



# CONCORD REPATRIATION GENERAL HOSPITAL REDEVELOPMENT CONCEPT AND STAGE 1

CONCEPT DA PROPOSAL  
June 2018

ISSUE 3

For



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## 1. Introduction

This SSDA report seeks consent for the proposed redevelopment of Concord Repatriation General Hospital to improve and replace outmoded facilities to meet the substantial growth in clinical service demand across the hospital's catchment:

- Concept approval is sought for the redevelopment indicatively comprising 82,000sqm GFA, to be undertaken in two (2) stages including:
  - Clinical Services Building (CSB) and multistorey carpark (Stage 1); and
  - Acute Services Building (ASB) and multistorey carpark (Stage 2).
- Detailed approval is sought for the Stage 1 construction of the proposed CSB (44,000sqm GFA) and the construction of a multi-storey car park located to the north of Hospital Road.

Detailed development approval for the proposed Stage 2 works will be completed at a later date and does not form part of this SSDA. The Stage 1 Detailed works are estimated to be completed by end 2021.

The proposed Concept redevelopment is in accordance with the concept architectural package prepared by Jacobs.

The proposed Stage 1 detailed development (CSB and multistorey carpark) is in accordance with the architectural drawings prepared by Jacobs.

The areas in the staging plans have been assessed and are included within this report.

### Secretary's Environmental Assessment Requirements (SEARs)

The SEARs set out the requirements for the application of the concept proposal. Relevant SEARs requirements are reproduced below:

*(Extract from Section 3 and Section 5 from SEARs for Concept Proposal)*

- Provide an outline of the design process leading to the proposal, including justification of the suitability of the site for the proposed building envelopes.
- Provide an **urban design analysis** of the proposed development with reference to the **building envelopes, height, setbacks, bulk and scale** in the context of the immediate locality, the wider area, and the desired future character.
- Include justification for the **height, bulk and scale of the proposed building envelopes** within the context of the locality, its impacts on amenity, views and vistas, and how it would successfully relate to the existing and future character of the surrounding area.
- Provide details regarding the staging of the proposed hospital redevelopment.

### Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP)

The Concept Proposal is responding to the requirement for a master plan under Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP) - specifically Clause 46(2) of the SREP:

Clause 46(2) A draft master plan is to be prepared following consultation with the appropriate authority and is to illustrate and explain, where appropriate, proposals for the following:

- a. design principles drawn from an analysis of the site and its context,
- b. phasing of development,
- c. distribution of land uses including foreshore public access and open space,
- d. pedestrian, cycle and motor vehicle access and circulation networks,
- e. parking provision,
- f. (Repealed)
- g. infrastructure provision,
- h. building envelopes and built form controls,
- i. heritage conservation (including the protection of archaeological relics and places, sites and objects of Aboriginal heritage significance), implementing the guidelines set out in any applicable conservation policy or conservation management plan,
- j. remediation of the site,
- k. provision of public facilities,
- l. provision of open space, its function and landscaping,
- m. the impact on any adjoining land that is reserved under the National Parks and Wildlife Act 1974,
- n. protection and enhancement of the natural assets of the site and adjoining land,
- o. protection and enhancement of the waterway (including water quality) and any aquatic vegetation on or adjoining the site (such as seagrass, saltmarsh, mangroves and algal communities).

## 2. Site Analysis

### a. Background

The Concord Repatriation General Hospital is located in the City of Canada Bay Local Government Area (LGA). The site is approximately 15km from the Sydney CBD, adjacent to the Parramatta River between Yaralla Bay to the south and Bray's Bay to the north. The site has a broad frontage to Hospital Road and extends down to the foreshore. The residential zones of Nullawarra Avenue and Currawang Street border the site. Currawang Street was originally a major entry corridor into the site, to which the hospital presented an approximately symmetrical frontage, but this entrance is now closed off. There is a moderate fall across the site from the main entry along Hospital Road down to the foreshores of the Parramatta River.

CRGH is a major regional hospital. It is the second busiest acute care hospital in the State with 533 beds, and is also a teaching hospital of the University of Sydney.



Figure 1. City Context



Figure 2. Local Context



Figure 3. Existing Building Age and Heritage Significance



LEGEND:

BUILDING CONSTRUCTION				
>2000	1970-1980	ANCILLARY SERVICES	ALLIED HEALTH & ANCILLARY SERVICES	HIGH SIGNIFICANCE HERITAGE ITEMS
1990-2000	1950-1970	ACUTE CLINICAL SERVICES	EDUCATION & RESEARCH	
1980-1990	<1950	GGRM	REFURBISHED 1990 - 2000	
		MENTAL HEALTH	VEHICULAR ACCESS POINTS	



b. Existing Building Age & Heritage Significance

Buildings on the site have a varying providence and usage.

