

16 June 2021
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Environmental Reporting for Proposed Health Care Facility; 122-128 & 130 Pymont Bridge Road and 206 Parramatta Road, Annandale NSW

1 INTRODUCTION

EI Australia (EI) hereby submits a critique of the environmental reporting which shall be needed for the application to redevelop the above site into a health care facility.

It was understood that peer review of a previous environmental (contamination and hazardous materials) assessment report was required by The Trustee for MHA PBR Annandale Unit Trust, to establish the site's suitability for the proposed use and determine the data gaps that must be closed in order to gain development approval with Inner West Council.

1.1 SITE IDENTIFICATION AND HISTORY

The site is located at the intersection of Parramatta and Pymont Bridge Roads in Annandale NSW. It has a street address of 122-128 and 130 Pymont Bridge Road, Annandale and is further identified as comprising Lots 3-6 and 12 in Deposited Plan 976387, Lot 100 in Deposited Plan 1101482 and Lot 1 in Deposited Plan 539271, in the Parish of Petersham and County of Cumberland. It is a roughly trapezoidal-shaped block of land, covering an area of 2624m².

Most of the site area had been used for commercial / industrial purposes since the 1930s (at least); the activities which potentially could have resulted in land contamination included electroplating (1950-1961) and dry cleaning (1958-1972). The eastern portion was residential in nature up to 1961, at which time it was redeveloped for use as an on-grade parking area.

1.2 PROPOSED DEVELOPMENT

It was understood that the site is designated for redevelopment into an eight storey, health care centre (*Camperdown Medical Facility*), with two basements for vehicle parking. A development application (DA) shall be submitted to Inner West Council for this purpose and all environmental reporting will be included in the corresponding DA documentation. Refer to **Attachment A** for preliminary plans of the proposal.

2 REVIEW OF PREVIOUS ENVIRONMENTAL REPORT

2.1 AVAILABLE REPORT

The following environmental report relating to the site was made available to EI:

- JK Environments Pty Ltd (JK, 2021) *Report to MHA PBR Pty Ltd on Limited Environmental and Hazardous Materials Assessment for Due Diligence at 122-128 & 130 Pymont Bridge Road and 206 Parramatta Road, Annandale, NSW* (JK Reference E33770PArpt-DRAFT, dated 28 January 2021).

2.2 SUMMARY

A summary of the JK (2021) report is presented in Table 1.

Table 1 – Summary of JK (2021) Environmental / Hazardous Materials Report

Stage / Section	Statement / Findings
Purpose	The purpose of this assessment was “to make a preliminary evaluation of site contamination and to assess the potential for hazardous building materials to be present on-site for due diligence purposes, prior to acquisition”.
Objectives / Scope	<p>The primary objectives were “to identify the potential for site contamination, make a preliminary assessment of the soil and groundwater contamination conditions” and “identify hazardous materials within the site buildings”.</p> <p>The scope of work included:</p> <ul style="list-style-type: none"> ▪ Review of background and history information relating to the site; ▪ A site walkover inspection; ▪ Presentation of a preliminary conceptual site model (CSM); ▪ The design and implementation of a soil and groundwater sampling and analysis plan; ▪ Evaluation of analytical results against the adopted acceptance criteria; and ▪ Report preparation.
Key Findings	<p>The background, history review and walkover inspection components established that the site had been used for commercial / industrial purposes since the 1930s (at least), including electroplating (1950-1961) and dry cleaning (1958-1972). At the time of the assessment, parts of the site had retail tenancies (<i>Energy Shop Australia</i> and <i>Olde English Tiles</i>), as well as a music tutoring business. An on-grade parking facility comprised the eastern portion.</p> <p>Potential hazardous building materials were considered to be (asbestos) fibre cement sheeting panels (e.g. the ground floor of 206 Parramatta Road, amenities area ceiling), synthetic mineral fibre (SMF) insulation materials (e.g. in/as roof sarking, pipe and duct works, hot water tanks, boiler units and ceiling tiles) and R22 refrigerant gas (an ozone-depleting chlorofluorocarbon) in some of the split air conditioning systems.</p> <p>Soil sampling was performed at five separate borehole locations, two of which were converted into groundwater monitoring wells (BH1, BH2 / MW2, BH3 / MW3, BH4 and BH5). Fill was “encountered beneath the pavement in all boreholes”, extending to depths of 0.3-0.6m BGL. Except at BH2 (where residual, silty sandy clay was present), the fill lay directly over sandstone bedrock. In-field screening of headspace samples for volatile organic compounds (VOC) using a portable photoionisation detector (PID) indicated that concentrations of volatile contaminants in soils were “relatively low” (PID readings 0-1.2 ppm).</p> <p>Standing water levels in the monitoring wells at the time of the groundwater monitoring event were 2.12-2.35m BGL. The local groundwater was classified as slightly acidic (pH: 6.04-6.05) and fresh to slightly brackish (electrical conductivity: 606-682 µS/cm). Phase-separated product (i.e. light / dense non-aqueous phase liquid) was not detected in either well during the sampling.</p> <p>Based on the laboratory analytical testing of representative soil and groundwater samples:</p> <ul style="list-style-type: none"> ▪ Friable asbestos fibres were identified in the near-surface fill at two locations (BH3 and BH4); ▪ Heavy metals (copper, nickel and zinc) exceeded the corresponding ecological criterion in the fill at three locations (BH3: zinc; BH4: copper, nickel and zinc; BH5: nickel); ▪ >C₁₆-C₃₄ (F3) total recoverable hydrocarbons (TRH) exceeded the corresponding ecological criterion in the fill at locations (BH2 and BH4); ▪ Dissolved heavy metals (cadmium, chromium, copper and zinc) exceeded the corresponding investigation level in groundwater from both wells (MW2: cadmium and zinc; MW3: chromium, copper and zinc); ▪ >C₁₀-C₁₆ (F2) TRH exceeded the corresponding investigation level in groundwater from both wells;

Stage / Section	Statement / Findings
	<p>and</p> <ul style="list-style-type: none"> Traces of several VOC were detected in the groundwater from well MW3 (benzene, toluene, xylene, chloroform, <i>cis</i>-1,2-dichloroethene, trichloroethene and tetrachloroethene), although no concentration exceeded the corresponding investigation level.
Conclusions	JK (2021) concluded the risks from the asbestos, heavy metal and TRH contamination in soils "to be low in the context of the existing land use / site layout as there is currently no complete exposure pathway". However, "a potential pathway exists in relation to exposure to vapours from volatile contaminants in soil and/or groundwater", which "warrants further investigation".
Recommendations	<p>JK (2021) made a series of recommendations in their report, including:</p> <ul style="list-style-type: none"> Completion of a detailed hazardous materials survey (HMS), leading to the preparation of a hazardous materials register and management plan for each property comprising the site; Completion of a detailed environmental site investigation (DESI), which should include soil vapour assessment (SVA), to determine the human health risks associated with vapour intrusion); Completion of an acid sulfate soil (ASS) assessment for the site; Preparation of a site- / work- specific asbestos management plan (AMP), detailing all asbestos control measures to be implemented "for any works across the site which require penetration of the concrete slab / pavement" and/or removal of asbestos-containing material (ACM); and Conducting any demolition and soil excavation works in accordance with all HMSs / management plans and codes of practice, with clearance certificates to be issued upon their completion.

