



Camden Medical Campus Modification 1

Changes to the layout of the Camden Medical Campus
concept proposal
State Significant Development Modification Assessment
(SSD 7387 MOD 1)

May 2020

Published by the NSW Department of Planning, Industry and Environment

dpie.nsw.gov.au

Title: Camden Medical Campus

Subtitle: Changes to the layout of the Camden Medical Campus concept proposal

© State of New South Wales through Department of Planning, Industry and Environment 2020. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Industry and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (May 2020) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Industry and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Glossary

Abbreviation	Definition
Council	Camden Council
Department	Department of Planning, Industry and Environment
EESG	Environment, Energy and Science Group, DPIE
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
TfNSW(RMS)	Roads and Maritime Services, TfNSW
SEARs	Planning Secretary's Environmental Assessment Requirements
SSD	State Significant Development
TfNSW	Transport for NSW

Contents

1	Introduction	1
1.1	Background	1
1.2	Approval history.....	2
2	Proposed modification	3
3	Statutory context	4
3.1	Scope of modifications	4
3.2	Consent authority	4
3.3	Mandatory matters for consideration.....	4
4	Engagement.....	6
4.1	Department's engagement.....	6
4.2	Summary of submissions	6
4.3	Public Authority Submissions	6
4.4	Response to submissions	7
5	Assessment	8
5.1	Building Envelopes.....	8
5.2	Traffic and Parking	11
5.3	Landscaping	12
6	Evaluation.....	13
7	Recommendation.....	14
8	Determination.....	15
	Appendices	16
	Appendix A – List of referenced documents	16
	Appendix B – Instrument of Modification	16
	Appendix C – Consolidated Consent.....	16

1 Introduction

This report provides the NSW Department of Planning, Industry and Environment (the Department) assessment of an application (SSD 7387 MOD 1) to modify the State Significant Development (SSD) consent for the Camden Medical Campus (CMC) concept approval.

The modification seeks approval for amendments to the approved concept design including relocation of the approved building envelopes for a multi-story carparking structure and biomedical research building, changes to the building envelope of the main hospital and a reduction in gross floor area (GFA), and increased landscaping.

The application was lodged on 10 February 2020, by Gregory Hills Development Company Pty Ltd (the Applicant) pursuant to section 4.55(2) *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

The site is located approximately 70km south-west of the Sydney central business district, 25km south-west of Liverpool and 12km north-west of Campbelltown in the Camden Local Government area. The site is located in an allotment legally described as Lot 8441 Deposited Plan (DP) 1218173, The Hermitage Way Gledswood Hills. The allotment has an overall area of approximately 14.5ha.

The site is irregularly shaped with a 250m frontage to Digitaria Road to the north, 250m frontage to The Hermitage Way to the east, a vacant lot to the south and a riparian zone to the west. Land uses in proximity to the site predominately include low density residential. The site was cleared of vegetation under a separate development approval for DA 997/2014 approved by Council on 29 May 2015.



Figure 1 | Regional Context Map (Source: Google Maps)



Figure 2 | Local Context Map (Source: Nearmaps)

1.2 Approval history

On 27 April 2017, development consent was granted by Executive Director, Priority Projects for the development of the Camden Medical Campus concept proposal (SSD 7387). The development consent facilitates the future development of the site as a medical precinct including a private hospital, biomedical research building and multi-storey carpark. The concept approval comprises:

- indicative future uses as a medical precinct.
- future building footprints, envelopes and heights.
- vehicle entry and egress points.
- the general car parking layout.
- the general landscaping layout.

2 Proposed modification

Changes sought under this modification application are changes to the concept layout, including:

- relocation of the footprint/envelope of the multi-storey carpark located in the southern portion of the site to the approved location of the biomedical research building.
- relocation of the footprint/envelope of the biomedical building located to the west of the hospital structure to the approved location of the multi-storey carparking structure.
- amendments to the main hospital building envelope including a reduction in envelope footprint resulting in a decrease in overall GFA of 9,312sqm.
- increase in landscaped areas particularly to the western side of the site through the removal of an entrance off Digitaria Drive and to the north east due to the reduced hospital building envelope footprint.



