

12 December 2018

17593

Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2000

Attention: Jason Maslen

Dear Jason,

## **CAMPBELLTOWN HOSPITAL STAGE 2 – SSD 9241 REQUEST FOR ADDITIONAL INFORMATION**

We write in response to your email of 10 November 2018 requesting additional information related to the above SSD application. A response is provided below.

### **Description of the Car Park, Internal Road and Related Changes**

Design refinements largely reduce the extent of the SSD application with design changes reducing the extent of the building, car park and internal roads. Subsequently this results in reduced impact to vegetation. A comparison of the 'as lodged' site plan and the 'as amended' site plan is provided at **Figure 1** and **2**. The key changes include:

- Amended western car park layout;
- Removal of the internal (north-south) link road from the SSD application;
- Removal of the southern at-grade car park from the SSD application;
- Minor change to the Therry Rd entry; and
- Changes to the Hospital design as addressed in a separate submission to the Department (dated 12 November 2018).

### **Car Parking**

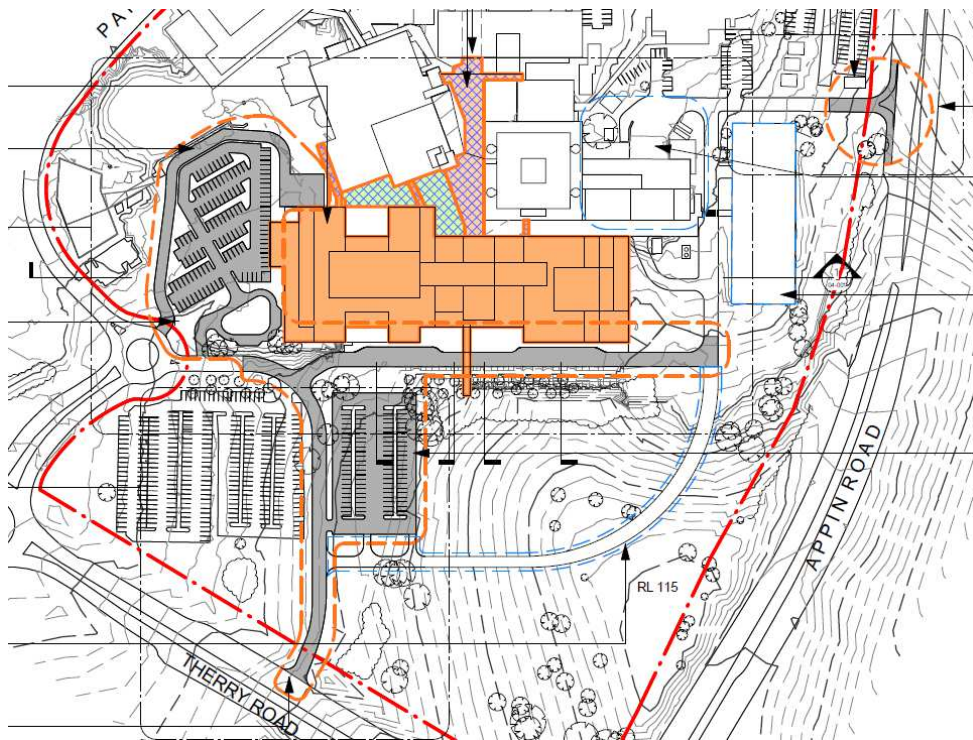
A summary of car parking being delivered across the Hospital has been provided by PTC and is appended to this letter. The SSD scope of works will remove 271 spaces and introduce 52 car parking spaces (nett reduction of 219 spaces), as follows:

- Demolition of CP6 (121 space loss);
- Demolition of CP7 (40 space loss); and
- Reconfiguration of CP8 (demolition of 110 spaces and construction of 52 spaces, resulting in a net loss of 58 spaces).