3 SITE SUITABILITY

3.1 EXTENT OF CONTAMINATION

Based on the findings of the JK (2021) assessment and with consideration of their statement of limitations (Section 12 of the report), significant (gross / widespread) contamination does not exist at the site. Asbestos-, heavy metal- (copper, nickel and zinc) and TRH- impacted soils are present; however, they appear to be localised and limited to the near-surface filling layers ($\leq 0.6\text{m}$ BGL). Volatile (chlorinated) hydrocarbon contaminated groundwater is evident, but not to the extent that precluded commercial use of the land.

EI concludes that the site can be made suitable for the proposed (medical facility) development, in accordance with *State Environmental Planning Policy 55 (SEPP 55) - Remediation of Land*, assuming the recommendations stated by JK are implemented and appropriate remediation is carried out. Given that the proposed development requires bulk excavation in order to construct two basements, it is envisaged that the remediation strategy shall involve off-site disposal of (impacted) soils to EPA-licensed landfill facilities. The deep excavation shall also promote (accelerate) natural attenuation of VOC from shallow groundwater.

3.2 DATA GAP CLOSURE

The JK (2021) assessment report provides a suitable, initial reference point for defining the environmental status of the site. The proposed preliminary and then revised CSM was considered to be appropriate and well conceived. Nonetheless, further (more detailed) investigation is required, as acknowledged by JK itself.

EI agrees with the recommendations stipulated by JK (2021); however, EI hereby takes this opportunity to make some suggestions that will assist data gap closure.

- The DESI should include soil sampling at four additional sampling locations (at least), so that the final (combined) sampling strategy complies with the minimum density stipulated in Table A of the EPA (1995) *Sampling Design Guidelines* for an area of 2624m^2 . As asbestos is a contaminant of concern, further locations may be necessary to achieve a double density sampling frequency (WADOH, 2009).

2. The soil vapour and ASS assessments can be integrated into the DESI.
3. Improved delineation of the asbestos impact, as well as the SVA, should be considered priorities for data gap closure. Such information will inform the remediation action plan (RAP) for the site.
4. The RAP must detail all asbestos control measures to be implemented during the site remedial (excavation) works. This will at least partly satisfy the requirement for a site- / work- specific AMP.
5. It is anticipated that any site remediation will commence with removal of the asbestos hotspots (fill) in the vicinities of boreholes BH3 and BH4. Other hotspots may need to be remediated as part of this stage, depending on the findings of the DESI.
6. Asbestos validation should include surface inspections and clearance by a licensed asbestos assessor, in addition to soil validation testing in areas where asbestos-impacted soils were remediated.
7. Soils to be removed from site as part of any remediation, basement excavation and/or foundation works, including *virgin excavated natural material* (VENM), are to be classified prior to off-site disposal in accordance the EPA (2014) *Waste Classification Guidelines* and the *Protection of Environmental Operations Act 1997*.
8. Once appropriately classified, all waste materials are to be transported to EPA-licensed waste facilities by the appointed waste contractors.
9. Any soil material to be imported to the site (i.e. for backfilling and/or landscaping purposes) must be confirmed by documentary evidence as suitable for the proposed land use. In the absence of such evidence, the material will require sampling and laboratory analysis to confirm that it is free of contamination and suitable for the intended land use, in accordance with EPA guidelines.
10. A Construction Environmental Management Plan (CEMP) should be prepared for the proposed development, describing mitigation controls for potential exposure pathways to receptors during works.

4 LIMITATIONS

This critique has been prepared for the exclusive use of The Trustee for MHA PBR Annandale Unit Trust, whom is the only intended beneficiary of EI's work. No other party should rely on this document without the prior written consent of EI. EI undertakes no duty, nor accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this critique must be read in conjunction with the whole of the document, including its attachment.

The conclusions presented in this critique are based on work done by others, with specific sampling locations chosen to be as representative as possible under the given circumstances.

EI's professional opinions are reasonable and based on its professional judgment, experience, training and results from analytical data. EI may also have relied upon information provided by the client and other third parties to prepare this document, some of which may not have been verified by EI.

For and on behalf of EI AUSTRALIA



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MRACI CChem, MEIANZ CEnvP
Licensed Asbestos Assessor LAA001080



Attachment

Attachment A – Plans of the Proposed Development

References

DEC (2006) *Guidelines for the NSW Site Auditor Scheme* (2nd Edition). New South Wales Department of Environment and Conservation, DEC 2006/121, April 2006.

DEC (2007) *Guidelines for the Assessment and Management of Groundwater Contamination*. Department of Environment and Conservation NSW, DEC 2007/144, March 2007.

DUAP/EPA (1998) *Managing Land Contamination. Planning Guidelines SEPP 55 - Remediation of Land*. New South Wales Department of Urban Affairs and Planning / Environment Protection Authority, August 1998.

EPA (1995) *Sampling Design Guidelines*. Environment Protection Authority of New South Wales, Contaminated Sites Unit, EPA 95/59, September 1995.

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EPA (2015) *Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997*. Environment Protection Authority of New South Wales, EPA 2015/0164, September 2015.

EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme* (3rd Edition). Environment Protection Authority of New South Wales, EPA 2017P0269, October 2017.

EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. Environment Protection Authority of New South Wales, EPA 2020P2233, April 2020.

NEPC (1999) *National Environment Protection (Assessment of Site Contamination) Measure 1999*. National Environment Protection Council, December 1999.

NEPC (2013) *Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on Site-Specific Health Risk Assessments*, in the *National Environment Protection (Assessment of Site Contamination) Amendment Measure*, National Environment Protection Council, April 2013.

WADOH (2009) *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia*. Western Australian Department of Health, May 2009.

Camperdown Medical Facility

Urban Design Report

May 2021



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PURPOSE OF THIS REPORT

This Urban Design Report has been prepared to address planning proposal requirements for the site bounded by Pyrmont Bridge Road, Parramatta Road and Mathieson Street.

Content has been developed to align with the strategic objectives set out by the NSW Government, the Greater Sydney Commission, the Camperdown Ultimo Alliance and Inner West Council, and analyses the site specific urban design requirements. This report plus appendix completes the required set of deliverables.



