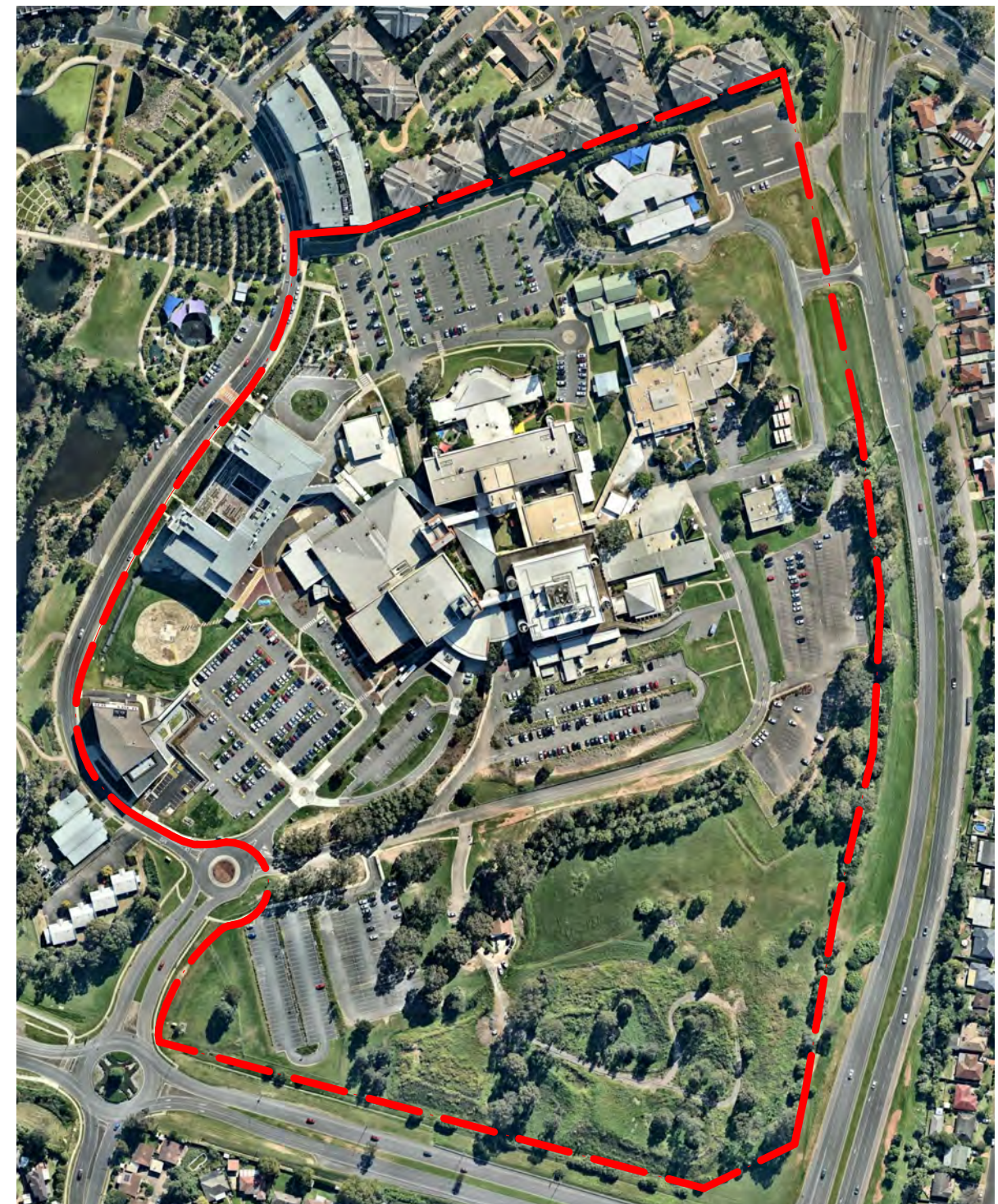


Campbelltown Hospital Redevelopment Stage 2 SSD Architectural Report



18st June 2018



Issue: 5

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Principal Consultant

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Date

Endorsed by:

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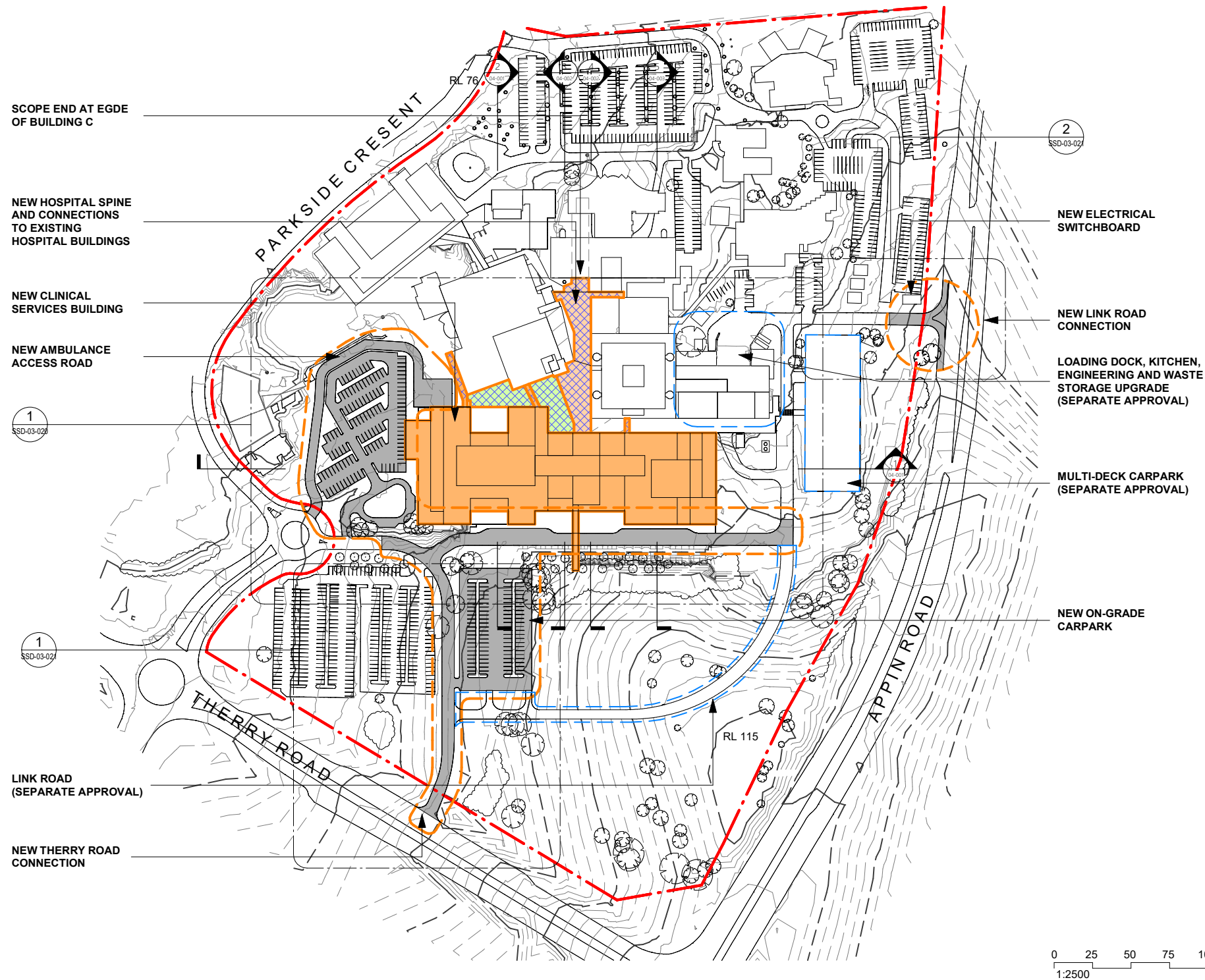
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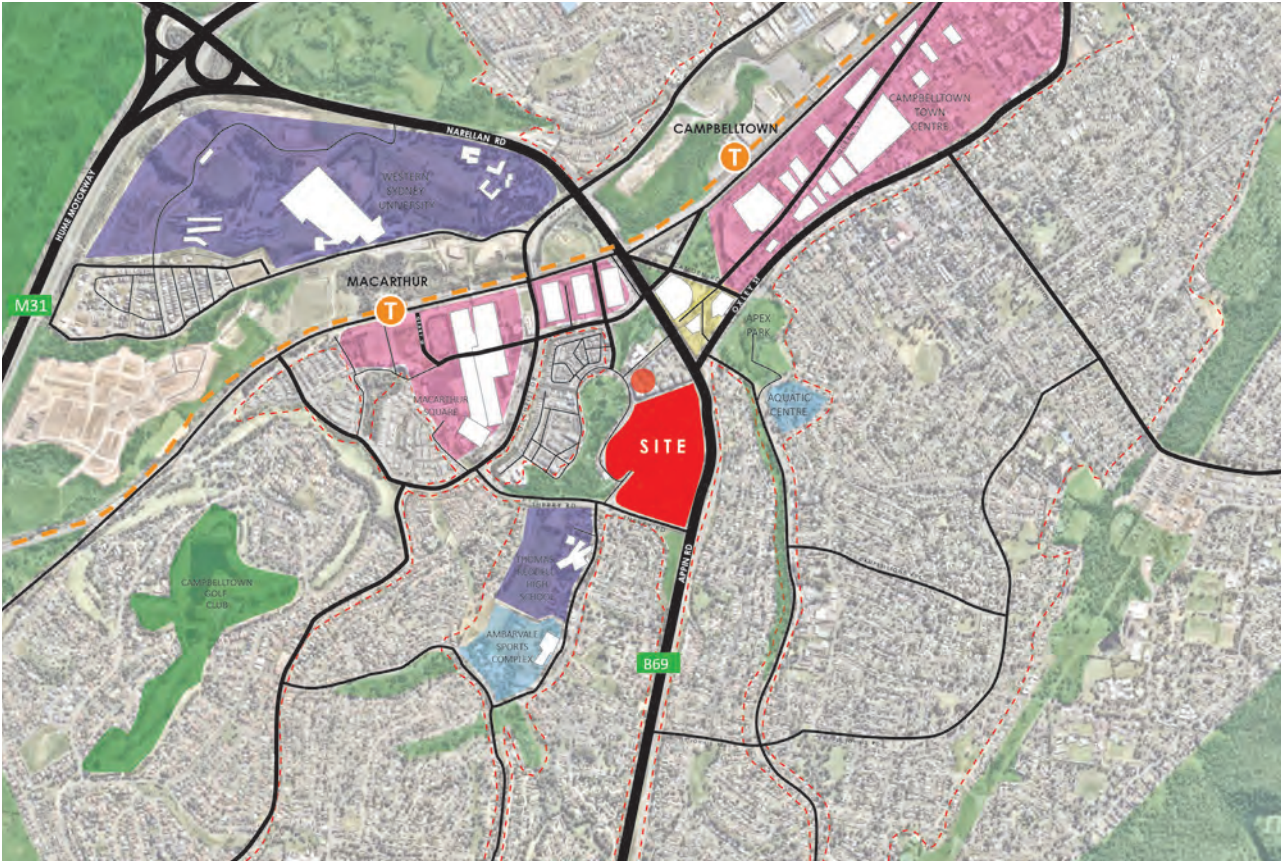
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1.0 Analysis

1.1 Context

Campbelltown is a major centre within the metropolitan area of Sydney and has a population of 163,000 with an expected growth to 273,500 by 2036 (ABS). It is located in the Greater-Western Sydney region and is approximately 51 km south-west of Sydney’s CBD. Topographically, Campbelltown is sited between two prominent ranges of hills. The western range is known as the Scenic Hills and is characterised by a complex rolling and undulating topography. The hills marking the eastern edge of Campbelltown are known as the East Edge Scenic Protection Lands. This area follows the main ridge line which defines the western edge of the Georges River Catchment Area. Campbelltown Hospital is one of the primary medical facilities with the Local Government Area and wider Macarthur region. It falls under the South Western Sydney Local Health District.



