

Our Ref: IMS 2021010
Contact: Robert Craig
Telephone: (02) 4732 7593

11 August 2009

Ms Margot Black
Associate
HASSELL Limited
GPO Box 5487
SYDNEY NSW 2001

Dear Ms Black,

Part 3A “Major Project” – Application No. MP 09-0149
Penrith Health Campus Redevelopment
Lot 1 DP 1114090, 35-65 Derby Street, KINGSWOOD NSW 2747

Thank you for your referral of the project details and related preliminary plans for the Part 3A Major Project Application recently lodged with the NSW Department of Planning on behalf of NSW Health Infrastructure for the proposed Penrith Health Campus Redevelopment.

It is understood that the proposed redevelopment includes the following components:

- A new east block comprising 3 levels and including an ambulatory procedure centre, 60 overnight surgical beds and a car park.
- Expansion and refurbishment of the existing north block to provide additional intensive care unit services.
- Additional renal dialysis stations in the west block.
- Associated engineering works, car parking, landscaping and related site works.

In response to your referral of this matter, please find following a list of the key issues identified by Council which should be addressed in the Environmental Assessment (EA) for the proposal.

General Matters

1. The proposal should be assessed against the relevant provisions of *Penrith Local Environmental Plan 1998 (Urban Land)*.
2. The proposal should be assessed against the relevant provisions of *Penrith Development Control Plan 2006*, in particular Section 2.2 (Crime Prevention Through Environmental Design), Section 2.6 (Landscape), Section 2.9 (Waste Planning) and Section 2.11 (Car

Parking).

3. The proposal should be assessed against the relevant provisions of *State Environmental Planning Policy (Infrastructure) 2007*, in particular Division 17(2) (Development in or adjacent to Road Corridors and Road Reservations). Appropriate consultation with the NSW Roads and Traffic Authority (RTA) should be undertaken in this regard.
4. Further details should be provided with regard to the intended external facade treatments of the proposed building to ensure a suitably pleasing aesthetic appearance.
5. Any proposed roof plant, equipment and/or machinery should be located within the roof structure of the proposed building to avoid the unsightly presentation typically associated with these structures.
6. An assessment should be undertaken of potential noise impacts during construction and ongoing noise from plant such as chillers and the like and the suitability of the location of any proposed chemical or gas storages.
7. Drainage from the development should not impact the downstream catchment or downstream properties.

Access and Traffic

8. Details of the proposed car park and the number of car spaces is required to ascertain how the development will address the current on-street car parking demand surrounding the hospital. Reference should also be made to the Penrith Commuter Car Park proposal. These considerations warrant the preparation of a Parking Study prepared by a suitably qualified consultant addressing these issues. The Parking Study should take into account, but not be limited to, staff parking arrangements, future anticipated parking demands and existing conditions including the restricted parking area scheme surrounding the hospital and whether this scheme needs to be extended.
9. Any improvements for bus set-down and pick-up arrangements should be identified and addressed.
10. Cycle access, storage and facilities should be addressed to minimise car dependence.
11. The proposed extensions including the undercroft area should be designed to accommodate the highest and longest vehicles intended to service the site.
12. A Traffic Management Plan should be prepared detailing the scope of proposed traffic management changes and an assessment on the impact of those changes and proposed traffic control measures to ameliorate any potential impact arising from the proposal.
13. The layout of the car parking areas associated with the development (including driveways, grades, turn paths, sight distance requirements, aisle widths and parking bay dimensions) should be in accordance with *Australian Standard 2890.1-2004* and *Australian Standard*

2890.2-2002 for servicing areas. All internal vehicular movements should be achieved in a safe manner.