ARTISTIC IMPRESSION: ENTRANCE VIEW FROM MATHIESON STREET



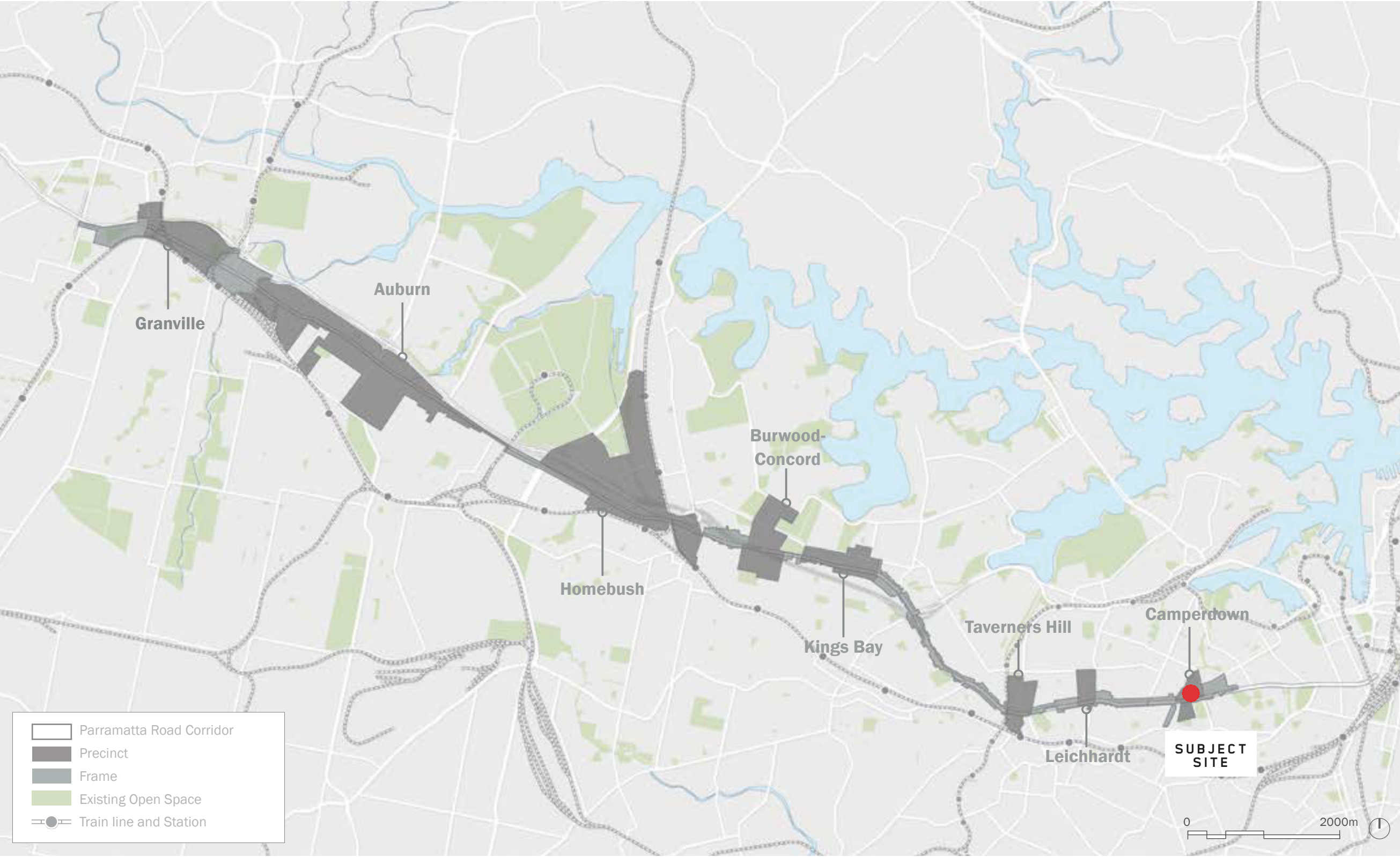
ARTISTIC IMPRESSION: VIEW FROM PARRAMATTA ROAD LOOKING NORTH

STRATEGIC CONTEXT

- GSC District Plans
- Parramatta Road Corridor Urban Transformation Strategy
- Camperdown Ultimo Collaboration Area
- Inner West Council Local Strategic Planning Statement
- Inner West Council Camperdown Employment Land Study

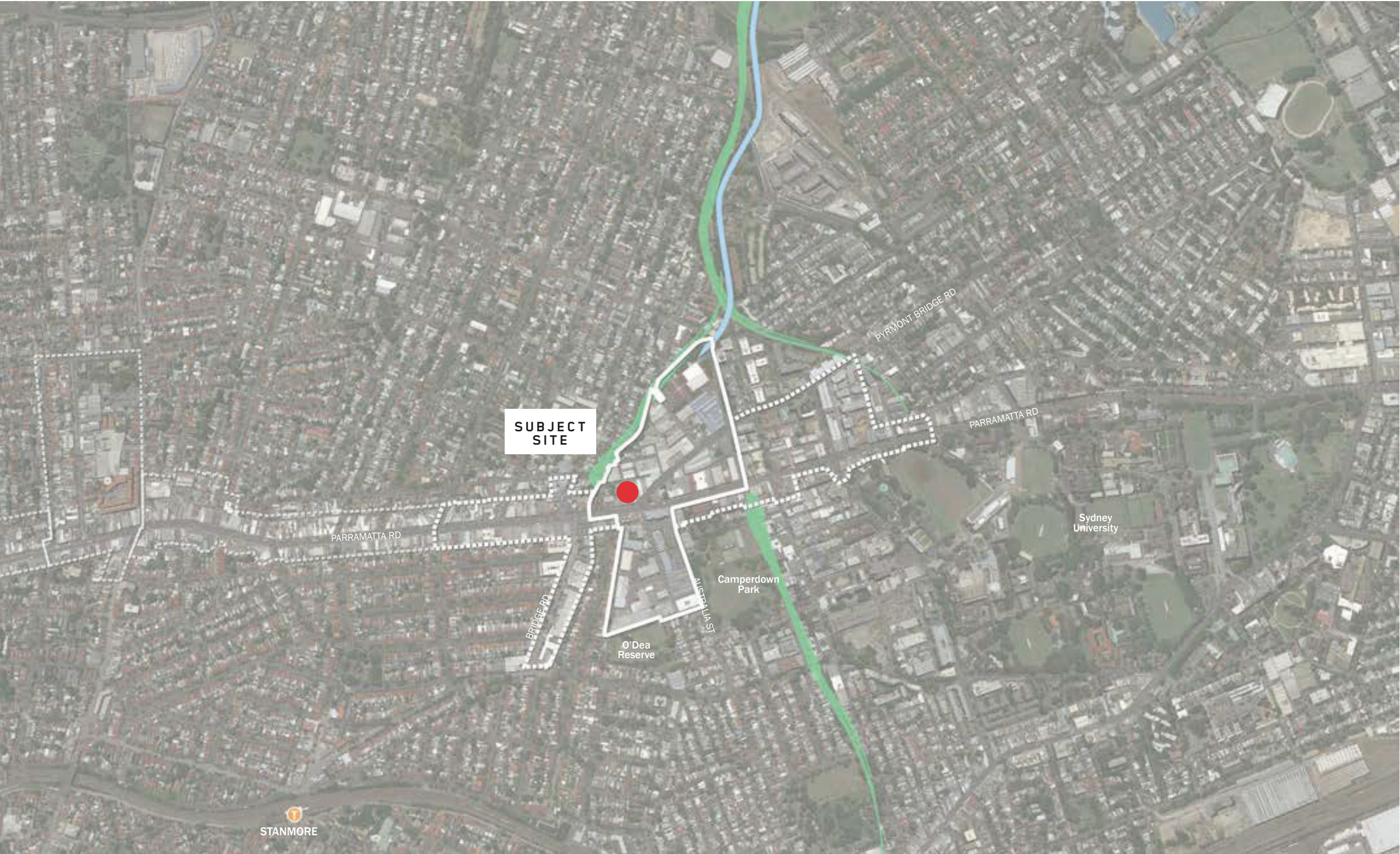
THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