Campbelltown Site Analysis



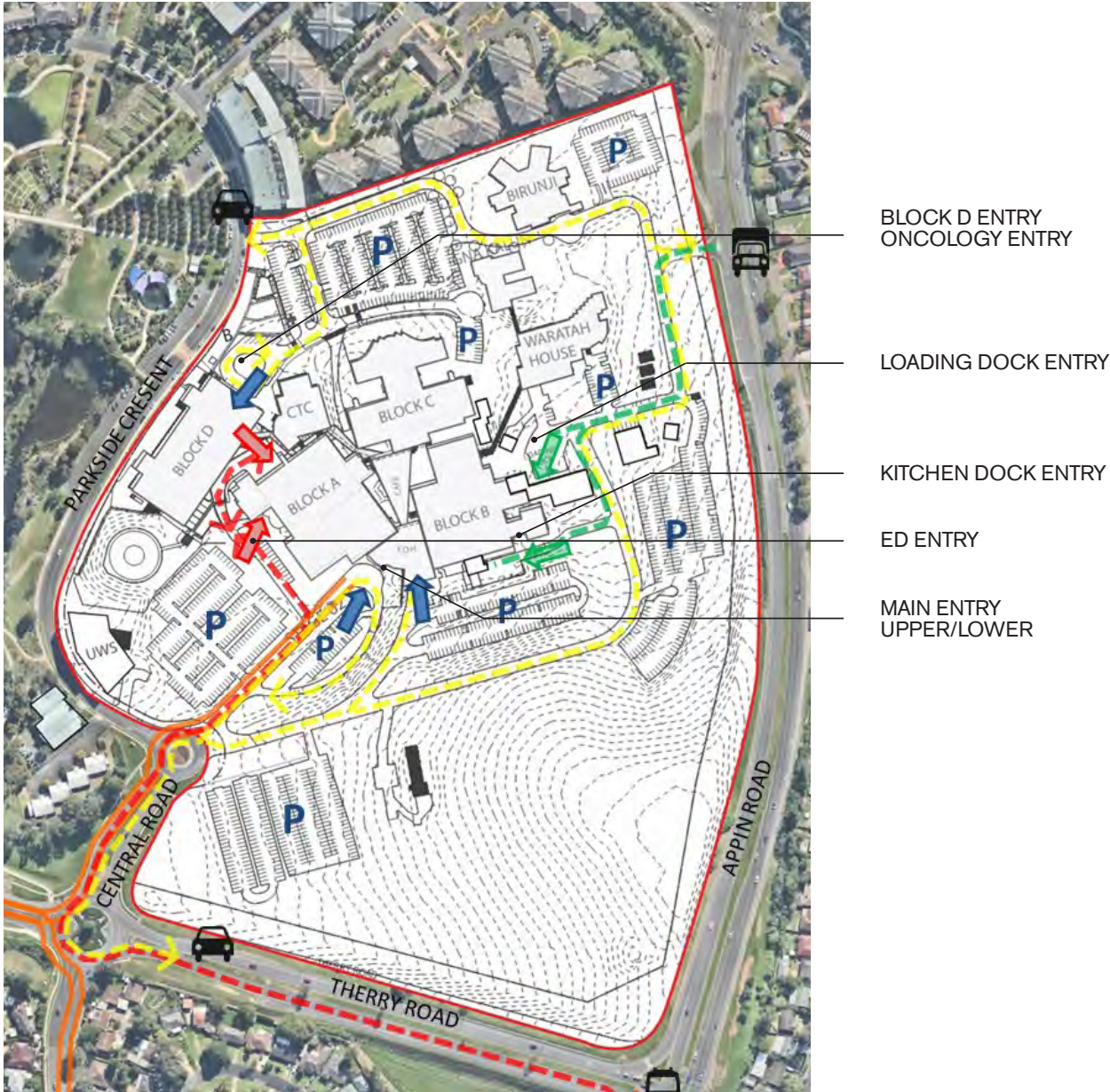
1.0 Analysis

1.2 Access to Site

The main hospital entry is located at the interface of Buildings A and B with access being from the south. This area consists of the public drop-off as a bus stop and taxi lay-by areas. Also a secondary entry through the recently completed Building D is available.

Vehicles, including ambulances, are encouraged to access the site from Central Road which connects directly onto Therry Road. Access is also available from Appin Road and Parkside Crescent, but control measures such as left in and left out restrictions have been applied. Traffic calming measures have been applied to Parkside Crescent as the council discourages high volume use of this road.

There are two loading docks that service the current facility. Both are connected to Building B. The kitchen has a dedicated loading dock for food delivery. The other dock is used for all other deliveries and dispatches and is located to the east of Building B.



Existing Site Access and Entries Plan - 2017

1.0

Analysis

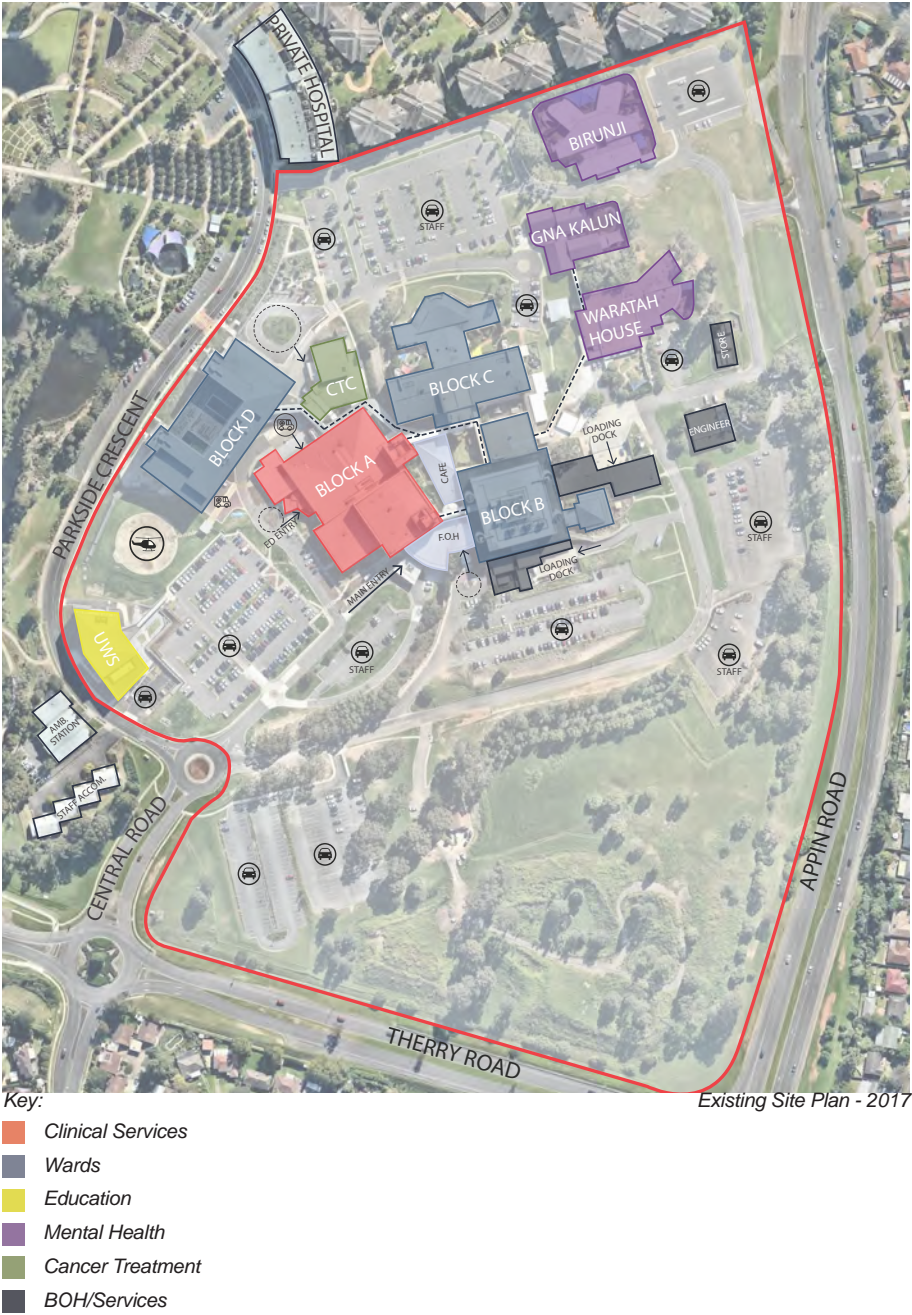
1.3 Existing Buildings

The original facility opened in 1977 and has been progressively developed over the past 40 years from a single main complex to one that now comprises in excess of four major buildings.

Building B is the original facility and has been expanded in a number of stages with Building C (Maternity, Birthing, Paediatrics) completed in 1986, Building A (Emergency, Theatres/Imaging/CSSD) completed in 2004 and more recently the completion of Building D (IPU/Allied Health/Pathology) in 2014.