Figure 3 | Proposed Amended Concept Layout (Source: Modification Report)

Changes to the staging of the delivery of the hospital were also originally proposed in the modification application, however following issues raised by the Department, this component was subsequently withdrawn from the application.

3 Statutory context

3.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- is substantially the same development as originally approved; and
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(2) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(2) of the EP&A Act rather than requiring a new development application to be lodged.

3.2 Consent authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 9 March 2020, the Executive Director, Infrastructure Assessments may determine the application as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- there are no public submissions in the nature of objection.

3.3 Mandatory matters for consideration

Section 4.55 of the EP&A Act requires the matters in **Table 1** to be assessed in respect of all applications which seek modifications to approvals.

Table 1 | Matters to be considered under section 4.55 of the EP&A Act

Matter	Consideration
Whether the proposed modification is of minimal environmental impact	The modification relates to a concept approval and design changes have minimal environmental impact.
Whether the development to which the consent as modified relates is substantially the same development	The modification seeks to vary the approved concept building footprint, envelopes, access, loading, parking and landscaping for a future development of the site. The approved concept, as proposed to be modified, remains substantially the same.

Whether notification has occurred, and any submissions have been considered	In accordance with the EP&A Act and the EP&A Regulation, the modification request was exhibited between 27 February 2020 to 11 March 2020. The application was made publicly available on the Department's website and council and relevant Government agencies were notified.
Any submission made concerning the proposed modification has been considered	The Department received a total of seven submissions. One submission from the public and a submission from Council and five Government agencies. Details of the consultation are provided in Section 4 of this report.
Any relevant provisions of section 4.15(1) of the EP&A Act	The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of SSD 7387. The Department considers this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment. The relevant provisions of section 4.15(1) of the EP&A Act are considered in this section and the assessment section of this report. The modification would not alter the development's existing compliance with the relevant planning instruments.
Consideration of the reasons for the granting of the consent that is sought to be modified	The Department has considered the findings and recommendations in the Department's Assessment Report for SSD 7387, including reasons for granting consent. The Department is satisfied that the reasons for granting consent continue to be applicable to the development, as modified.

4 Engagement

4.1 Department's engagement

In accordance with clause 10 of Schedule 1 to the EP&A Act and clause 118 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the Department exhibited the application for 14 days from Thursday 27 February 2020 to Wednesday 11 March 2020:

- on the Department's website.
- at Camden Council's office, 70 Central Avenue, Oran Park.

The modification application was advertised in the Camden Narellan Advertiser, The Sydney Morning Herald and The Daily Telegraph on 26 February 2020. Surrounding landowners/occupiers and previous submitters were notified of the modification application and invited to make a submission. The modification application was also referred to TfNSW, TfNSW (RMS), EESG, EPA and Crown Lands.

4.2 Summary of submissions

During the exhibition period, the Department received seven submissions on the proposal, including six from government agencies and Council. One submission was received by the public, which raised concerns with on-street parking as a consequence of the proposed development.

4.3 Public Authority Submissions

Council

Council raised a number of matters relevant to future detailed development applications, including pedestrian circulation and safety, engineering details for proposed future infrastructure, retaining walls, rainwater reuse, waste management and landscaping details. Council also identified concerns relating to the provision of car parking spaces, including accessible bicycle parking for the hospital and biomedical research building. These concerns have been addressed in **Section 5** of this report.

Environment, Energy and Sciences Group (EESG)

EESG raised no concerns with the proposed modifications.

Environmental Protection Authority (EPA)

The EPA identified that an Environmental Protection License would not be required for the site and noted that its comments were addressed in the original application.

Transport for NSW (TfNSW)

TfNSW raised no concerns with the proposed modification.

Transport for NSW (RMS)

TfNSW(RMS) raised no concerns with the proposed modification.

DPIE Crown Lands

Crown Lands raised no concerns with the proposed modification.