As one would expect, the old fibro and weatherboard buildings have the lowest remaining useful life. This includes the GGRM buildings and other adjacent single storey structures which are due for replacement.

The Multi Block and adjacent 1980s/90s building which house most of the current acute and critical care services have an estimated remaining life of 10-15 years, which is a key determinant for relocating acute and critical services to new facilities in the long term.

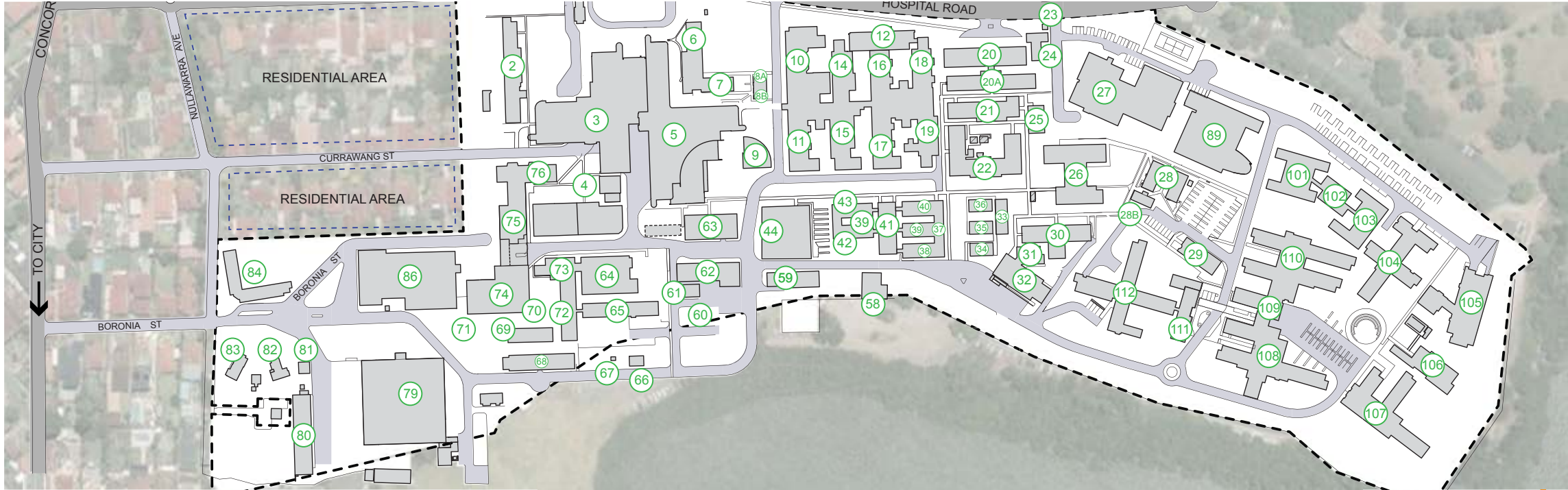
The Multi Block has significant heritage importance, limiting options for directly adjoining development or developments that may impede views or vistas of the original buildings.

The Multi Block has restricted floor to floor heights, limiting the ability to expand and link to new buildings.

The recently opened Palliative Care Building constrains expansion in the middle of the site.

Heritage buildings to the southwest of the Multi Block, such as the 'Old Nurses Home', effectively limit expansion of the Multi Block towards the western residential zone.