PARRAMATTA ROAD CORRIDOR



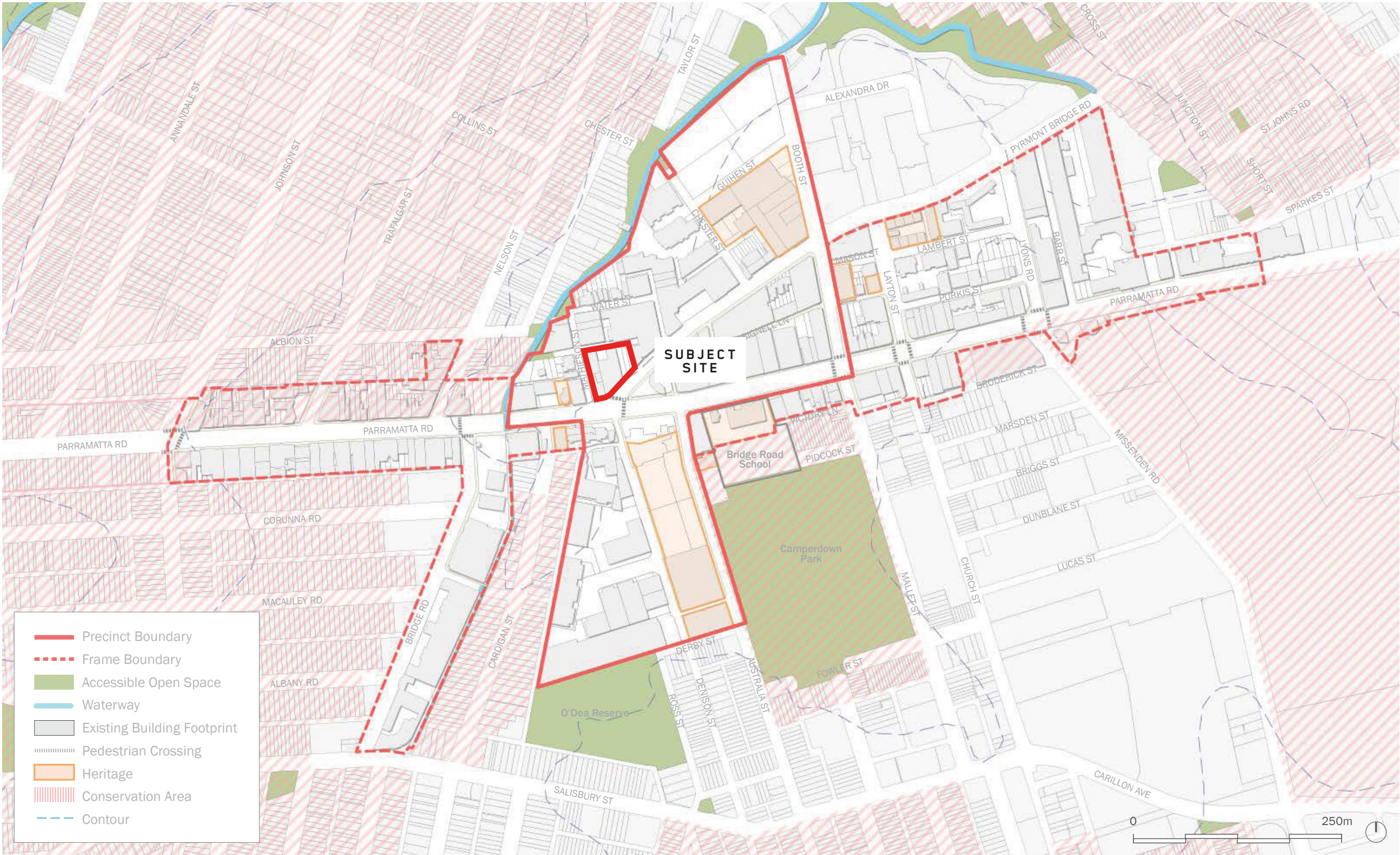
THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