The following table provides a summary of current building facility function, including age and year of completion and rise in levels:

Building	No. Levels	Current Department/Function	Completion Date
Building A	5	ED/Imaging/Theatres/Clinics/ICU/HDU/CSSD/DOSA/Dialysis	2004
Building B	4	Admin/BoH/Med. IPU/Allied Health/Kitchen/Loading Dock/Stores	1977
Building C	3	Paediatrics/Birthing/Maternity/Stroke/Cardiac/CCU	1986
Building D	6	Pathology/Allied Health/Ambulatory Care/Medical Records/Surgical IPU/Shell	2016
Cancer Centre	1	Oncology/Bunkers	2004
WSU Clinical School	4	Education	2017
Waratah House	2	Psychiatric Unit	1986
Birunji	1	Youth Mental Health	2004
Gna Ka-Lun	1	Adolescent Mental Health	2003

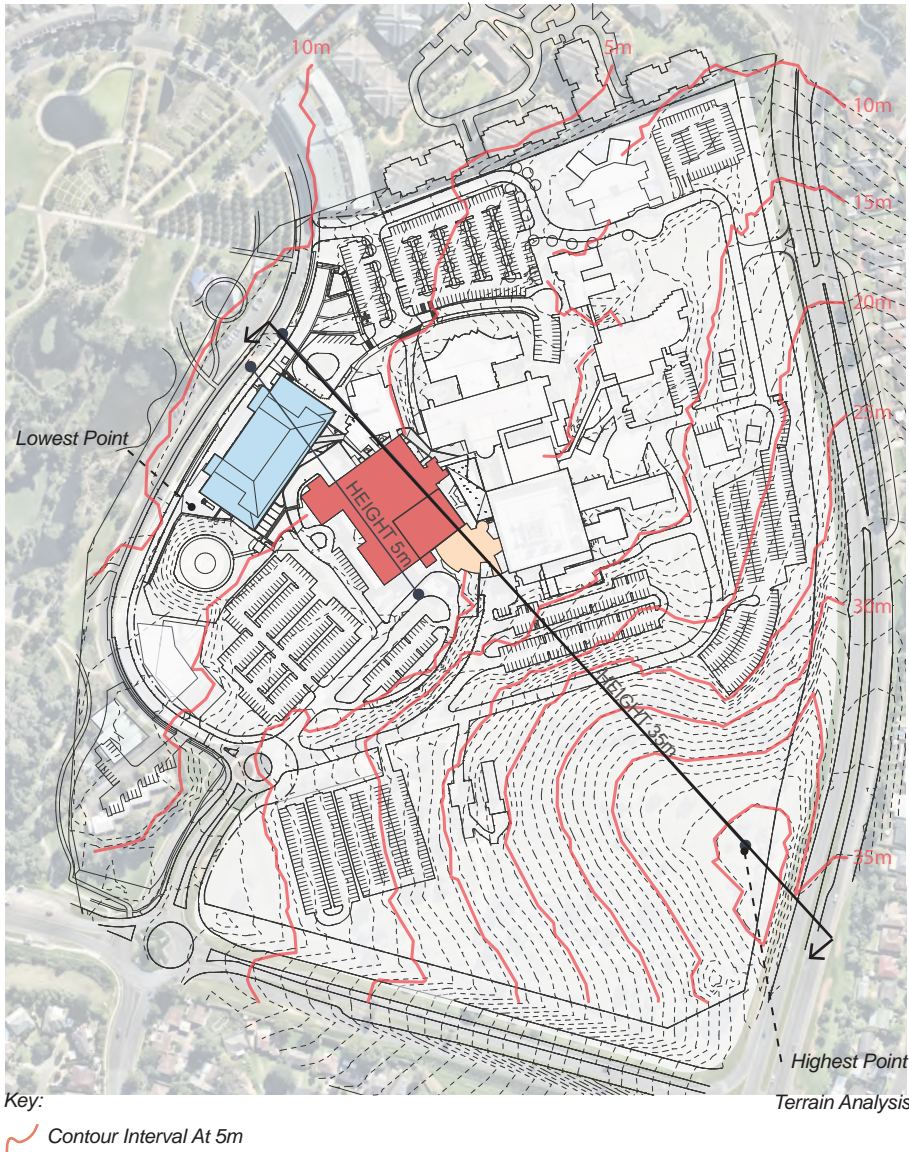
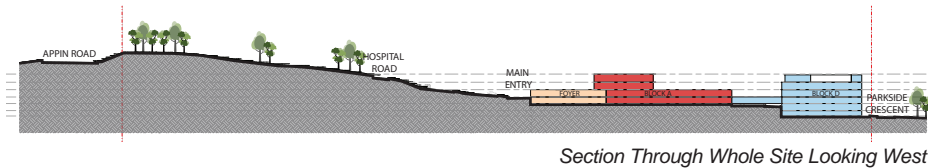


1.0

Analysis

1.4 Topography

The site topography condition generally slopes down from a high point in south/ east corner and falls approximately 35 metres toward the north/ west over a distance of 480 metres. Within the vicinity of the main hospital complex, there is a terrain fall of around 15 metres.



1.0

Analysis

1.5 Green Spaces

The Campbelltown hospital site is approximately a 10 min walk from the Macarthur train station. The site is located on the eastern side of the Birunji Creek which forms the southern part of Marsden Park.

Marsden Park is a large green wetland park running directly adjacent to the western boundary of the Campbelltown Hospital Site. It boasts an abundance of native flora and fauna species with walking tracks, pedestrian links to surrounding residents and Macarthur train station.

In terms of green spaces on the hospital site, the south eastern corner is a steep incline of grassed hill littered with native Australian trees. The eastern site boundary is open green space acting as a buffer between Appin Road and the eastern most staff carpark on site.