4.4 Response to submissions

Following exhibition of the modification application, the Department placed copies of all submissions on its website and requested the Applicant provide a response to the issues raised in the submissions.

On 25 March 2020, the Applicant submitted a Response to Submissions (RtS) (**Appendix A**) outlining further traffic and access arrangements, including the car parking provisions onsite.

The documents were made publicly available on the Department's website.

5 Assessment

5.1 Building Envelopes

The modification application proposes to amend the building footprints, swapping the location of the future multi-storey carpark and the biomedical research building. Under the original concept approval, the carpark is situated to the south of the main hospital and the medical research building is located to the west of the hospital (see **Figure 4**). The Applicant identified that the relocation relates to operational requirements of the users to enable easy access across the site and to improve the staging of the development. It will also improve safety as it removes pedestrian-vehicle conflicts which may have occurred from the carpark to the hospital.



Figure 4 | Approved (left) and Proposed (right) Design Layout (Source: Modification Report)

The hospital and former multi-storey carpark building envelope footprints have been reduced in size following design rationalisation and layout changes. Further, the former multi-storey carpark building envelope height has reduced from RL129.10 to RL124.55 on the southern portion of the site to accommodate the relocated biomedical research building. These changes to the building envelopes has reduced the total GFA on the site by 9,312sqm (see **Table 1**).

Table 1 | Development Statistics (Source: Modification Report)

	Height	GFA	Ground Level Building Footprint
Approved	Hospital: RL 129.10 Biomedical Research Building: RL 129.10 Multi-storey carpark: RL 128.50	73,000m ²	18,891m ² , representing 45.58% of site coverage.
Proposed modification	Hospital: RL 129.10 Biomedical Research Building: RL 124.55 Multi-storey carpark: RL 128.50	63,688m ²	15,164m ² , representing 36.1% of site coverage.
Reduction	N/A	9,312m ²	3,727m ² or 9.48%

Indicative perspectives of the intended future design of the campus can be seen in **Figures 5** and **6**.



Figure 5 | Approved indicative view looking north-west across The Hermitage Way (Source: Modification Report)



Figure 6 | Proposed indicative view looking north-west across The Hermitage way (Source: Modification Report)

The proposed building envelope will continue to present an active street frontage along The Hermitage Way to the east of the site, while the Applicant highlighted continuity in intended future design from the hospital to the biomedical research building whilst providing distinguishing features for simple identification.

Figure 7 illustrates the proposed change in profile of the building envelopes across the site.

