

12 November 2018

17593

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

Attention: Jason Maslen

Dear Ms McNally,

CAMPBELLTOWN HOSPITAL STAGE 2 – SSD 9241 RESPONSE TO SUBMISSIONS

The Environmental Impact Statement (EIS) for the Campbelltown Hospital (Stage 2) redevelopment was publicly exhibited between 30 August 2018 and 26 September 2018. In total, one public submission and ten agency submissions were received. Whilst none of the submissions raised any significant concerns regarding the proposal, comments were made around parking and access, construction hours, contamination, flooding and design.

The attached response to submissions sets out the proponent's response to issues raised in the submissions, as well as the request for further information from the Department of Planning and Environment and Government Architect NSW.

The response table should be read in conjunction with the following attached documentation:

- Amended Architectural Plans prepared by BLP (**Appendix A**);
- Amended Design Summary prepared by BLP (**Appendix B**);
- Parking Study and Traffic Assessment prepared by PTC (**Appendix C**);
- Access and Circulation Information prepared by BLP (**Appendix D**);
- Amended Biodiversity Development Assessment Report prepared by Eco Logical (**Appendix E**);
- Form, Massing and External Fabric Principles statement prepared by BLP (**Appendix F**);
- Wayfinding Strategy prepared by Minale Tattersfield (**Appendix G**);
- Hospital Spine statement prepared by BLP (**Appendix H**);
- Arts Strategy and Community Engagement Framework prepared by BLP (**Appendix I**);
- Flood Mitigation advice prepared by Enstruct (**Appendix J**); and
- Amended Landscape Plans prepared by Arcadia (**Appendix K**).

1.0 Proposed design refinements

It is noted that there have been some changes to the proposal since the submission of the exhibition documents as a result of design development. The changes are largely driven by the need to refine the proposed building.

The primary changes are summarised as follows:

- General reconfiguration and reduction of the building envelope to better respond to the hospital service requirements and functional layouts;

- More detailed resolution of internal planning including functional planning and improved public connections;
- Refinements to the façade design system including:
 - Change in the horizontal material break up of building form (3 bands)
 - Simplification of material palette (4 material types)
 - The building expression reimagines the distinct characteristics of the local Campbelltown Remnant Cumberland Plains Bushland

It is noted that the link between the two main building forms now includes glazing to accentuate the two forms; the glazed façade is also angled and folds into canopy over the main hospital entry (to the south) as a welcoming gesture. The hospital spine is conceived as a welcoming activated public space, that connects the north and south entry points, as well as, providing links to existing hospital facilities. Its main element is a sculptured 'canopy' ceiling with glazed infill walls that provide visual and immediate access to adjacent external spaces.

It is noted that RL of the building has changed from RL 140.25 (57m) to RL 142.32 (59.09m). This is an increase of 2.09m as a result of design development. The height difference remains unperceivable from the public domain and minor in the context of the overall scale of the proposal.

The design changes are principally related to the façade design system and internal functional design. The built form and volume remain largely unchanged. Accordingly, the environmental impact of the proposed building, with respect to built-form, overshadowing, visual privacy, view impacts and wind impacts remains unchanged.

Additional design information is provided by BLP and is appended to this response. Amended Architectural Drawings are provided at **Appendix A**. A summary of design changes has been provided by BLP at **Appendix B**. Amended Landscape Drawings are provided at **Appendix K**.

An artist's impression of the amended design is provided at **Figure 1 - 4**.



Figure 1 Artists impression of the amended Hospital design (looking north)

Source: BLP



Figure 2 Main Entry canopy and southern entry point to the Hospital spine

Source: BLP



Figure 3 Hospital spine interior view

Source: BLP



Figure 4 Hospital spine interior view

Source: BLP

2.0 Conclusion

The proponent and project team have considered all submissions made in relation to the public exhibition of the proposal. A considered and detailed response to all submissions has been provided within the accompanying documentation.

In responding to and addressing the range of matters raised, the proposal has been refined pursuant to Clause 55 of the *Environmental Planning and Assessment Regulation 2000*.

We trust that the responses provided above will enable the Department to finalise their assessment of the SSD DA. Given the environmental planning merits (and the ability to suitably manage and mitigate any potential impacts) and significant public benefits proposed, it is requested that the Minister approve the application.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or cmcgillick@ethosurban.com.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'C. McGillick'.

Chris McGillick
Senior Urbanist