CAMPERDOWN PRECINCT LOCATION PLAN



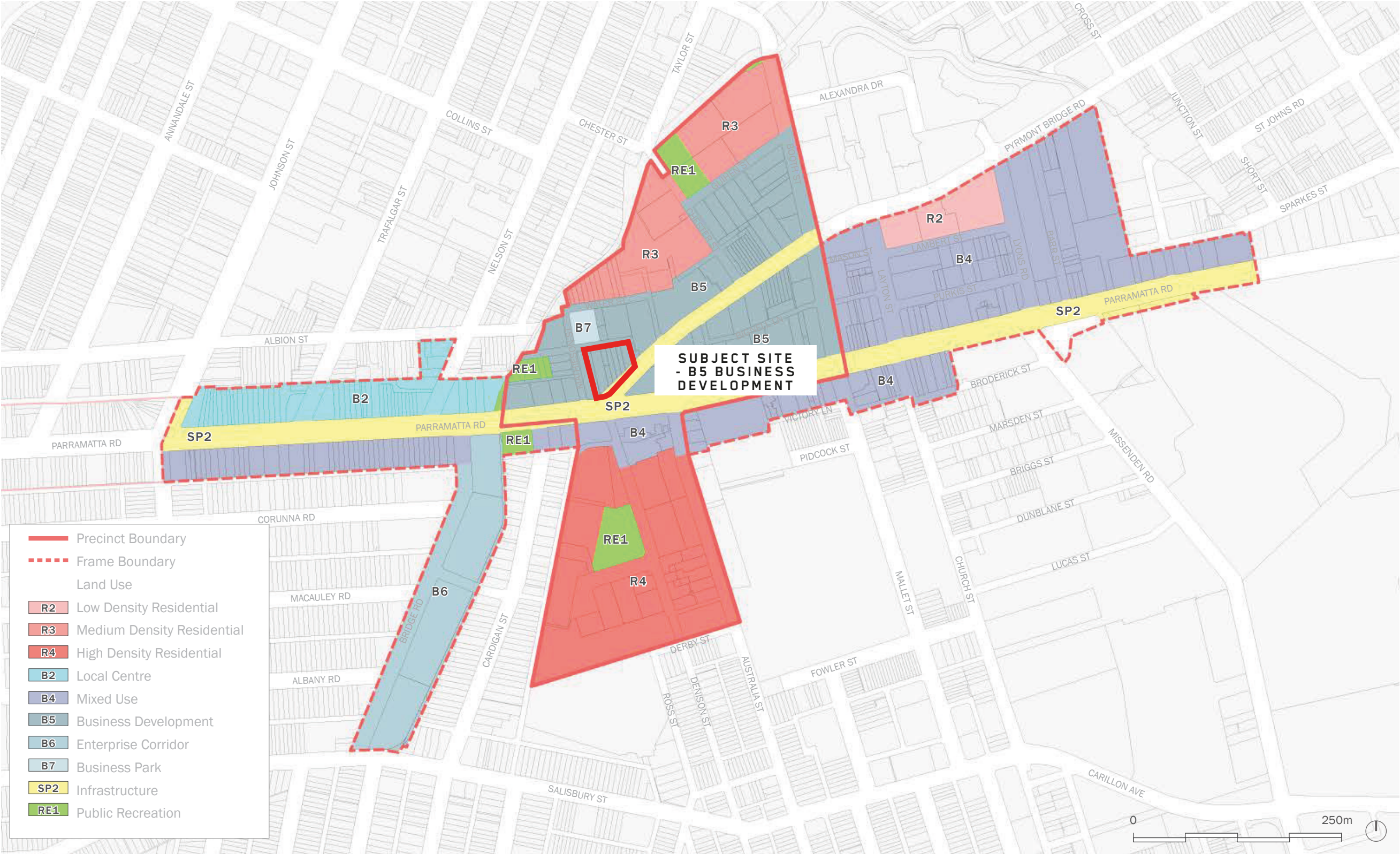
THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

CAMPERDOWN CHARACTER AND IDENTITY



THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

CAMPERDOWN RECOMMENDED LAND USES



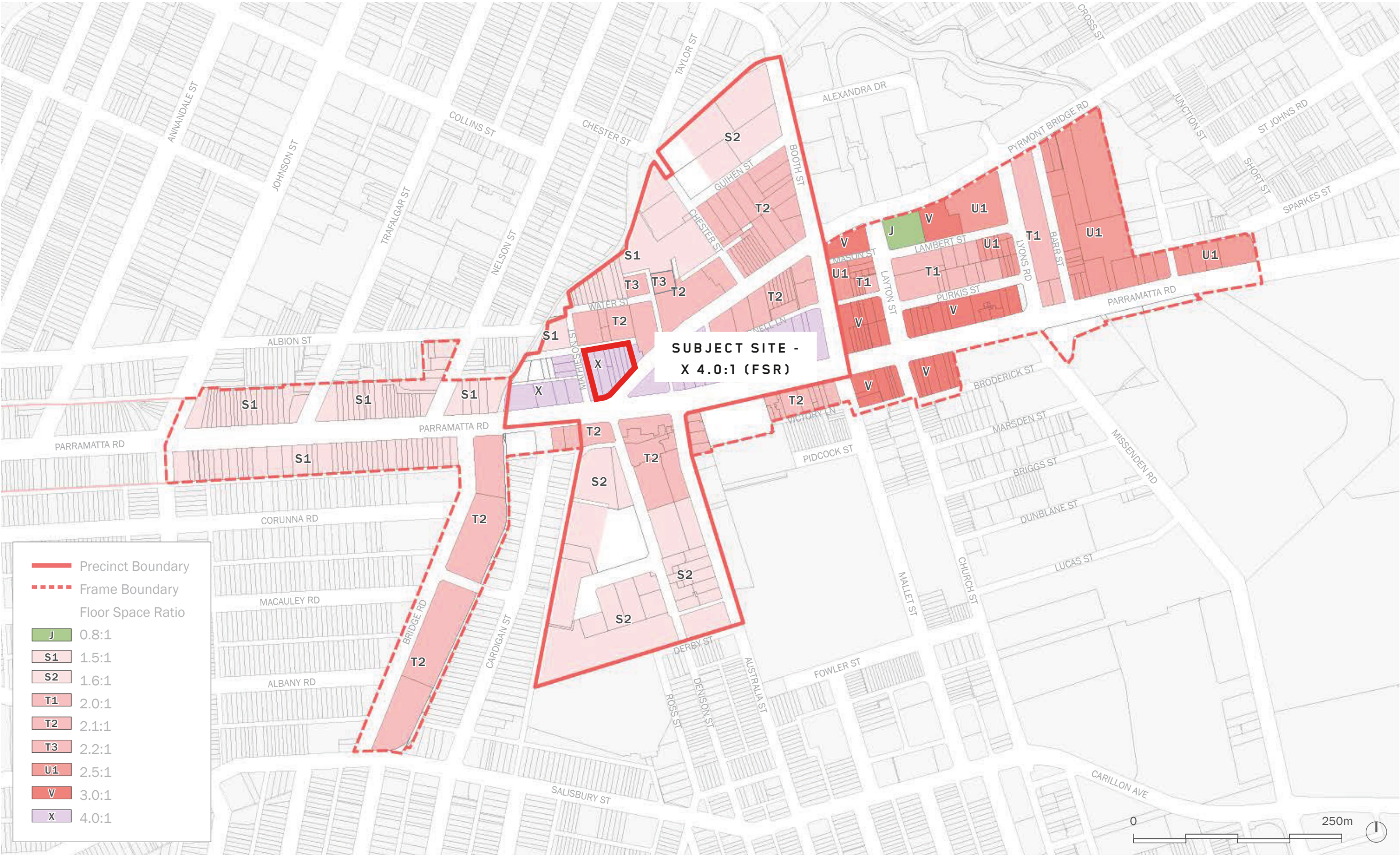
THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

CAMPERDOWN RECOMMENDED BUILDING HEIGHTS



THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

CAMPERDOWN RECOMMENDED DENSITIES (FSR)



THE CAMPERDOWN-ULTIMO COLLABORATION AREA

The Subject Site is located in the Camperdown Activity Node, with strategic objective to become a Health, Education, Employment 'Biotechnology Hub'

Figure 1: A Place Strategy for Camperdown–Ultimo



Growing a stronger and more competitive Harbour CBD is a priority under the Eastern City District Plan as are the international trade and transport gateways - Sydney Airport and Port Botany – all of which also contribute to the economic vitality of the Inner West LGA. The Harbour CBD includes Sydney CBD and an emerging Innovation Corridor on its western edge which extends south from The Bays Precinct through to Central Station and parts of Surry Hills (see Figure 33). The Innovation Corridor contains creative and digital industries and business support services that support the global competitiveness of the Harbour CBD.