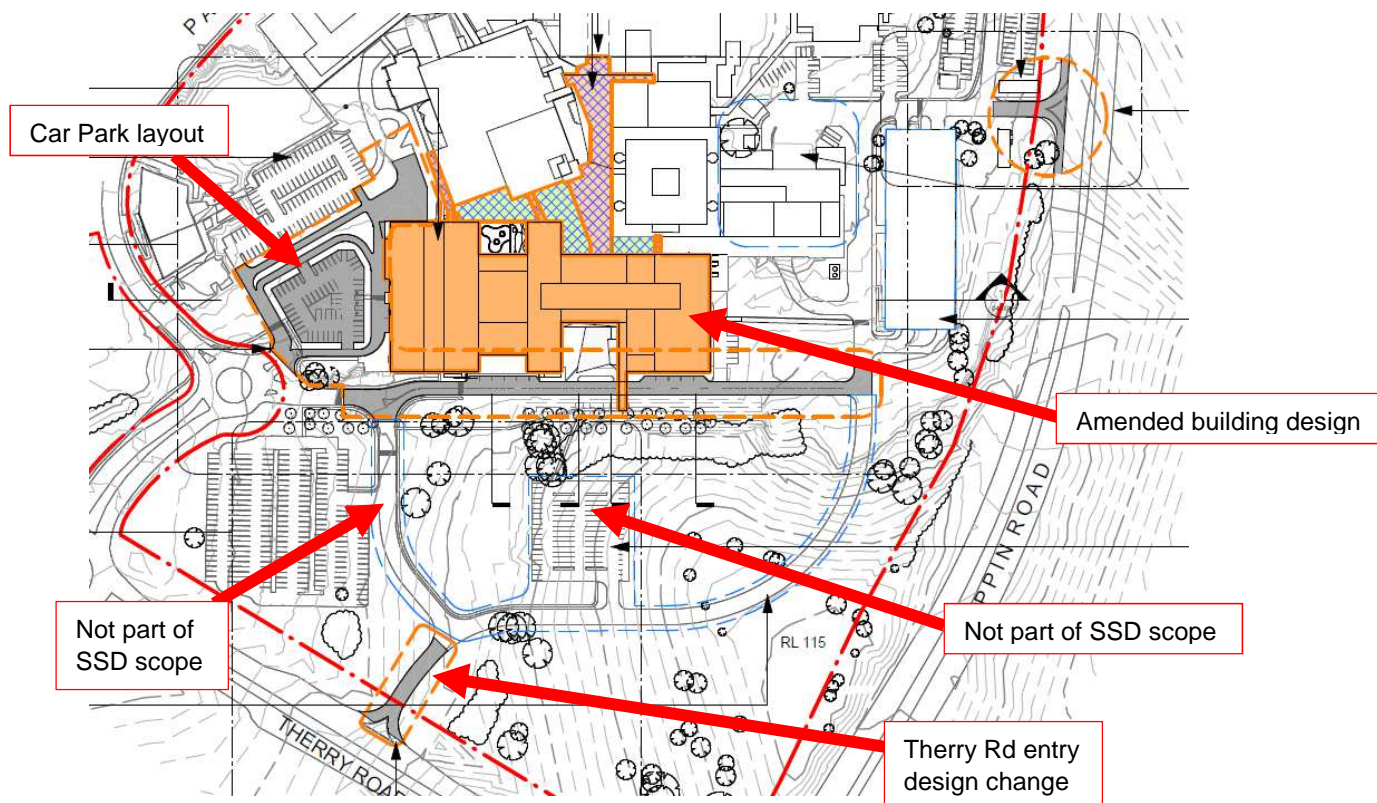
By the end of 2019 the number of car parking spaces provided across the Hospital will have increased from 1,280 in 2017 to 1,865 in 2019. The PTC summary confirms that notwithstanding the design amendments, the amount of car parking being delivered across the Hospital continues to be greater than the quantum of required parking forecast in the Traffic Report that was submitted with the EIS, being 1,797 spaces by 2021/2022, when Stage 2 will open.

The Stage 2 development, will not open at full capacity and the building's capacity will instead grow over time, in line with the broad growth of Hospital services. The pace of this growth will vary according to the requirement of health services, however the parking requirements of Stage 2 and the Hospital more broadly will be met and exceeded by the range of parking being delivered by the SSD and REF works discussed previously, upon opening in 2020/21.

HI continually monitors parking demand and provision, which varies as services and operational functions evolve. Accordingly, HI request a condition requiring a review of parking 12 months after the issue of the occupation certificate.



