



Development Company No. 2 Pty Ltd

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2 September, 2016

The Secretary
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Brent Devine

Dear Ms. McNally,

**SUBMISSION TO PUBLIC EXHIBITION OF CAMDEN MEDICAL CAMPUS PRECINCT CONCEPT PROPOSAL
(REF: SSD 15_7387)**

Thank you for the opportunity to make submissions on the subject concept proposal.

As a general principle, Greenfields is supportive of development which will improve the level of services (including health services) available to the existing and future communities of South West Sydney. There is no doubt that a facility such as that contemplated by this proposal, if suitably located, would be a significant public benefit.

Section 4.13 of the Environmental Impact Statement ('EIS') accompanying the application - *Analysis of Alternatives* – outlines the options appraisal process undertaken by the project team to arrive at preferred options for the concept proposal. This included locational setting and outlines:

"There are other potential sites to the west, north and south of the proposed site, but none provides more convenient access to a majority of Camden residents or improved linkages to major hospitals."

Greenfields is currently developing Oran Park Town within the South West Priority Growth Area ('SWPGA'). The Oran Park Town Centre will become the geographical centre of the Camden Local Government Area. The Town Centre is located at the junction of sub-arterial roads (existing and planned) in the SWPGA, is on operating bus routes between Camden, Leppington and Campbelltown and is planned to have a passenger rail station as part of the South West Rail Link extension project being undertaken by the NSW Government. Land use principles for the Oran Park Town Centre include incorporating the needs of health care providers¹. The Town Centre is suitably zoned, would be readily

¹ Oran Park DCP 2007, Page 150

accessible to a significant future population and incorporates built form parameters, such as height allowances, that would accommodate major health care facilities of the like being proposed here.

Oran Park has also been identified as one of three (3) Regional Integrated Primary & Community Care ('IPCC') Centres for the South West Priority Growth Area, the others being at Leppington and Bringelly. This is the preferred model for health care in the SWPGA and is consistent with the strategic directions of NSW Health in community health provision and the intent of National Health Reform. The Oran Park Regional IPCC is intended to serve around 90,000 people. Oran Park Town and the University of Western Sydney (UWS) have also signed a Memorandum of Understanding to collaborate and explore opportunities for development of medical and health precincts, information technology, communication infrastructure and the positioning of Oran Park Town as an 'education town'². There is no doubt that a *medical campus facility* located in Oran Park Town Centre would be compatible with planned health care strategies for the SWPGA.

We therefore believe that Oran Park Town Centre is not only a suitable alternative location for a health care facility of the type proposed by the subject application but would be a superior location in terms of both population catchment, accessibility and health care planning.

We would welcome the opportunity to further discuss / elaborate on our submission. If you have any questions or require anything further please contact either Mick Owens, General Manager – Property or myself.

Yours sincerely,



Paul Hume
Development Manager

² Integrated Primary and Community Care (IPCC) Development Plans for the South West Growth Centre (SWGC), NSW Health South Western Sydney Local Health District, June 2012.