The Camperdown-Ultimo Collaboration Area sits within the innovation corridor, including existing health and education institutions including the Royal Prince Alfred Hospital, TAFE NSW, University of Notre Dame, University of Sydney and University of Technology Sydney and one of the largest and most comprehensive health and education precincts within Greater Sydney. This area will develop an innovation ecosystem that specialises in education and health, science and technology, arts and creative enterprises, start-ups, research commercialisation and sustainable technologies. The continued development of the area will boost Greater Sydney’s economic future and its national and international competitiveness.

The future for our employment and retail lands

The Strategy projections indicate that by 2036 the Inner West will need:

- An additional 300,000m² of gross floor area to accommodate industry and business in the employment lands

13.2 Ensure placed based planning guides the zoning and development of the Camperdown-Ultimo Collaboration area by undertaking the necessary studies and preparing a master plan supporting employment uses as the major focus, enabling the entire precinct to be a Low Carbon-High Performance precinct and establishing a biotechnology hub in Camperdown. This should include provision of public mass transit on dedicated lanes on Parramatta Road

short - medium term

13.3 Prepare Inner West LEP and DCP provisions to enable affordable spaces for medical innovation and research, as well as health services and other supporting uses, and safeguard these activities from unrelated commercial uses

short - medium term

13.4 Identify pilot projects for collaboration that maximise shared use of facilities

short - medium term

13.5 Work with Greater Sydney Commission to facilitate collaboration with key stakeholders and agencies to create a health and education precinct of international standing

short term

Parramatta Road Corridor

13.6 Implement the finalised housing, employment and transport strategies, and the Parramatta Road Corridor Transport Study, and prepare urban design / place based / open space studies to inform planning proposals to implement the Parramatta Road Corridor Urban Transformation Strategy: Implementation Plan 2016-2023 and Urban Amenity Improvement Plan, subject to the provision of public mass transit being provided on dedicated lanes on Parramatta Road

short term

13.7 Collaborate with Parramatta Road Corridor councils to ensure planning for Parramatta Road is integrated across LGA boundaries

short - medium term

13.8 Prepare Parramatta Road Corridor local contributions plan to address funding of local infrastructure and services in the Corridor

short term

13.9 Seek a variation under the Section 9.1 Direction for the Parramatta Road Corridor Urban Transformation Strategy to retain the existing industrial land within the corridor and undertake further investigations to identify any additional variations required for the existing employment lands within the corridor.

short term

Legend

- Inner West Council LGA
- Water Ways
- Parks
- Ferry Wharf
- Railway Station
- Light Rail Stop
- Heavy Railway line
- Light Railway line
- Freight Line
- Ferry Routes
- Airport Boundary
- Airport
- University
- Metropolitan Centre
- Strategic Centre
- Local Centre
- Sydney Metro West Stations
- Sydney Metro West Optional Station
- General Hospital
- TAFE NSW
- Major Transformation Areas
- The Bays Precinct
- Camperdown - Ultimo Collaboration Area
- Parramatta Road Corridor
- Overlapping Area
- Innovation Corridor
- Harbour CBD