**Figure 1** Site Plan (as lodged)



**Figure 2** Site plan (as amended)

## Vegetation Removal and Biodiversity Development Assessment Report

The removal of the north-south link road and southern at-grade car park from the SSD has a corresponding reduction in vegetation removal required. The Arborist Report and BDAR prepared by Eco Logical have been updated to reflect the amended scope and design with an assessment of corresponding impacts. The proposal will require the removal of 31 trees. Of the trees removed:

- One (1) trees are of high retention value;
- 28 trees are of medium retention value; and
- Two (2) trees are of low retention value.

Any loss of trees will be offset in accordance with the requirements of the Biodiversity Offsets Scheme, as detailed in the Biodiversity Development Assessment Report.

Two (2) trees (*Corymbia maculata* and *Corymbia citriodora*) of medium retention value will be subject to medium impact of the tree protection zone. Further detailed assessments (root investigation) via non-destructive methods will be required to determine the suitability of retention for medium impact trees.

A small amount of vegetation within the development site will be removed, resulting in the clearing of 0.12 ha of Cumberland Plain Woodland (CPW). The BAMC calculated that a total of 3 ecosystem credits are required to offset the unavoidable impacts on the development site. Because no habitat for candidate credit species was recorded in the study area, no species credits are required to offset the development.

Serious and Irreversible Impacts (SII) values have also been considered in this assessment. CPW is a listed SII. The SII threshold for CPW is yet to be published by OEH. However, given the small area (0.12 ha) and poor condition of CPW to be impacted, it is considered unlikely that the development would result in an SII. An amended Arborist Report and Biodiversity Development Assessment Report are appended to this letter.

## Update Summary of Non-SSD Works Proposed at the Hospital

As outlined at Sections 2.2.1 and 2.2.2 of the EIS there are works being carried out separately to the SSD application related to a multi-level car park and at-grade car park as identified at Figure 1 of the EIS. There is no change to these works.

Sections 2.2.3 and 2.2.4 of the EIS describe changes to the kitchen and loading dock of Building B and a new internal link road in the south of the Hospital grounds. These works also remain unchanged and are being delivered via a separate approval under Part 5 of the EP&A Act (REF). A key change to the REF since preparing the EIS is the delivery of an at-grade car park off the new link road. The REF includes a range of other works separate to the SSD to improve Hospital facilities, services and infrastructure. The works are summarised as follows:

### Block B

- Demolition of the staff canteen and surrounding hard stand areas;
- Internal demolition, reconfiguration and fit-out works within Level 01 and the loading dock;
- Construction of a new, single storey Engineering Department and kitchen extension in the location of the former staff canteen;
- Relocation and augmentation of medical gas tanks;
- Fit-out of the staff canteen;
- Modification to roads, landscaping, footpaths and hardscape areas that surround the loading dock; and
- Associated services and utilities.

### Block D

- Internal demolition, reconfiguration and fit-out works within Level 00 and B01;
- Repurposing of a staff cafeteria adjacent to the public café (between Block B and A);