Figure 4. Existing Building Use



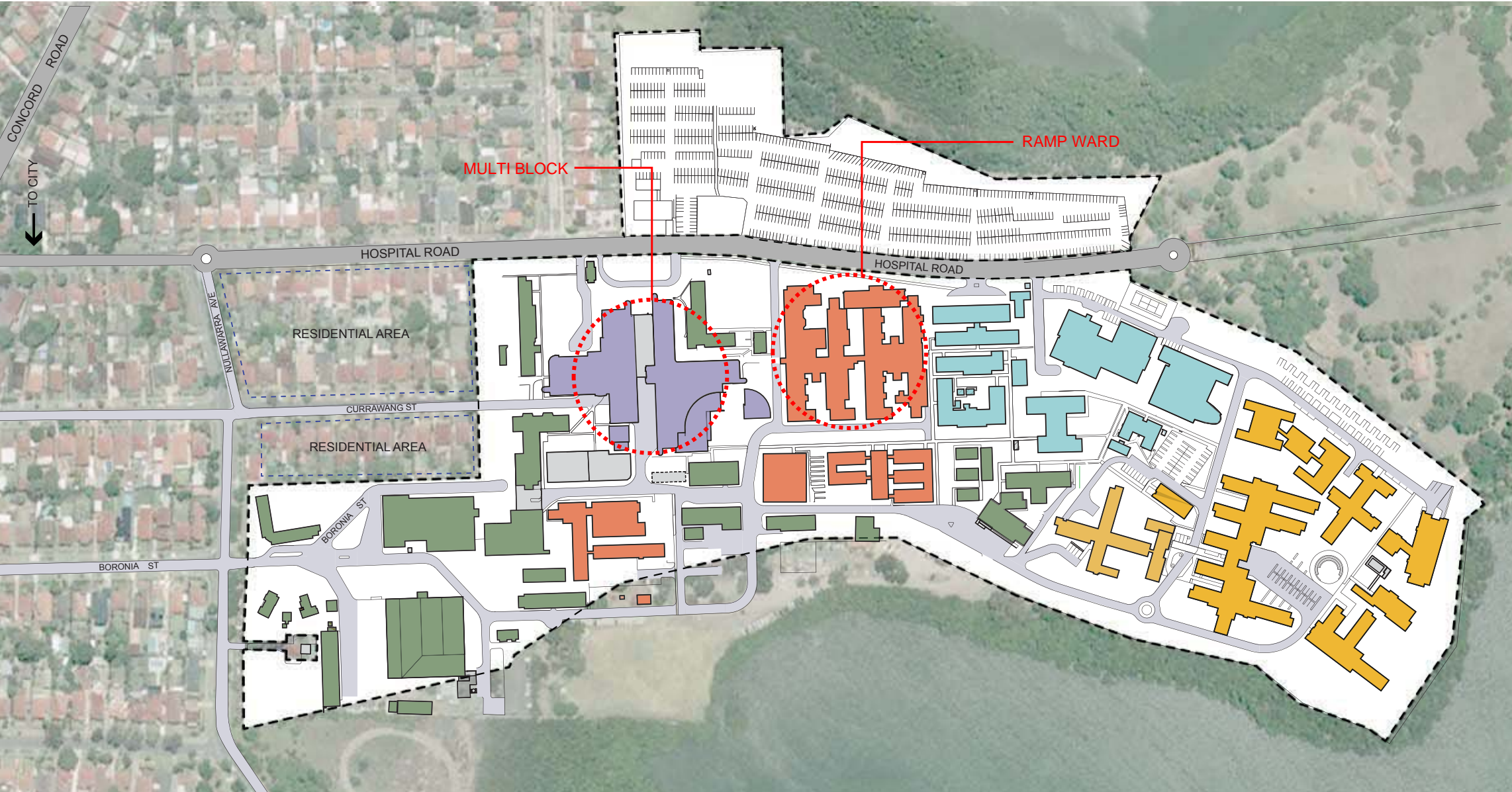
- |   |   |  |   |  |  |
|---|---|--|---|--|--|
| 1 SECURITY  | 3 STERILISING SERVICES<br>X-RAY DEPARTMENT<br>SATELLITE DIALYSIS DAY UNIT   | 5 RHEUMATOLOGY DEPARTMENT<br>SLEEP STUDIES UNIT<br>BURNS UNIT<br>COLORECTAL & GASTROENTEROLOGY<br>CORONARY CARE UNIT & CARDIOLOGY<br>ICU & HDU<br>NEUROSCIENCES<br>ONCOLOGY<br>ORTHOPAEDICS<br>RENAL / VASCULAR / CARDIOLOGY<br>RESPIRATORY<br>UPPER GIT & GASTROENTEROLOGY<br>UROLOGY/PLASTICS/BREAST/DERM. | 16 REHAB AGED CARE & MEDICINE<br>17 REHAB AGED CARE & MEDICINE<br>18 CENTRE FOR EDUCATION & RESEARCH ON AGEING<br>19 AGED COMMUNITY SERVICES<br>COMMONWEALTH CARER RESPITE CENT.<br>COMMUNITY NURSES<br>DEMENTIA SUPPORT SERVICES<br>INNER WEST LIVE AT HOME PROGRAM  | 31 XXX<br>32 RED CROSS THEATRES<br>33 HUMAN RESOURCES & TRAINING<br>34 INFORMATION SYSTEM DEPT<br>35 INFORMATION SYSTEM DEPT<br>36 EMPLOYMENT ASSISTANCE<br>RURAL SURGICAL ENHANCEMENT<br>37 DIETETICS & NUTRITION<br>38 DIETETICS & NUTRITION<br>39 SOCIAL WORK DEPARTMENT<br>40 SOCIAL WORK DEPT<br>41 EYE<br>42 SPEECH PATHOLOGY<br>43 PSYCHOLOGY<br>44 PALLIATIVE CARE (20 BED)<br>58 COMPUTER CENTRE<br>59 MORTUARY<br>60 MAIL CENTRE<br>61 STORES<br>62 STORES<br>63 MEDICAL RECORDS<br>64 DRUG HEALTH SERVICES<br>65 DRUG HEALTH SERVICES<br>66 FLAMMABLE STORE<br>67 FLAMMABLE STORE | 68 FINANCE<br>HUMAN RESOURCES<br>69 VETAN<br>70 XXX<br>71 DAY CARE<br>72 ENVIRONMENTAL SERVICES<br>73 COMM SERVICES SUPPORT UNIT<br>DRUG HEALTH SERVICES<br>ENGINEERING<br>74 ACCOMM & PALLIATIVE CARE<br>RESEARCH & DEVELOPMENT<br>75 ANAESTHESIA & PAIN MANAGEMENT<br>BURNS OFFICE<br>INTERPRETER SERVICES<br>MED ALLOCATIONS & DEVELOPMENT<br>79 CSSS<br>80 BIOMEDICAL ENGINEERING<br>81 81-83 COTTAGES<br>84 CHILD CARE CENTRE (Yaralla)<br>86 LINEN<br>87 SPORTS MEDICINE<br>88 PULMONARY REHAB |