Building Code of Australia

14. A *Building Code of Australia (BCA)* Compliance Report should be prepared for the proposal by a suitably qualified consultant to discuss the level of *BCA* compliance of the existing hospital buildings in regard to fire safety matters (Sections C, D and E of the *BCA*) and to provide recommendations as to whether any upgrading works should be carried out as part of the proposed works.
15. An Accessibility Report prepared by a suitably qualified consultant should be prepared addressing the proposal's compliance with Part D3 and Clause F2.4 of the *BCA, Australian Standard 1428 (Parts 1-4)* and the *Commonwealth Disability Discrimination Act 1992*.

Safety, Security and Crime Prevention

16. A Crime Prevention Through Environmental Design (CPTED) Report prepared by a suitably qualified consultant should be prepared. The CPTED Report should address the following key issues:
 - a) Natural surveillance – This involves maximising opportunities for passers-by or residents to observe what happens in an area (the 'safety in numbers' concept). This may be achieved through, for instance, the placement of physical features, activities and people. This includes 'passive' security measures (better lighting and enhancing natural surveillance) and 'active' security (security guards and closed-circuit television systems).
 - b) Access control – Control of who enters an area so that unauthorised persons are excluded, for instance, via physical barriers such as fences, doors, locks, etc.
 - c) Territorial reinforcement and ownership – People are more likely to protect territory they feel they own and have a greater respect for the territory of others. This can be expressed through installation of fences, paving, signs, good maintenance and landscaping.
 - d) Space management – This ensures that space is appropriately used and cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, replacement of burnt-out lighting and the removal or refurbishment of decayed physical elements.
17. Consultation should be undertaken with the Penrith and St Marys Local Area Commands regarding the community safety considerations and implications of the development.
18. A Security Management Plan should be prepared detailing the processes that will be implemented to effectively manage the security of patients, staff and visitors to the facility. This includes the use of security personnel, closed-circuit television systems, alarms and

monitoring systems to provide a safe and secure environment.

Overall Site Design

19. While Council is appreciative that a master plan for the entire hospital site has previously been prepared, Council requests that this master plan have regard for the interface of the site with surrounding land. In particular, Council's investigations of Kingswood's future urban structure have included the block to the immediate east (bounded by Somerset Street, Orth Street and Hargrave Street) which connects the hospital to Kingswood's future urban centre and the railway station beyond. In terms of the site master plan consideration should therefore be given to the following matters:
- a) Somerset Street's intersection with Orth Street and Hargrave Street will represent an important pedestrian and cyclist crossing point and hence a signalised crossing should be considered.
 - b) Somerset Street will also accommodate pedestrians and cyclists on both sides through to the Great Western Highway for those wishing to access the retail edge thereby enabling greater passive surveillance for evening commuters.
 - c) Derby Street will feature prominently in Kingwood's future urban structural form as it connects westward directly to the Penrith City Centre and will accommodate a cyclist route (possibly a dedicated cycle path).
 - d) Creation of a formal entry to the eastern edge of the hospital onto Somerset Street at the abovementioned intersections would be desirable as a long-term objective.
 - e) Consideration should be given to future links within the hospital site to Derby Street to connect to cyclist paths in both directions (i.e. the university to the east and the Penrith City Centre to the west). Provision for cyclist storage racks and change rooms should be considered.
 - f) Development is encouraged to address Somerset Street with only a slight landscaped setback to create a more formal street character than the existing condition.
20. Based on the current master plan for the site, there is no apparent clear east/west and north/south axis. The hospital is currently maze-like in its layout/structure and is very difficult if not near impossible to navigate for visitors. This proposal has the potential to add to the confusion and will restrict any formal clarity by linking a building mass to the central body of the hospital. The master plan for the entire hospital site should therefore provide for the following:
- a) Simplification and rationalisation of the internal streets.
 - b) Legible and obvious concepts for open green space within the hospital grounds fronting Somerset Street.

Thank you for providing Council with the opportunity to comment on this development proposal. I trust that the Environmental Assessment will respond to these matters accordingly.

Should you have any queries regarding this matter, please contact me on (02) 4732 7593.

Yours faithfully,



Robert Craig
Senior Environmental Planner

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Major Development Assessment
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