Marsden Park Aerial view circa. 2013



View of Building D from Marsden Park



Marsden Park Facilities

1.0

Analysis

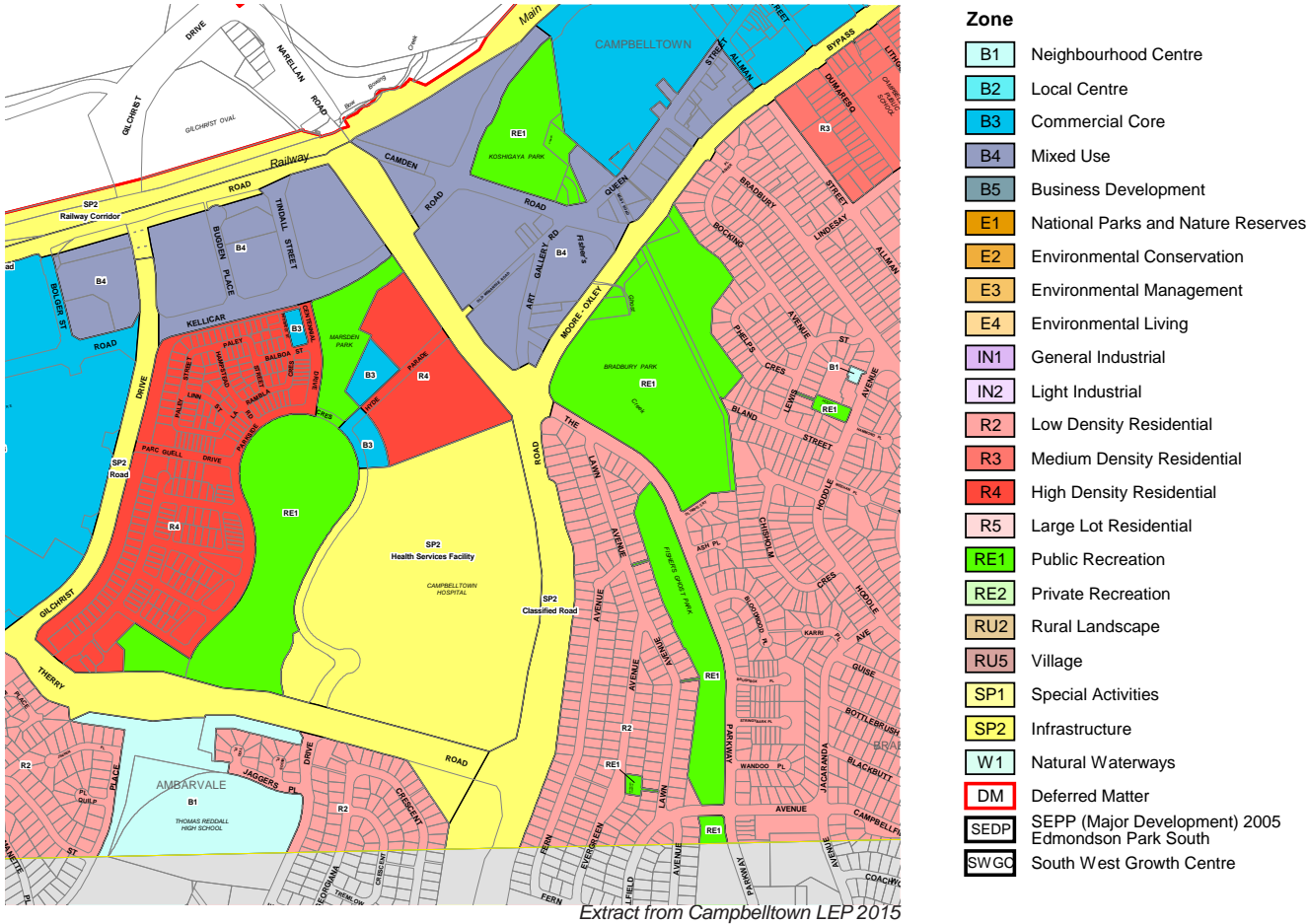
1.6 Urban Planning

The hospital site is within the Campbelltown City Council and is zoned SP2 Infrastructure (health Service facility) under the Campbelltown Local Environment Plan 2015. The following are key planning guidelines and policies:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP)
- State Environmental Planning Policy (State Significant Precincts) 2005.(SEPP)
- Campbelltown Local Environmental Plan 2015 (LEP)
- Campbelltown (Sustainable City) Development Control Plan 2015 (DCP)
- Engineering Design for Development
- Scenic Hills Preservation Policies

Development control zones abutting the Campbelltown Hospital site include Low Density Residential R2 toward the east and south sides (across Appin and Therry Roads), Public Recreation Zone RE1. Directly west (Marsden Park) and to the north are Commercial Core Zone B3 and High Density Residential Zone R4 (Macarthur Village/retirement home). Toward the western side of the park resides another High Density Residential Zone R4 cluster.

In addition, the site is in part affected by localised flooding impacts and in part as a mapped site subject to bush fire risk (limited section of western boundary opposite Building D). This is due to the adjacency to scrub land located around Birunji Creek and adjacent parklands to the west (Marsden Park/Central Park).



1.0 Analysis

1.7 Urban Context

Transport Network

The Campbelltown Hospital is easily accessible by road and conveniently accessible for pedestrians. The Hospital is located in close proximity to regional, precinct and local roads and is a walkable distance from Macarthur station.

The Campbelltown Hospital is bounded by Appin Road (B69) to the east and Therry Road to south. Appin Road is the main road connecting the residential areas to the southwest of Campbelltown with the Hospital. Appin Road is an extension of Narellan Road, also the B69. Narellan Road connects Campbelltown at the western end of the city centre to the Hume Motorway (5 minutes' drive) and to the broader region. The Hospital's main entry is from Central Road, which is off Therry Road. Therry Road connects with Appin Road and Gilchrist Dr.

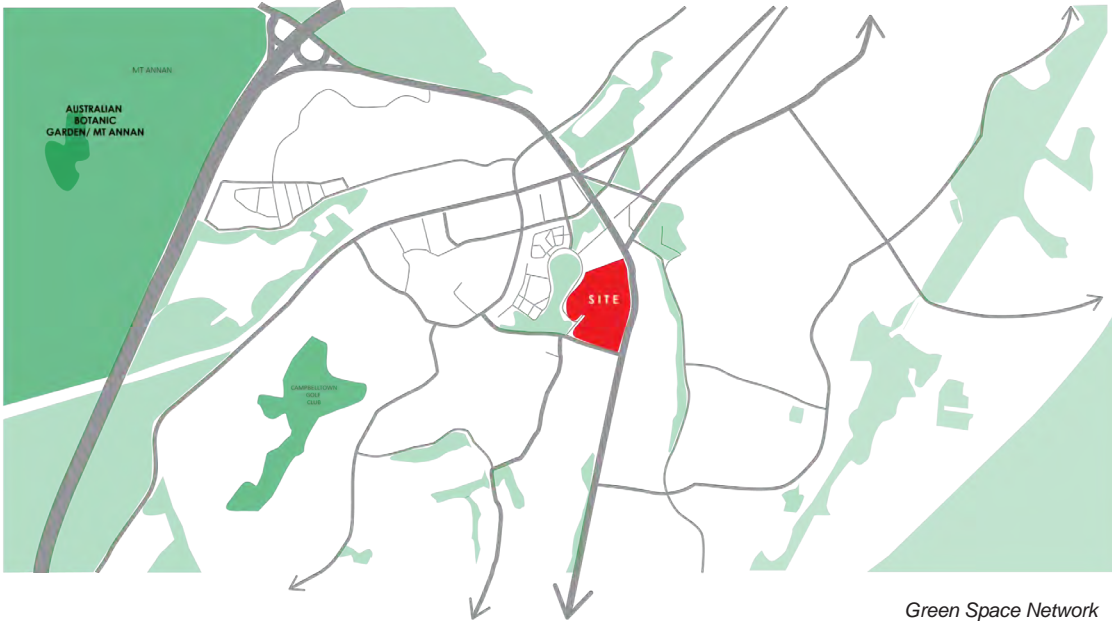
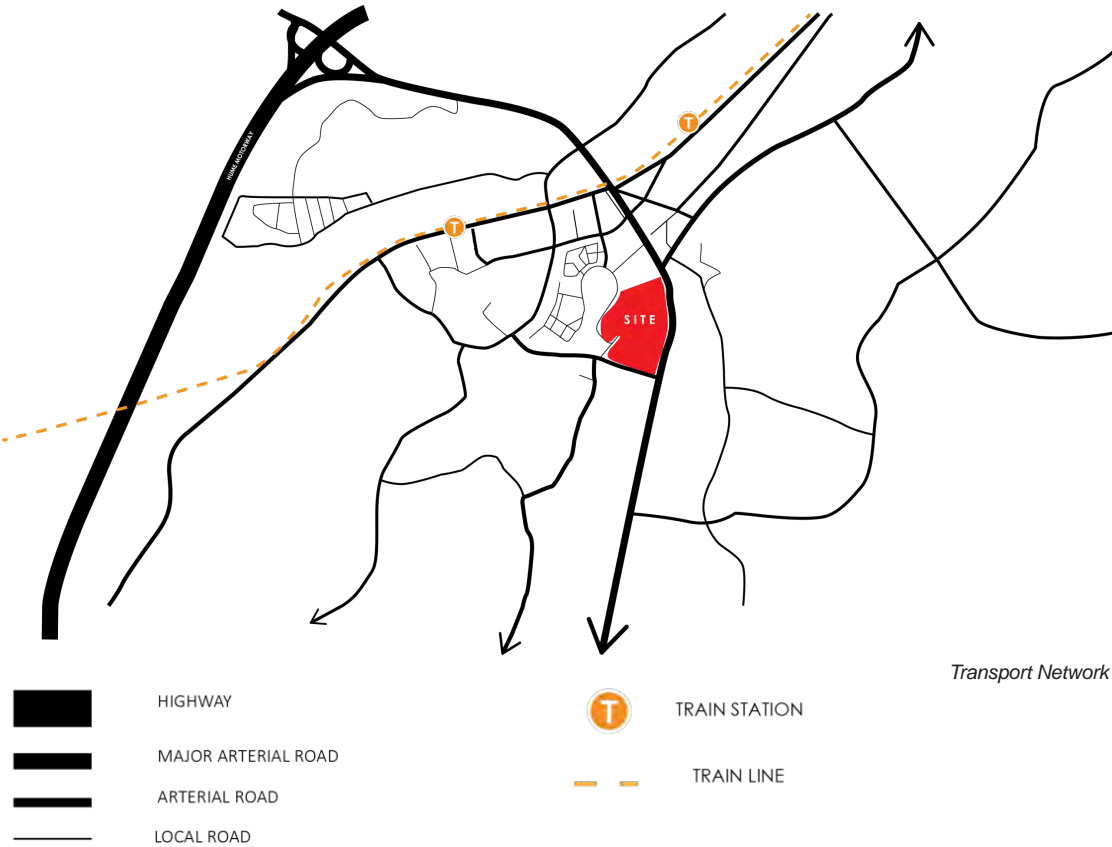
Pedestrian access can be improved to the surrounding residential, retail and town centre (including Campbelltown Catholic Club) areas. Existing access from Macarthur station, through Macarthur Square shopping centre and Marsden Park will improve the pedestrian accessibility of the Hospital with the residential areas on the western side.