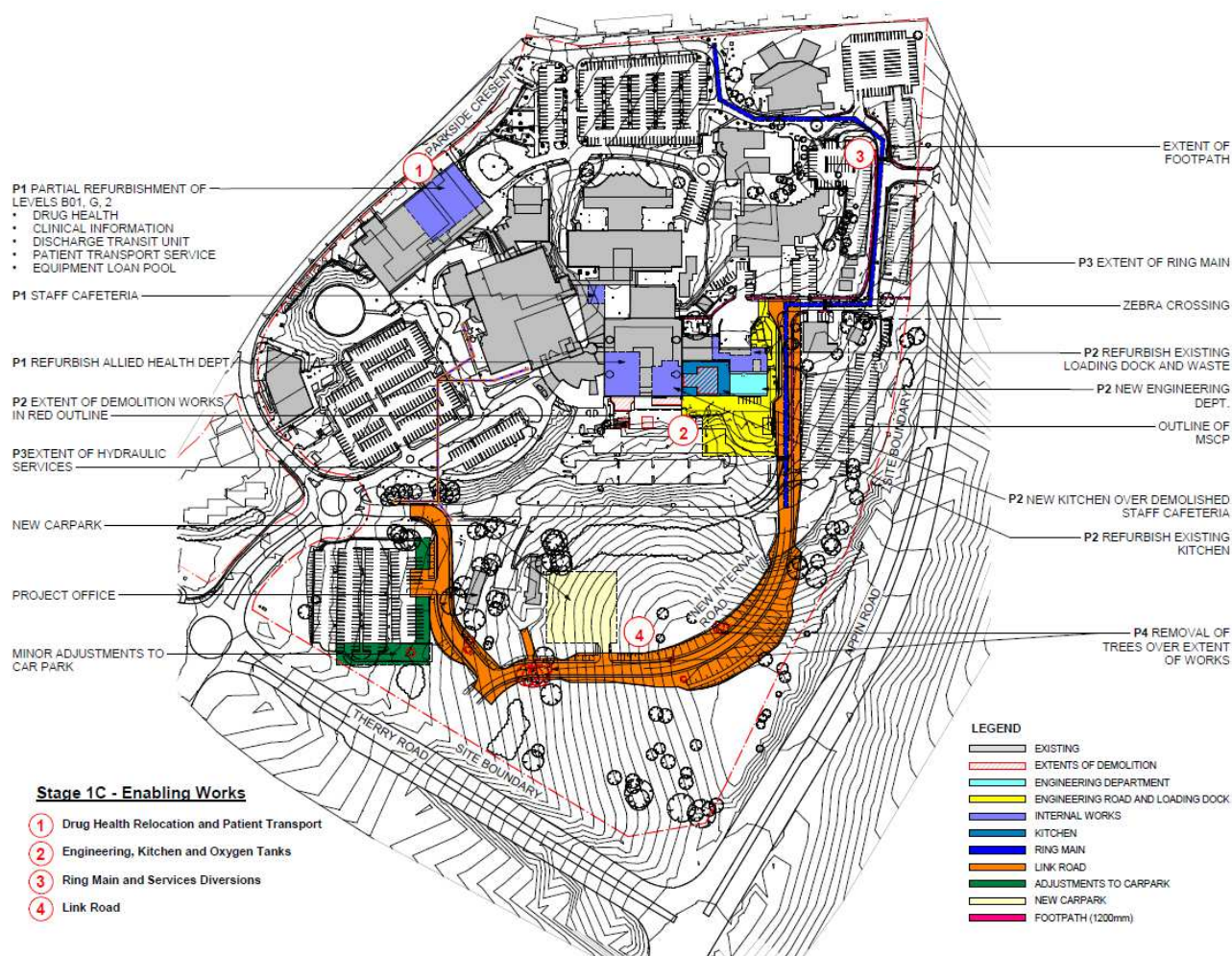


- Modifications to introduce drop off parking for 2 vehicles; and
- Associated services and utilities
- Modifications to inground services
- Installation of site wide services for a potable water main, fire services main, fire hydrant main, high voltage electrical main and gas main;
- Extension of the existing northern services ring and the decommissioning of the southern services ring.

### Road and Car Park

- Construction of a new link road;
- Modification of existing car park (CP9) (no loss or gain in parking);
- Construction of a new southern at-grade car park (94 spaces); and
- Tree removal.

A high level site plan identifying the works is appended to this letter and is reproduced at **Figure 3**.



**Figure 3** General plan of non-SSD works being delivered across the Hospital

Source: Enstruct

### Provide an Updated Floor Summary

The following floor summary of GFA relates to the design refinements shown on the amended architectural plans submitted with the Response to Submissions. The revised GFA has reduced from 75,123m<sup>2</sup> to 58,535m<sup>2</sup>.

**Table 1** Floor space summary

LEVEL	GFA/FLOOR
L00	8,004m <sup>2</sup>
L01	6,813m <sup>2</sup>
L02	6,234m <sup>2</sup>
L03	5,568m <sup>2</sup>
L04	6,069m <sup>2</sup>
L05	5,390m <sup>2</sup>
L06	4,821m <sup>2</sup>
L07	4,830m <sup>2</sup>
L08	4,843m <sup>2</sup>
L09	4,601m <sup>2</sup>
L10	1,320m <sup>2</sup>
L11	PLANT
L12	42m <sup>2</sup>
Total Area:	58,535m <sup>2</sup>

I trust the above provides you with the information required. Should you have any queries, please feel free to contact me on [cmcgillick@ethosurban.com](mailto:cmcgillick@ethosurban.com) or 9409 6962.

Yours sincerely,



**Chris McGillick**  
Senior Urbanist