| 2 CHEMIST<br>CONFERENCE ROOM 3<br>AUDIOLOGY<br>DERMATOLOGY<br>ENDOCRINE & METABOLISM<br>MEDICAL CENTRE CLINICS<br>PODIATRY<br>PRE-ADMISSION CLINIC<br>DIABETES EDUCATION CENTRE<br>HAND THERAPY CLINIC<br>MEDICAL CENTRE<br>METABOLIC REHABILITATION<br>RSL REPRESENTATIVE<br>VETAN & WAR WIDOW LIAISON | 4 IMMUNOLOGY & ALLERGY<br>SWITCHBOARD<br>5 ANATOMICAL PATHOLOGY<br>CONFERENCE ROOMS 1 & 2<br>CARDIAC CATHETERISATION SUITE<br>CARDIOLOGY<br>5 ECG<br>ENDOSCOPY & COLORECTAL<br>ENT<br>GASTROENTEROLOGY<br>IMMUNOLOGY & INFECTIOUS DISEASES<br>NEUROSCIENCES & NEURO<br>ORTHOPAEDIC & RHEUMATOLOGY<br>PLASTICS & BURNS<br>RESPIRATORY<br>STOMAL THERAPY<br>DIAGNOSTIC PATHOLOGY UNIT<br>FOOD SERVICE<br>HAEMODIALYSIS UNIT<br>HAEMATOLOGY AMB CARE UNIT<br>MEDICAL ONC (CANCER CENTRE)<br>PHARMACY - ONCOLOGY<br>RESPIRATORY FUNCTIONS LAB | 6 CAFETERIA<br>7 DISCHARGE LOUNGE<br>NEWSAGENT<br>8A VOLUNTEER SERVICES<br>8B FUNDRAISING<br>9 CHAPEL<br>10 REHAB AGED CARE & MEDICINE<br>11 MEDICAL GERI & REHAB<br>12 REHAB AGED CARE & MEDICINE<br>AGED & EXTENDED CARE<br>COGNITIVE DISORDERS<br>14 WARD 14<br>15 MEDICAL GERIATRICS & REHAB             | 20 CLINICAL SCHOOL<br>DEPARTMENT OF MEDICINE<br>20A CLINICAL SCIENCES<br>21 OCCUPATIONAL THERAPY<br>DENTAL<br>EQUIPMENT LOAN POOL<br>22 CHARCOT-MARIE-TOOTH ASSOCIATION<br>ANDROLOGY<br>OH&S UNIT<br>23 OCCUPATIONAL THERAPY<br>STAFF OCCUPATIONAL HEALTH CENTRE<br>24 MEDICAL STUDENTS RECREATION AREA<br>25 CERA - RESEARCH<br>26 CONCORD MEDICAL EDU CNTR<br>27 ANZAC RESEARCH INSTITUTE<br>28 LEARNING & DEVELOPMENT<br>29 ENDOCRINOLOGY LABS<br>30 PHYSIOTHERAPY & REHAB |  |  |

