

RPRT

11 March 2020

Director, Social and Infrastructure Assessments
NSW Department of Planning, Industry and Environment
(via e-mail to caleb.ball@planning.nsw.gov.au)

Dear Caleb,

RE: Camden Medical Campus - Modification 1

**PROPERTY: B Digitaria Drive, Gledswood Hills
Lot: 846, DP: 1203107**

I refer to the above State Significant modification application currently being assessed by your department and thank you for the opportunity to comment.

Council officers have undertaken a review of the modification document and supporting information. This letter provides feedback on the application for your consideration.

Of note, as the submission deadline concludes on Wednesday 11 March 2020, this submission has not been reported to Council for formal consideration and endorsement.

Planning

1. 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.

Engineering

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.
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 will ultimately be required at the detailed design stage.

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).

Traffic

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.
2. Adequate car parking space provision and pedestrian access must be accommodated for each stage of the development.
3. The development should make provision for easily accessible bicycle parking.

Environmental Health

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).

Waste Management

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).

Landscaping

1. The majority of the proposed landscaping species are suitable except for the following which perform poorly in local conditions:
 - Acer negundo.
 - Corymbia gummifera.
 - Eucalyptus robusta.
 - Fraxinus augustifolia 'Raywood.'
 - Sapium sebiferum.
2. Suitable substitutes to the species listed in point 1 above are:
 - Quercus palustris.
 - Liquidambar styraciflua 'Oakville Highlight.'
 - Melaleuca decora.
 - Melaleuca styphelioides.
 - Angophora hispida.
 - Angophora floribunda.
 - Angophora subvelutina.
 - Corymbia citriodora 'Scentuous.'
 - Eucalyptus bauerana.
 - Eucalyptus viminalis.
 - Eucalyptus amplifolia.
3. It is recommended that at least one culturally significant signature tree be incorporated into the design, e.g. Araucaria cunninghamii, Agathis robusta, Washingtonia robusta, Jubaea chilensis or Livistona australis.

Should you have any enquiries in relation to this matter, please contact Ryan Pritchard, Principal Planner, on (02) 4654 7715 or e-mail ryan.pritchard@camden.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "R. Pritchard".

Mr R Pritchard
PRINCIPAL PLANNER
(Planning and Environmental Services)