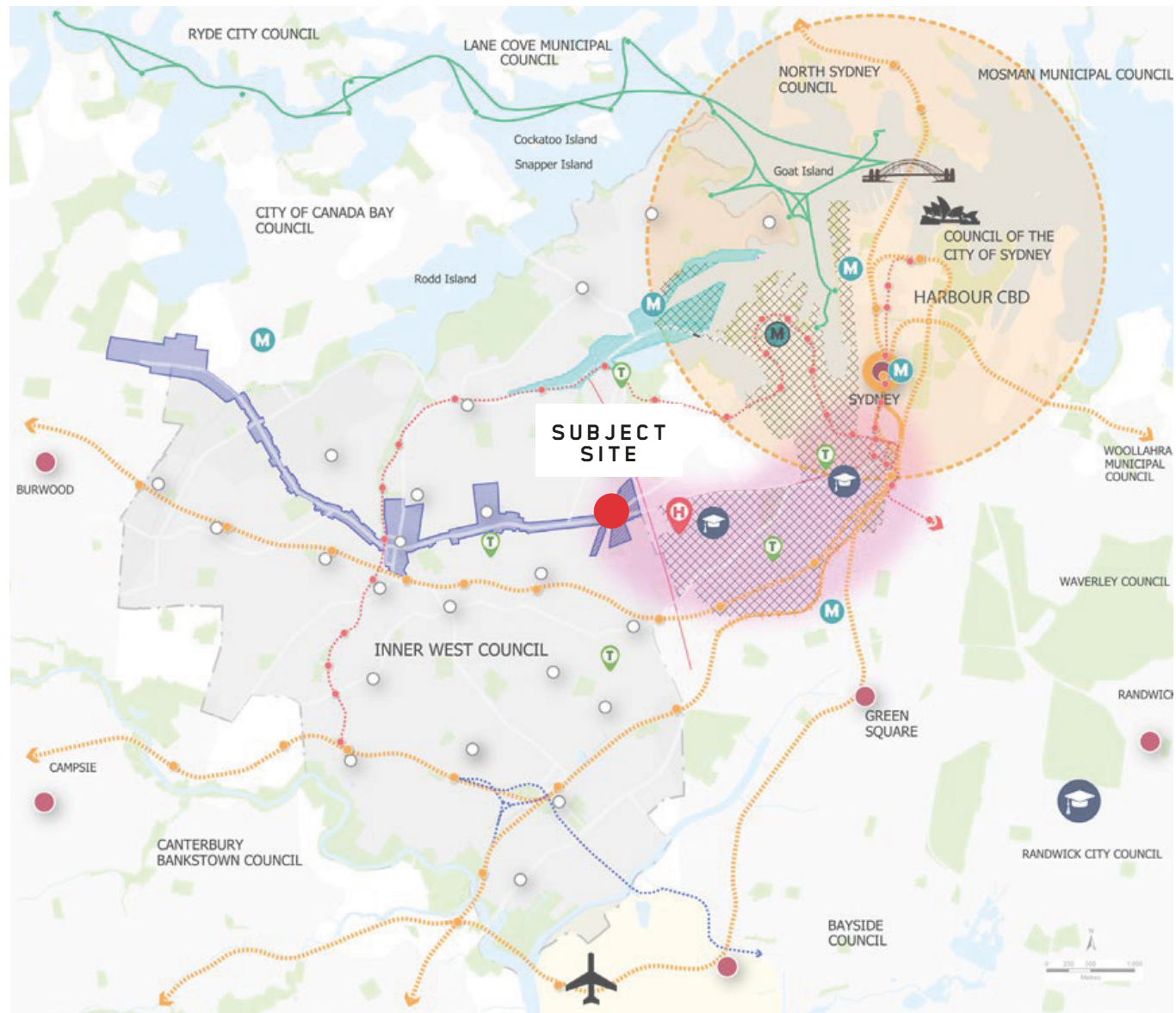


Figure 33: Major Transformation Areas

Strategy 3.3: Support the transition of Camperdown into a health, education and innovation precinct including a biomedical and biotechnology hub

The Camperdown industrial precinct is part of the Camperdown-Ultimo Collaboration Area identified by the Greater Sydney Commission. The close proximity of the precinct to the CBD, Sydney University and Royal Prince Alfred Hospital creates an opportunity to expand the research and knowledge based activities in the precinct.

The Greater Sydney Commission Camperdown Ultimo Collaboration Area Place Strategy Priority 8 is to “Support the role and function of employment lands”. Actions under Priority 8 include safeguarding business zoned land from conversion to residential development, establishing a biotechnology hub and delivery of affordable space for innovation for tech start-ups, innovation, creative industries, cultural use and community uses.

Implementation of the priorities above will support the transition of Camperdown precinct into the health, education and biotech hub and research area recommended by Parramatta Road Corridor Urban Transformation Strategy and the measures recommended below will reinforce this policy objective.

A structure plan for Camperdown Precinct should be prepared to implement the productivity priorities of

the Camperdown Ultimo Collaboration Area Place Strategy by protecting all employment zoned land in the Camperdown Precinct from unrelated residential or commercial land uses until the following actions are completed.

Action 3.3.1: Develop a structure plan for Camperdown Precinct to implement the productivity priorities of the Camperdown Ultimo Collaboration Area Place Strategy. (refer to Section 9.3.4 of Study).

Action 3.3.2: Continue working with the NSW Government and GSC to develop the area as a ‘Health and Education Precinct.’

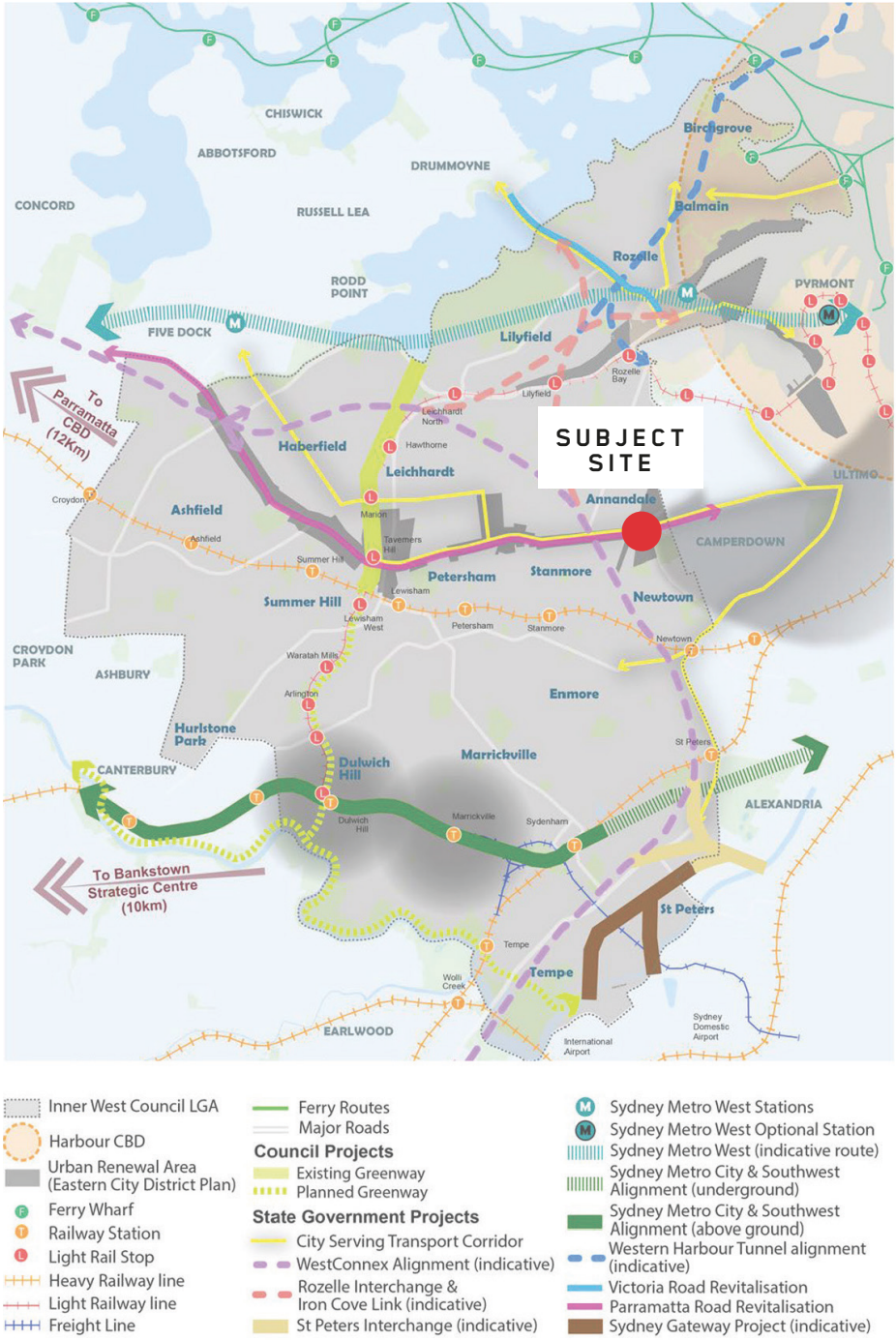
Action 3.3.3: Work with the Camperdown Ultimo Collaboration Area Alliance to ensure productivity and industry cluster growth outcomes are prioritised in the Camperdown Precinct.

Action 3.3.4: Work with NSW government and the Camperdown Ultimo Collaboration Area Alliance to redevelop the WestConnex construction site at Camperdown as a biotechnology hub.