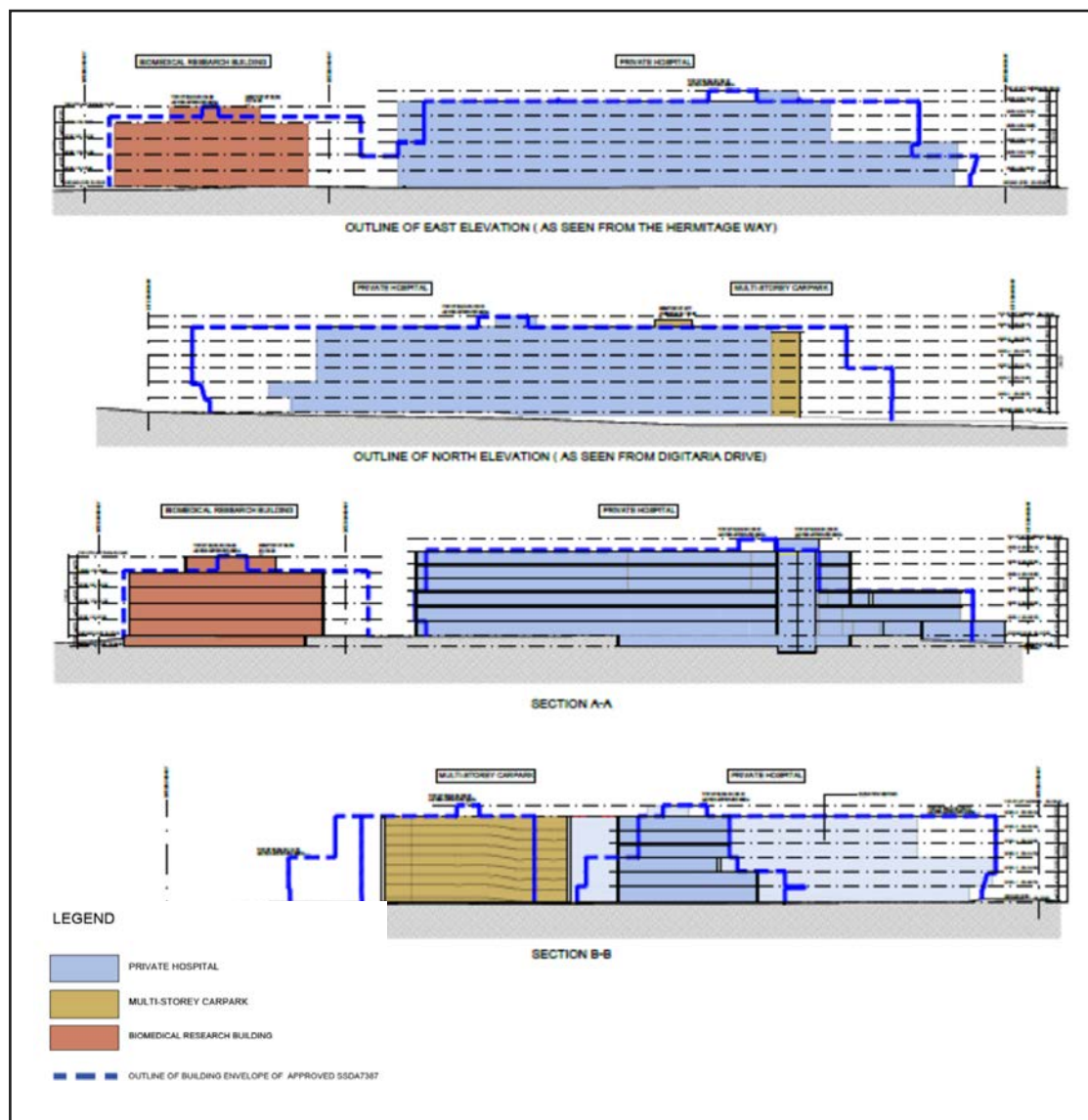


Figure 7 | Building Elevations and Sections (Source: Modification Report)

The proposed amendments to the building envelope will impact on the shadow cast particularly in the winter solstice (see **Figure 8**). At 9am there is a net reduction in the overshadowing, although there is additional overshadowing in the southwest corner in the riparian corridor. At 12pm, there is an overall reduction in overshadowing, while at 3pm there is a net reduction in overshadowing although residential properties to the southeast of the site will have an increased impact.

Shadow diagrams submitted by the Applicant confirmed, however, that the residential properties would still maintain at least three hours of sunlight between 9am and 3pm in the winter solstice. The shadow area represents the maximum shadow cast by the permitted envelope and the actual shadow cast of the detailed design building within the envelope may vary and will be assessed in detail in future development application(s). In this regard, existing condition B11 requires future development applications to demonstrate adequate consideration and minimisation on sensitive land uses surrounding the site, it is noted that the proposal would still provide at a minimum three hours of sunlight between 9am and 3pm in the winter solstice.



Figure 8 | Shadow Diagrams (Source: Modification Report)

The Department has reviewed the proposed building envelope changes and subsequent impacts to shadowing and bulk and scale and is satisfied that the changes are acceptable and the overall reduction in GFA will result in an acceptable design outcome and improve user amenity, noting that detailed design issues will be dealt with in future applications.