c. Existing Building Use






The principal existing building assets are shown.



Figure 5. Existing Use Zones



LEGEND:

- |   |  |
|---|--|
|  SUB ACUTE / ALLIED HEALTH |  RESEARCH & EDUCATION |
|  ACUTE                     |  ANCILLARY SUPPORT    |
|  MENTAL HEALTH             |  |



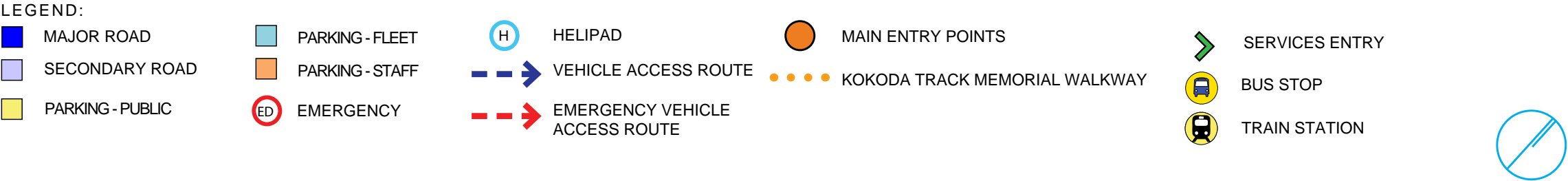
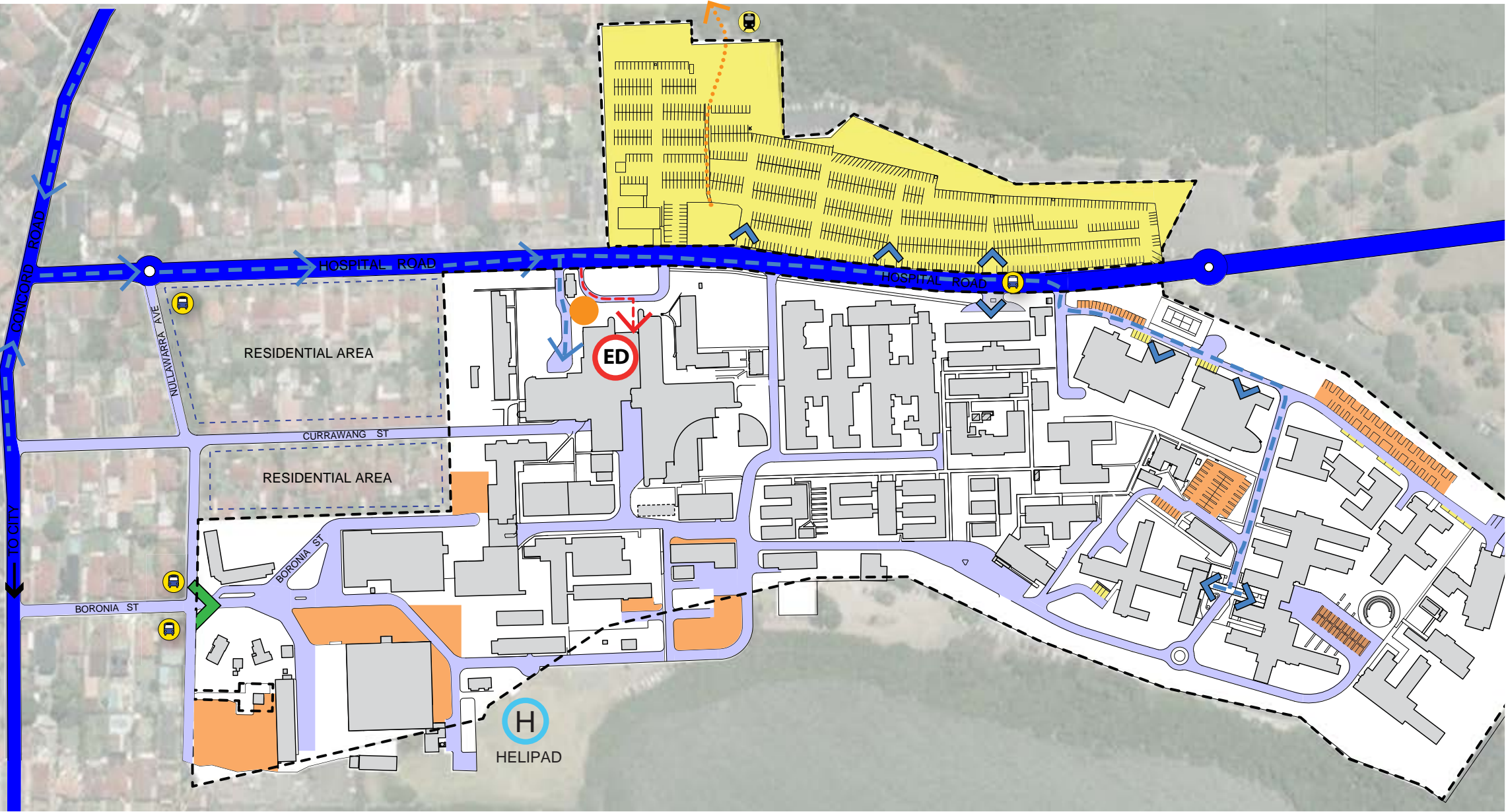
d. Existing Use Zones

Acute services are housed in the Multi Block, sub-acute in the RAMP Wards, a Research and Education precinct is further east and Mental Health is adjacent to the Thomas Walker Hospital grounds.

Support and Service facilities are near the Boronia Street service entrance.



Figure 7. Existing Vehicular Access



e. Existing Vehicular Access

The campus is located on a peninsular with all land access from the south west only. With the campus located in a residential area, scope for expansion is limited and public transport accessibility is poor.

Hospital Road is the only public access to the hospital and carparking, and the road is also a 'dead end'.

