossing points within the site be incorporated as required.	Noted. This modification application relates to a Concept Application and this detail will be addressed as part of a subsequent staged development application.
<u>Engineering</u> 1. An existing easement to drain water is proposed to be redirected along the southern boundary of the site and into the adjoining riparian corridor. A new easement and overland flow path will be required over the pipe.	Noted. This modification application relates to a Concept Application and this detail will be addressed as part of a subsequent staged development application.
2. A driveway is now proposed over the location of the redirected easement to drain water (in the original approval landscaping was proposed). A detailed cross section of the overland flow path	Noted. This modification application relates to a Concept Application and this detail will be

Comment	Response
will ultimately be required at the detailed design stage.	addressed as part of a subsequent staged development application.
3. A retaining wall is now proposed along the southern boundary of the site. Existing and proposed levels have been provided on either side of the wall with its height varying from approximately 1m to 2m. The following feedback is provided: ▪ The relationship between the retaining wall and the civil design for the approved Hermitage Healthcare development at 1A and 1B The Hermitage Way must be considered. The modifications must not negatively impact upon that approved development. ▪ The retaining wall is situated in the location of the redirected easement to drain water. No adverse impacts must occur to the drainage easement as a result of the wall's location. ▪ Elevations and structural details for the wall will ultimately be required at the detailed design stage. ▪ All supporting infrastructure for the wall should be contained wholly within the site. ▪ Easements for support and maintenance of the wall may be required upon the adjoining property (1B The Hermitage Way).	Noted. This modification application relates to a Concept Application and this detail will be addressed as part of a subsequent staged development application.
<u>Traffic</u> 1. It is unclear how the off-street car parking requirements for the modification have been calculated. The proponent states that the adopted parking rates for the approved development have been used for the modification however explicit detail of the actual rates used and the calculation methodology (i.e. the working out) have not been provided. It is recommended that the proponent provides details of the parking rates that have been used for each component of the modification and demonstrate the calculation methodology.	As detailed in the supporting statement prepared by Mott Macdonald at Appendix 2, for consideration of the parking requirement calculations used in the production of the Addendum 1 (15th January 2020) it is advised to read the addendum in conjunction with the original submission (July 2016). Appendix 12 – Traffic and Parking Assessment, and in particular Sections 4 and 5, explain the approach undertaken in the calculations. To maintain consistency, this approach has been adopted in the current analysis as they were accepted in the original submission and provided a more thorough assessment of the proposed hospital design.
2. Adequate car parking space provision and pedestrian access must be accommodated for each stage of the development.	As detailed in the supporting statement prepared by Mott Macdonald at Appendix 2, the biomedical research facility is to be constructed in isolation of the hospital. The research facility car park will become operational with the opening of the facility and the facility will not provide any additional parking for the hospital at any stage.

Comment	Response
	As detailed further in Appendix 2, the hospital can readily accommodate sufficient parking provision for the proposed three stages. Specifically, during Stage 1 58% more car parks are provided than required, 24% more than required in Stage 2 and 7% more than required at completion. This oversupply is deemed generous enough to compensate for this high-level approach to estimating the staged supply/demand of car parking spaces within the hospital site. The proposed staging of the Camden Medical Campus Precinct will meet parking requirements throughout its construction. With regard to pedestrian access, this detail will be addressed as part of a subsequent staged development application.
3. The development should make provision for easily accessible bicycle parking.	Noted. This modification application relates to a Concept Application and this detail will be addressed as part of a subsequent staged development application.
<u>Environmental Health</u> 1. It is proposed to collect rainwater and reuse it on site. It should be clarified where this water will be reused and that it will comply with the Australian Guidelines for Water Recycling: Managing Health and Environmental Risk (Phase 2) Stormwater Harvesting and Reuse (July 2009), and in particular Section 2 (Roofwater Reuse).	Noted. This modification application relates to a Concept Application and this detail will be addressed as part of a subsequent staged development application.
<u>Waste Management</u> 1. It is recommended that the proponent confirm the following: ▪ how hospital bins will be transported to ground level for emptying (Council assumes that the loading dock is raised which will not work for rear loaded waste collection), ▪ that the height of the loading dock allows for waste collection vehicles, ▪ waste management arrangements for the medical research centre (a separate waste storage area to that of the hospital may be required), and ▪ if the development proposes the external storage of any waste (polluted run-off must not drain to stormwater).	Noted. This modification application relates to a Concept Application and this detail will be addressed as part of a subsequent staged development application.
<u>Landscaping</u>	Noted. This modification application relates to a Concept Application and this detail will be

Comment	Response
1. The majority of the proposed landscaping species are suitable except for the following which perform poorly in local conditions: ▪ <i>Acer negundo</i>. ▪ <i>Corymbia gummifera</i>. ▪ <i>Eucalyptus robusta</i>. ▪ <i>Fraxinus augustifolia</i> 'Raywood.' ▪ <i>Sapium sebiferum</i>.	addressed as part of a subsequent staged development application.
2. Suitable substitutes to the species listed in point 1 above are: ▪ <i>Quercus palustris</i>. ▪ <i>Liquidambar styraciflua</i> 'Oakville Highlight.' ▪ <i>Melaleuca decora</i>. ▪ <i>Melaleuca styphelioides</i>. ▪ <i>Angophora hispida</i>. ▪ <i>Angophora floribunda</i>. ▪ <i>Angophora subvelutina</i>. ▪ <i>Corymbia citriodora</i> 'Scentuous.' ▪ <i>Eucalyptus bauerana</i>. ▪ <i>Eucalyptus viminalis</i>. ▪ <i>Eucalyptus amplifolia</i>.	Noted. This modification application relates to a Concept Application and this detail will be addressed as part of a subsequent staged development application.
3. It is recommended that at least one culturally significant signature tree be incorporated into the design, e.g. <i>Araucaria cunninghamii</i>, <i>Agathis robusta</i>, <i>Washingtonia robusta</i>, <i>Jubaea chilensis</i> or <i>Livistona australis</i>.	Noted. This modification application relates to a Concept Application and this detail will be addressed as part of a subsequent staged development application.
DPIE	
The Department also requests further information regarding parking requirements onsite and how car parking will be delivered and managed to service the proposed development staging.	Please refer to the comments provided above in response to Council's comments and the response prepared by Mott Macdonald at Appendix 2.
Public Submission	
I would like to raise concerns around parking within the Hermitage estate at Gledswood Hills, due to the construction of the hospital precinct. As is seen with Campbelltown Hospital, a lack of parking and high cost drives people to park on the streets. As the Hermitage Estate backs onto the riparian corridor adjacent the development, it's highly likely that people will choose to park in our estate and walk across the riparian corridor to the hospital. This has potential to cause traffic and parking chaos on our narrow streets and negatively impact the quality of life for residents at the Hermitage.	All parking requirements for the Camden Medical Campus Precinct are to be accommodated on the site. This application is a Concept Development Application and parking requirements required for the proposed number of staff, patients and visitors will be reviewed carefully for each subsequent staged DA. The change in land uses and subsequent reduction in gross floor area (GFA) has resulted in an overall parking requirement of 993 parking spaces for both the hospital and biomedical research uses, a reduction of 87 carparking

Comment	Response
Overall I support the project, but I would like a review of residential traffic and parking at the Hermitage and the impact that would be caused by the development of the precinct.	spaces from the approved development. It is proposed to retain the approved 1,080 carparking spaces and to designate a number of surplus spaces as accessible parking spaces.