Open Space Network

Campbelltown is situated in the Sydney Basin bioregion, which includes large areas of bushland and waterways, in particular the Cumberland Plain Woodlands. The aesthetic and natural values of the bushland and waterways are contributing factors toward attracting people to live within and visit the area.

Cumberland Plain Woodland is a threatened and protected collection of vegetation species. Throughout the urban development on the southwestern side of the city centre, the Cumberland Plain Woodland is being maintained where possible and integrated into a broader Open Space Network.

Marsden Park, which bounds the western edge of the Hospital, connects the Hospital to the broader Open Space Network of the region. The Open Space Network links to the Noorumba Reserve which is located about 3km south of the Hospital, on the edge of Campbelltown's urban development. The Reserve forms one of the largest areas of Cumberland Plain Woodland under public ownership in South Western Sydney, and provides habitat to a wide range of native wildlife.



1.0 Analysis

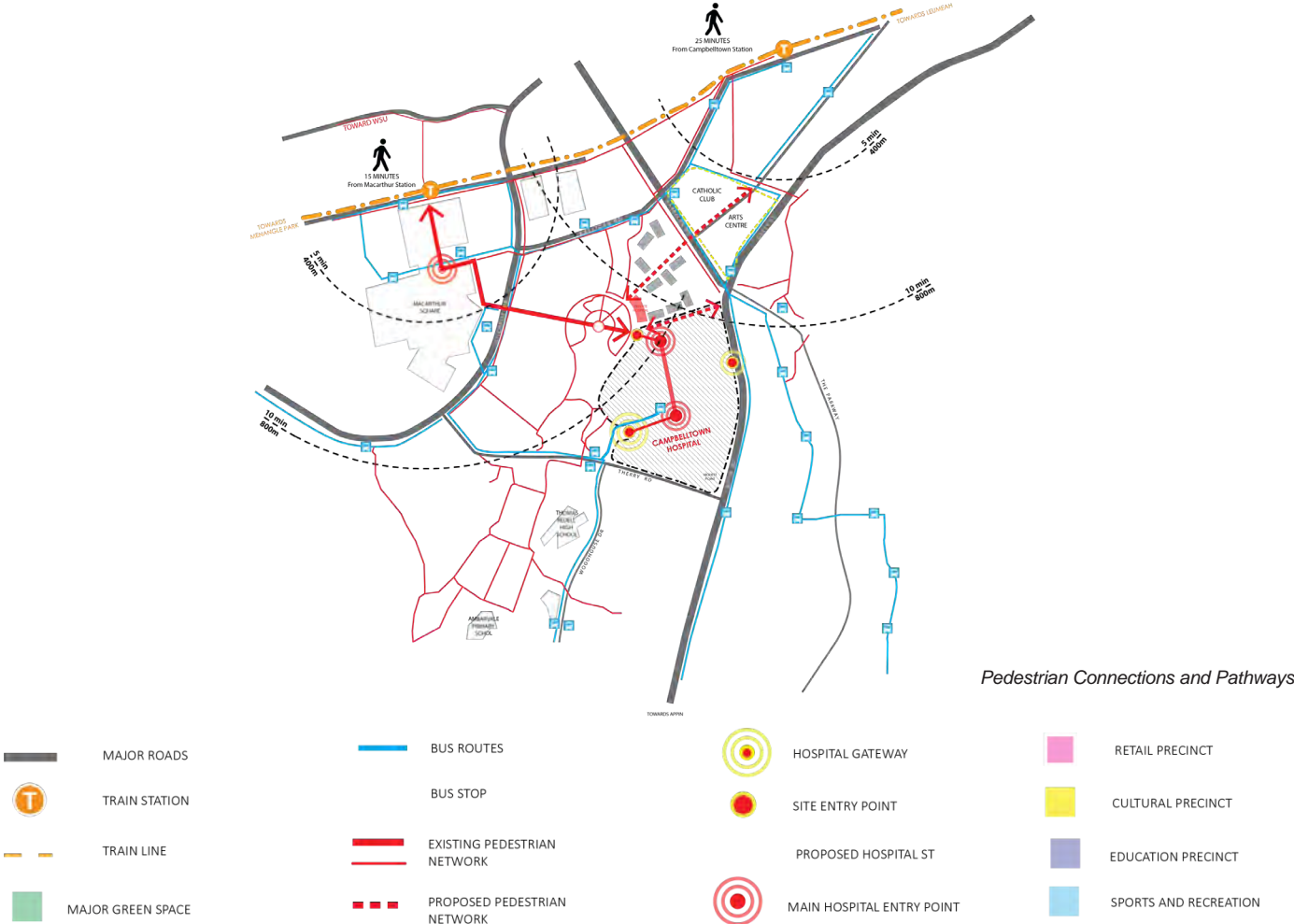
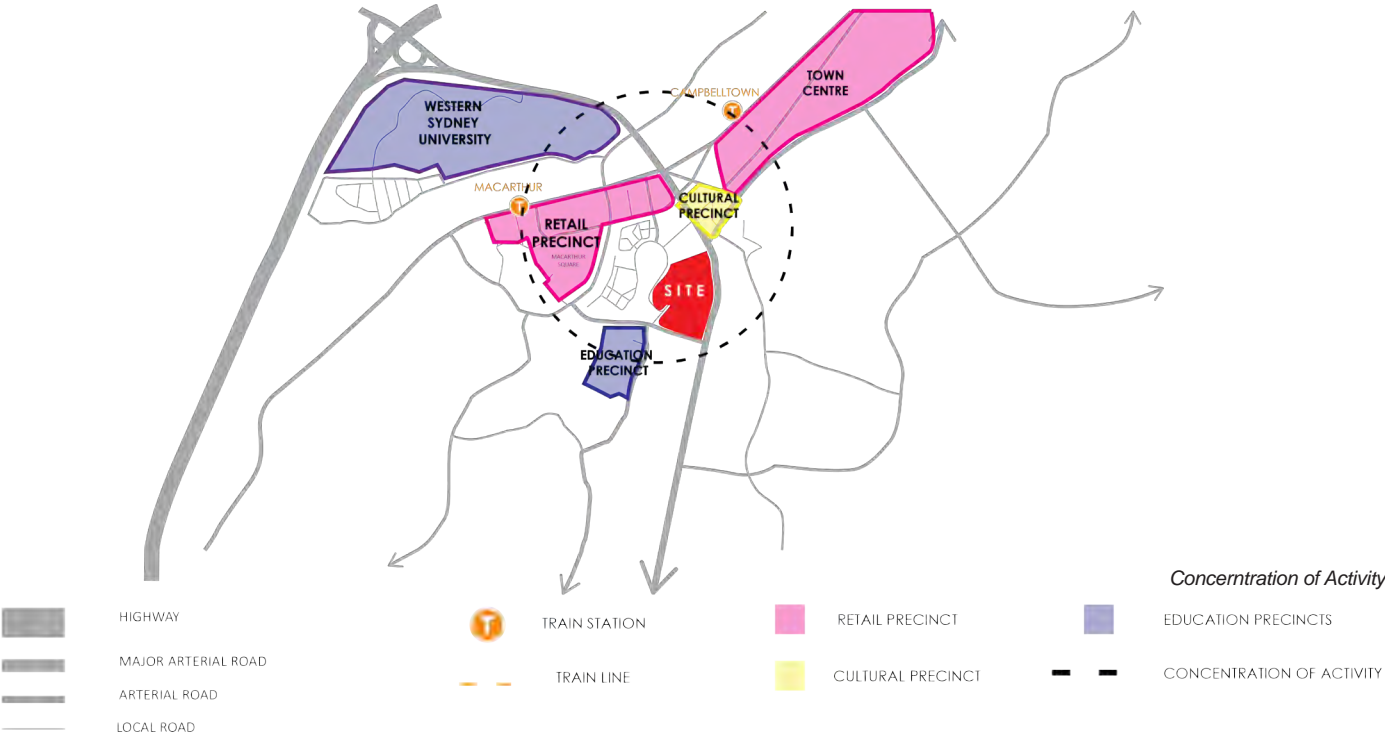
Concentration of Activities