Service access is via Boronia and Currawang Streets, and all three streets pass through residential areas before arriving at the hospital.

Emergency and Ambulance access is via Hospital Road.

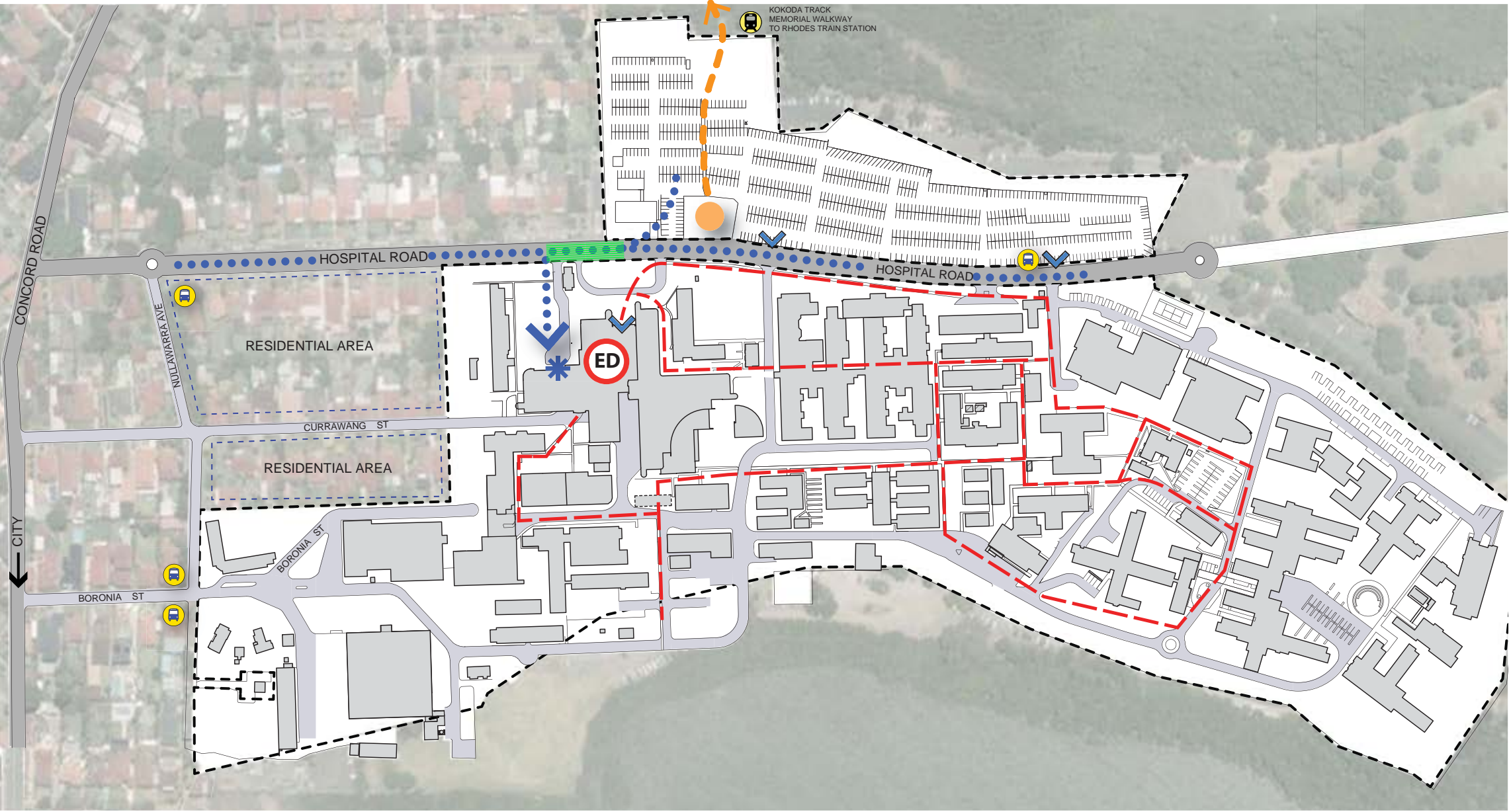
The hospital is 15-20 minutes' walk from Rhodes railway station. The majority of hospital staff reportedly drive to work.

Vehicular access to the site has long been a problem due to the poor main road intersection and the 'dead end' nature of Hospital Road. Increasing traffic loads and access to the main carpark are compounding problems.

The redevelopment will therefore include construction of a multilevel carpark west of Hospital Road and a small additional parking area(s) for specific patient groups in close proximity to the new facility. The parking works will also include appropriate reconfiguration of roadways to improve access, parking, drop-off and turnaround.