5.2 Traffic and Parking

The proposed modification was accompanied by a Traffic and Parking Impact Statement (TPIS), which noted the modification would retain all 1,080 parking spaces approved under the original consent. The car parking spaces across the precinct will be split between the biomedical research building (basement and at-grade), the hospital (basement and at-grade) and the multi-storey carpark. Less parking spaces are now proposed in the multi-storey carpark, which have been relocated to the biomedical research facility car parking areas. The TPIS identified that the biomedical research facility and the hospital will have separate parking to allow operation independent of one another. The hospital parking is located to the east of the site at-grade, and to the west in the multi-storey carpark. The biomedical research building will provide separate parking at-grade and in the basement. A reduction in the GFA for the site reduces the traffic load of the local road network, and the TPIS confirms the expected combined traffic from the amended hospital and biomedical research facility does not exceed the approved traffic volumes identified in the original development.

One public submission raised concerns with the potential parking overflowing onto adjacent local streets. The Applicant advised that all parking will be located on-site and there is no change to the amount of parking previously approved in the concept proposal. Council also outlined that it was unclear what methodology was used to calculate the off-street parking demand generated by the uses within the campus. The Applicant responded in the RtS that the approach in determining parking demand was consistent with the methodology used in the original proposal, which was endorsed by the Department.

The Department requested clarification regarding the timing for delivering parking for the hospital and its alignment with the development of the various uses across the site. The Applicant responded in the RtS identifying that the delivery of parking will be determined according to demand in future development applications. Further, the number of spaces approved in the concept proposal is a maximum figure, and the final car parking arrangements for each of the development components will be confirmed in the subsequent applications. Condition B4 of the consent requires all future development applications to demonstrate compliance with the relevant controls.

The Department is satisfied the changes to the layout will not result in any changes to parking availability and will ultimately improve accessibility across the site. The changes will allow the biomedical research building and hospital to be delivered separately.

5.3 Landscaping

The Applicant prepared amended landscape plans and a Landscape Design Report to identify the changes proposed across the site. The changes are a direct result of the building envelope footprint amendments, which provide opportunities to enhance landscaping. On the site there is an overall increase in landscaping from 22.83 per cent (9,465sqm) to 31.88 per cent (13,218.5sqm).

The Department is satisfied that the proposed changes to landscaping are appropriate for the local context and will visually improve the appearance of the development.

6 Evaluation

The Department has reviewed the proposed modification, RtS, further information and assessed the merits of the modified proposal, and environmental issues associated with the proposal have been addressed. The Department concludes that the proposed changes including the relocation of the multi-storey carparking structure and biomedical research building, increased landscaping on site, retention of parking spaces and other minor design changes, will have minimal environmental impact.

The Department considers that the application is consistent with the objects of the EP&A Act, that the development as modified would be substantially the same as that originally approved and will deliver a significant public benefit through the provision of improved health care in the area.

Consequently, the Department considers the development is in the public interest the modification application should be approved.

7 Recommendation

It is recommended that the as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD 7387 MOD 1 falls within the scope of section 4.55(2) of the EP&A Act.
- **forms the opinion** under section 7.17(2)(c) of the *Biodiversity Conservation Act 2016* that a biodiversity assessment report is not required to be submitted with this application as the modification will not increase the impact on biodiversity values of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **agrees** with the key reasons for approval listed in the draft notice of decision.
- **modify** the consent SSD 7387.
- **signs** the attached approval of the modification (**Appendix B**).

Recommended by:



Caleb Ball
Planning Officer
Social Infrastructure

Recommended by:



David Gibson
Team Leader
Social Infrastructure

8 Determination

The recommendation is **Adopted** by:

A handwritten signature in black ink, appearing to read 'David Gainsford', written in a cursive style.

19/5/2020

David Gainsford

Executive Director

Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – List of referenced documents

List of all the key documents relied on by the Department in its assessment:

1. Modification Report

<https://www.planningportal.nsw.gov.au/major-projects/project/25441>

2. Submissions

<https://www.planningportal.nsw.gov.au/major-projects/project/25441>

3. Response to Submissions

<https://www.planningportal.nsw.gov.au/major-projects/project/25441>

4. Further Information

<https://www.planningportal.nsw.gov.au/major-projects/project/25441>

Appendix B – Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/25441>

Appendix C – Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/25441>