Campbelltown is structured in clearly defined precincts, or areas of activities. In the core lies the historic walkable city centre. To the east lies the sports precinct, including Campbelltown Sports Stadium. The western side of Campbelltown can be described as the Educational, Health, Cultural and Entertainment hub. The Campbelltown Hospital forms a major part of this precinct.

The area represents a strong concentration of activities due to its destination uses, however, these uses are concentrated inwards and lack correlation and cohesion. Ways to improve this should be encouraged and the concentration of activities can be enhanced and structured into a future Campbelltown.

Local Drivers For An Integrated Hospital

- Improve the pedestrian connectivity and activation within the Activity Precincts:
- Support the existing pedestrian connection from Macarthur Station to the Hospital Precinct, through Macarthur Square and Marsden Park
- Strengthen the pedestrian connection between the Hospital Precinct and the Catholic Club and the Arts Centre by creating a new pedestrian link across Narellan Road.
- Establish a new street within the Hospital Precinct that connects the Hospital entry from Therry Road and Marsden Park. Well defined anchors to be established at either end of the street will ensure a legible and clear wayfinding within the Hospital Precinct.
- Create an engaging built and landscaped edge interfacing Marsden Park to the western edge of the Hospital precinct. This will improve activation as well as safety along Parkside Crescent.