Figure 6. Existing Pedestrian Access



LEGEND:

- |                                 |                     |                     |
|---------------------------------|---------------------|---------------------|
| --- MINOR PEDESTRIAN ROUTE      | * MAIN ENTRY POINTS | ED EMERGENCY        |
| ... PRIMARY PEDESTRIAN ROUTE    | ... KOKODA TRACK    | PEDESTRIAN CROSSING |
| ➤ SECONDARY PUBLIC ENTRY POINTS | 🚌 BUS STOP          |                     |
|                                 | 🚂 TRAIN STATION     |                     |



f. Existing Pedestrian Access

Public access to the hospital is via the main entrance on Hospital Road. The 800m Kokoda track walkway runs to Rhodes railway station and there is a recreational path around the peninsula.

Significant foot traffic crosses Hospital Road between the existing carpark and the hospital.

The Concord Road retail strip is the closest retail centre to the hospital (2.8km approx from Concord Hospital), however this is reported to be infrequently patronised by staff and visitors to the hospital due to the poor amenity and quality of retail offering at the small centre. The hospital suffers from poor transport linkages to other local retail centres in the LGA, e.g. Majors Bay Road.

Figure 8. Environmental & Orientation Analysis



g. Environmental & Orientation Analysis

The orientation of most existing buildings on the site is approximately 45 degrees to north, which is not ideal in terms of solar and thermal performance. To achieve efficient use of the land available, the proposed building will need to adopt the same orientation.

LEGEND:

Morning

- MORNING SOUTH WESTERLY BREEZE
- MORNING NORTH WESTERLY BREEZE

Afternoon

- TEMPERATE SOUTH EASTERLY AFTERNOON BREEZE
- TEMPERATE NORTH EASTERLY AFTERNOON BREEZE

- NORTH WESTERLY WINDS
- WESTERLY WINDS





Figure 9. Topography



LEGEND:  
- - - SITE BOUNDARY LINE  
— TERRAIN CONTOUR R.L ABOVE SEA LEVEL

- h. Topography
- Hospital Road is approximately 10 metres above sea level as the hospital campus slopes towards the southern site boundary.
- The Mean High Water Mark or other boundary of land that abuts tidal water is the site boundary as per the title plan. The actual high tide does not come this close to the hospital.
- The southern site boundary abutting Yaralla Bay limits the extent of development and future expansion.



2. Constraints

a. Council zoning | FSR | Building Heights

The hospital campus is located within Special Purpose SP2 zone and has no height or floor space ratio constraints.

b. Existing built infrastructure including buildings, services, roads and parking

The Multi Block building has significant heritage importance, limiting options for directly adjoining development or developments that may impede views or vistas of the original buildings.

Hospital Road is the only public access route to the hospital and carparking and it is also a “dead end”. Any development to the south would need to be accessed via roadways within the site.

The recently opened Palliative Care Building constrains expansion in this zone.

Heritage Buildings effectively limit expansion of the Multi-Block towards the western residential zone.

c. Site boundaries, topography and surrounding roadways

The Southern boundary abutting Brays Bay limits the extent of the development zone and future expansion. Hospital Road is a barrier for any major development of the hospital to the north.

Figure 11. Canada Bay LEP2008 - Floor Space Ratio

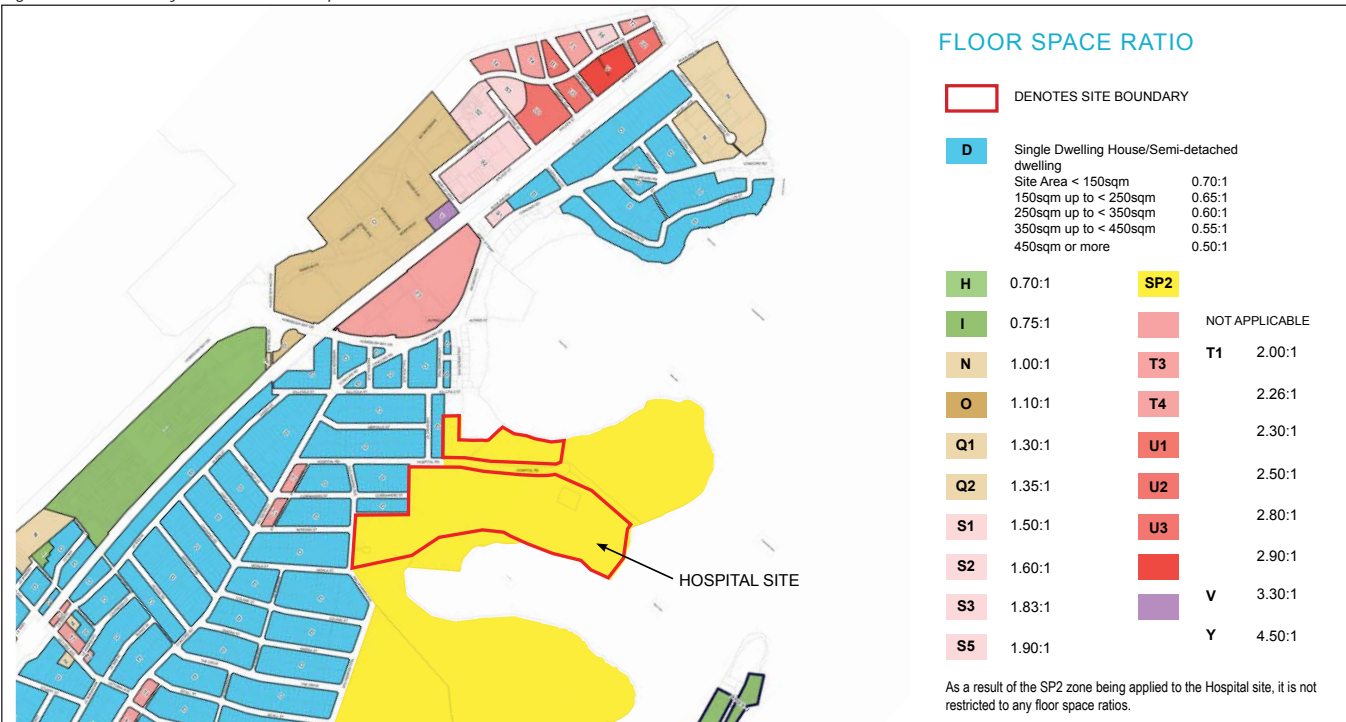


Figure 10. Canada Bay LEP2008 - Heritage

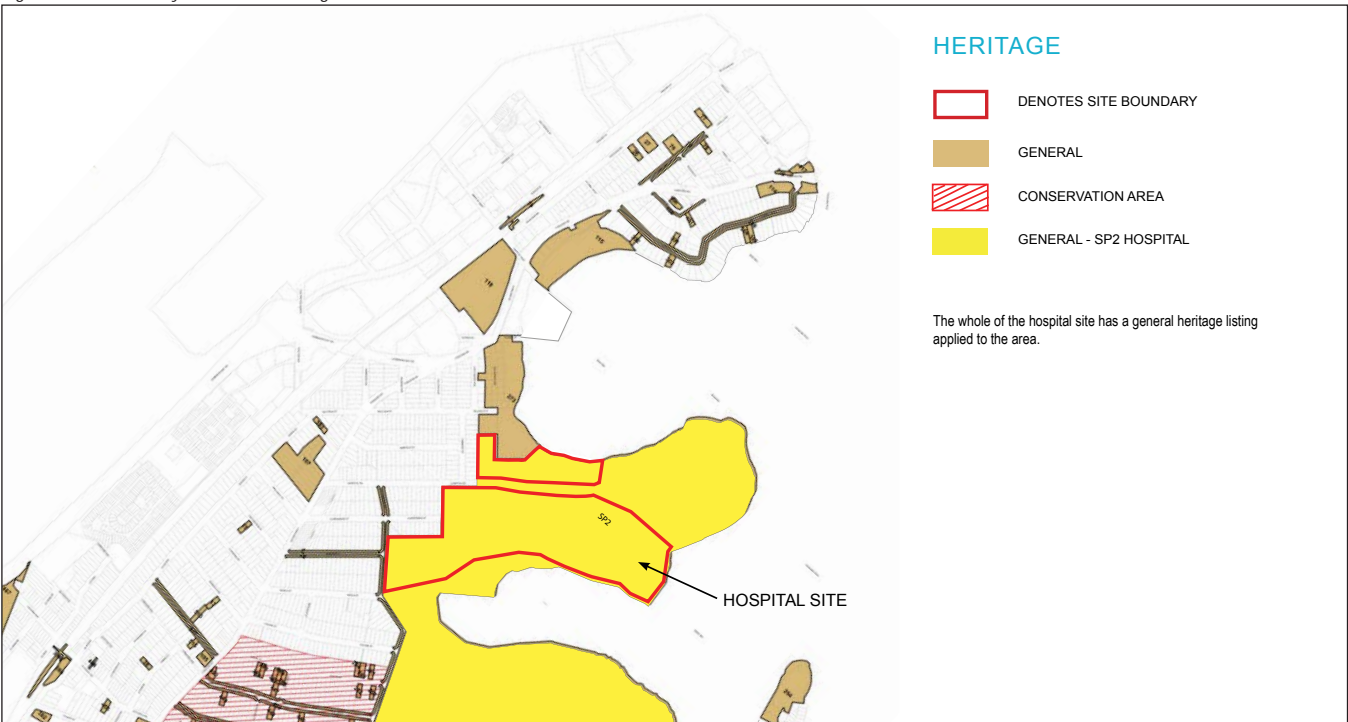


Figure 12. Canada Bay LEP2008 - Maximum Building Height