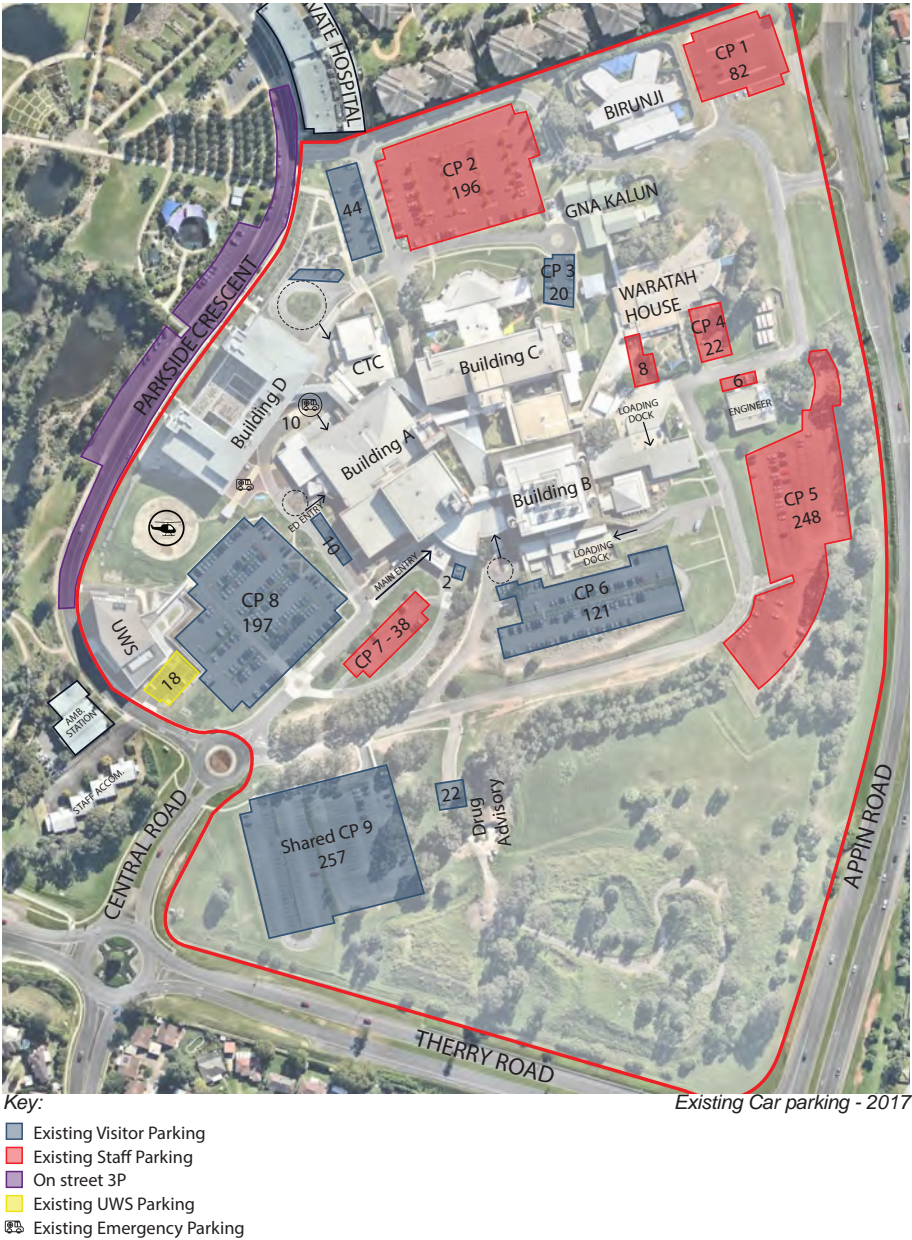


1.0 Analysis

1.8 Vehicular Circulation and Carparking

Vehicular access from both Appin Road and Parkside Crescent into and out of the hospital site is restricted as follows:

- Appin Road access is restricted to left in and left out. The RMS has imposed conditions on the access amenity in order to minimise impact upon the current speed and operation of this arterial road.
- Parkside Crescent has had traffic calming measures implemented by council which reduces speed, traffic volume and use. Measures include restricted access to the site (left in and left out), installation of speed humps, including pedestrian crossings and localized narrowing of road width. Speed limit is in place. The council wants to discourage use of Parkside Crescent as an access point to the hospital.
- Access to the existing main entry is via a one way loop road connection to Central Road. The road is used by public and emergency vehicle services. It is also the primary access point to the main public car park. The public transport buses also use this access road. The road is exposed to potential congestion and has no available expansion possibilities.



2.0 Masterplan

Key Design Drivers for the Development



2.0 Masterplan

2.1 Overarching Masterplan Design Principles

The design principles governing this project are primarily aligned with the objective to meet the clinical service priorities required of the Campbelltown Hospital with consideration given to the budgetary allocation provided by the Government. With these guiding principles taken into account, the objective has been to facilitate a response that will culminate with the provision of a world class acute health facility which will become a civic focus for the community and the people of the Campbelltown district.

The design provides for efficiencies and flexibility for operation and function. It also provides for longer term expansion strategies.

In scale and form the new redevelopment reinforces the idea of the existing hospital campus as a 'town on a hill' which has been a prominent and familiar landmark feature of the Campbelltown skyline.

The new hospital design focuses on contemporary models of patient centred care. It is functionally planned to enhance communication between the multi-disciplinary staff team and to optimise clinical outcomes in a secure and safe environment.

The internal planning of the hospital creates a strong sense of entry with easy way finding. There are strong connections to external landscaped space for respite and therapy. Perimeter windows capitalise on natural light and views.

The following design responses have been developed from the overarching



Masterplan

2.0 Masterplan

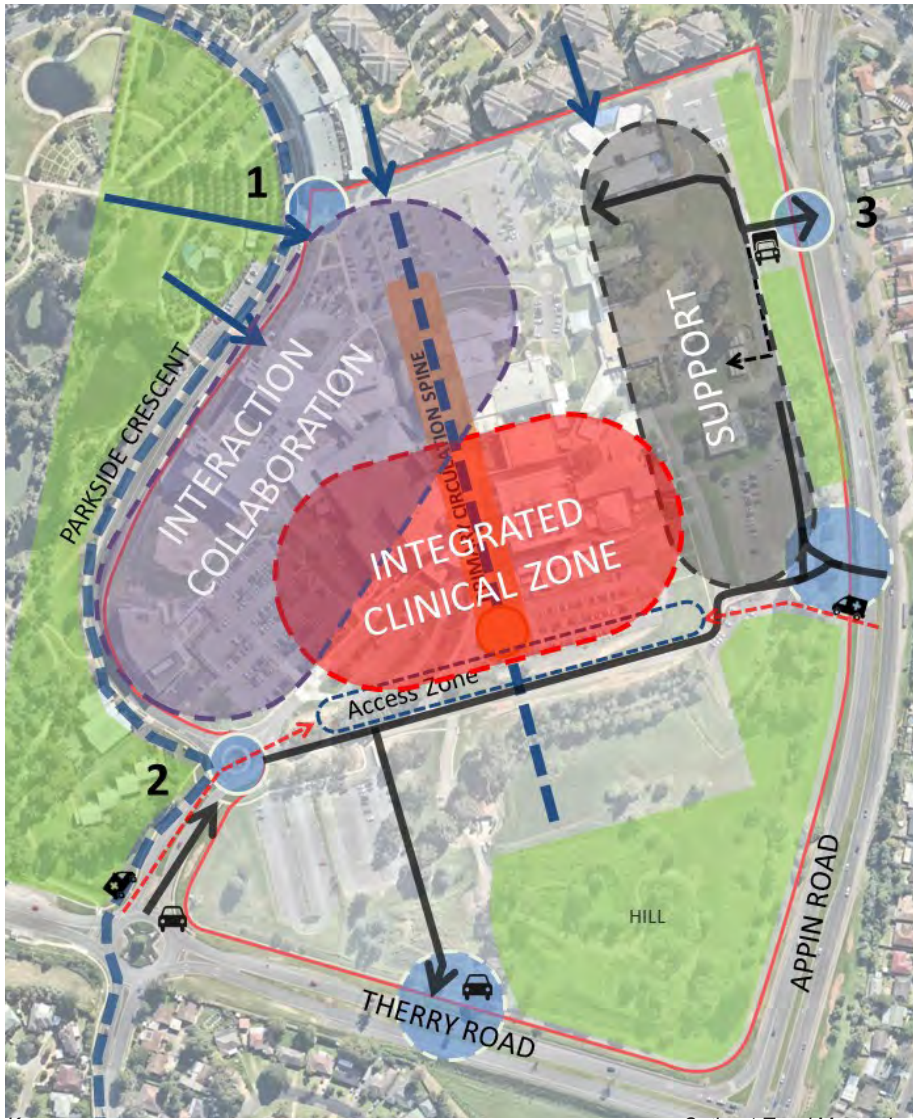
2.2 Development Studies Options and Proposed Zoning Options

Early establishment of the Site Structure Plan provided a planning guidance template which informed the development of various site zoning studies that were tested. Developed options were subjected to rigorous client and peer workshop evaluation.

Three main zones were formed, these include:

- Integrated Clinical Zone
- Interaction collaboration zone
- Support zone

Zoning Option 1 was chosen as the preferred option and it has therefore influenced the location of the site for a new integrated clinical building zone and main entry/drop off with the integrated north south hospital spine.



Option 1 Zonal Masterplan