Action 3.3.5: Implement prospective outcomes of the 2020 Camperdown Innovation Precinct Land Use and Strategic Employment Study and the associated Camperdown Structure Plan.

Action 3.3.6: Develop planning controls and policies to support the establishment of affordable spaces for medical innovation and research, health services and other ancillary uses in the Camperdown precinct.

Figure 4: Inner West Influences



SITE CONDITIONS

- context plans and photos

CONTEXT PLAN



BICYCLE ROUTE REFERENCE: PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION PLANNING AND DESIGN GUIDELINES, PP 259. URBAN GROWTH NSW, NOVEMBER 2016, URBANGROWTH.NSW.GOV.AU

ACCESS AND CIRCULATION PLAN



GREEN SPACE



SITE PLAN



SITE PHOTO - CONTEXT



looking south down Pyrmont Bridge Road



view west down Cahill Street



industrial-residential building on Parramatta Road



Mathieson Street and Parramatta Road

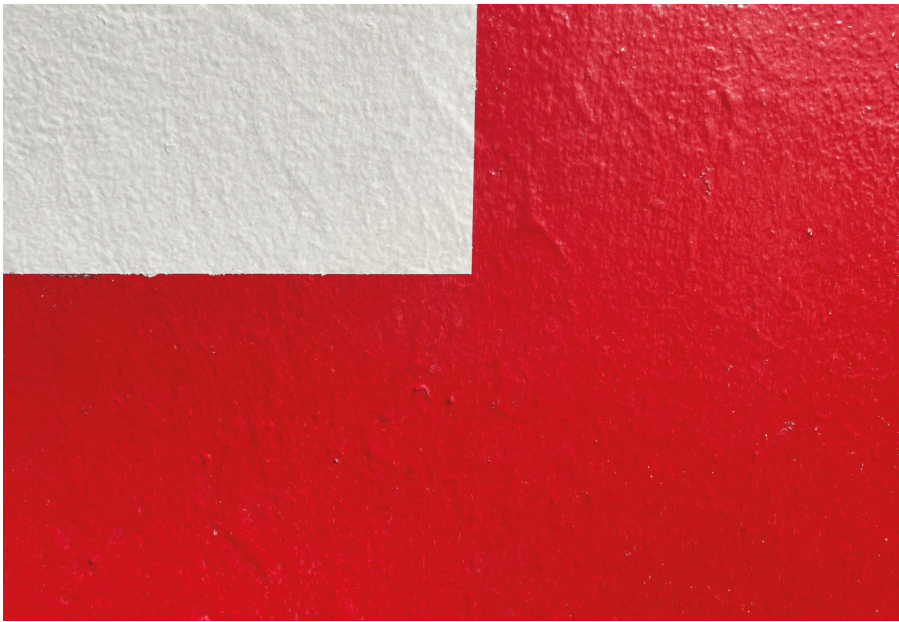


public reserve off Johnston's Creek



concrete gully along Johnston's Creek

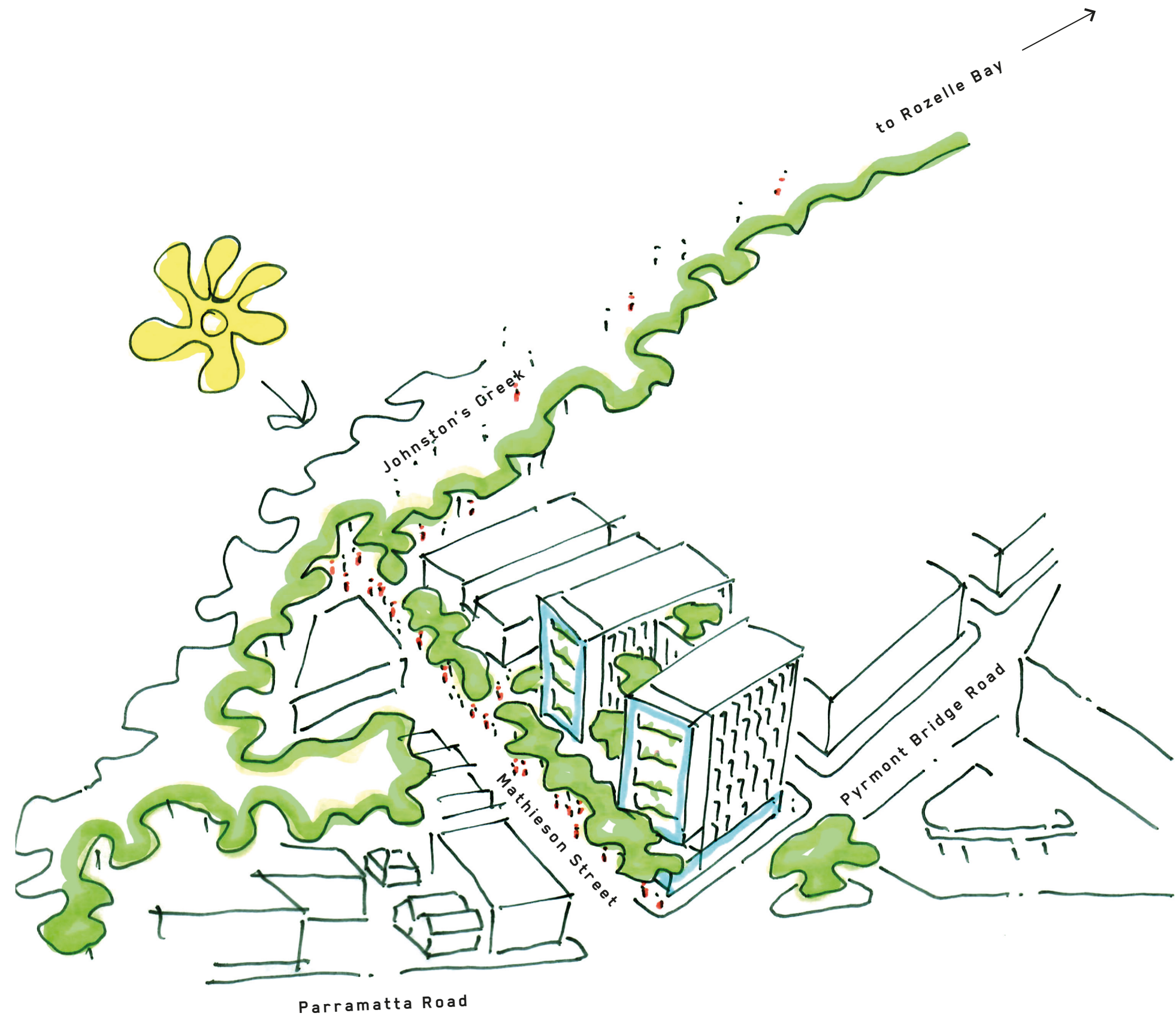
SITE PHOTO - CHARACTER



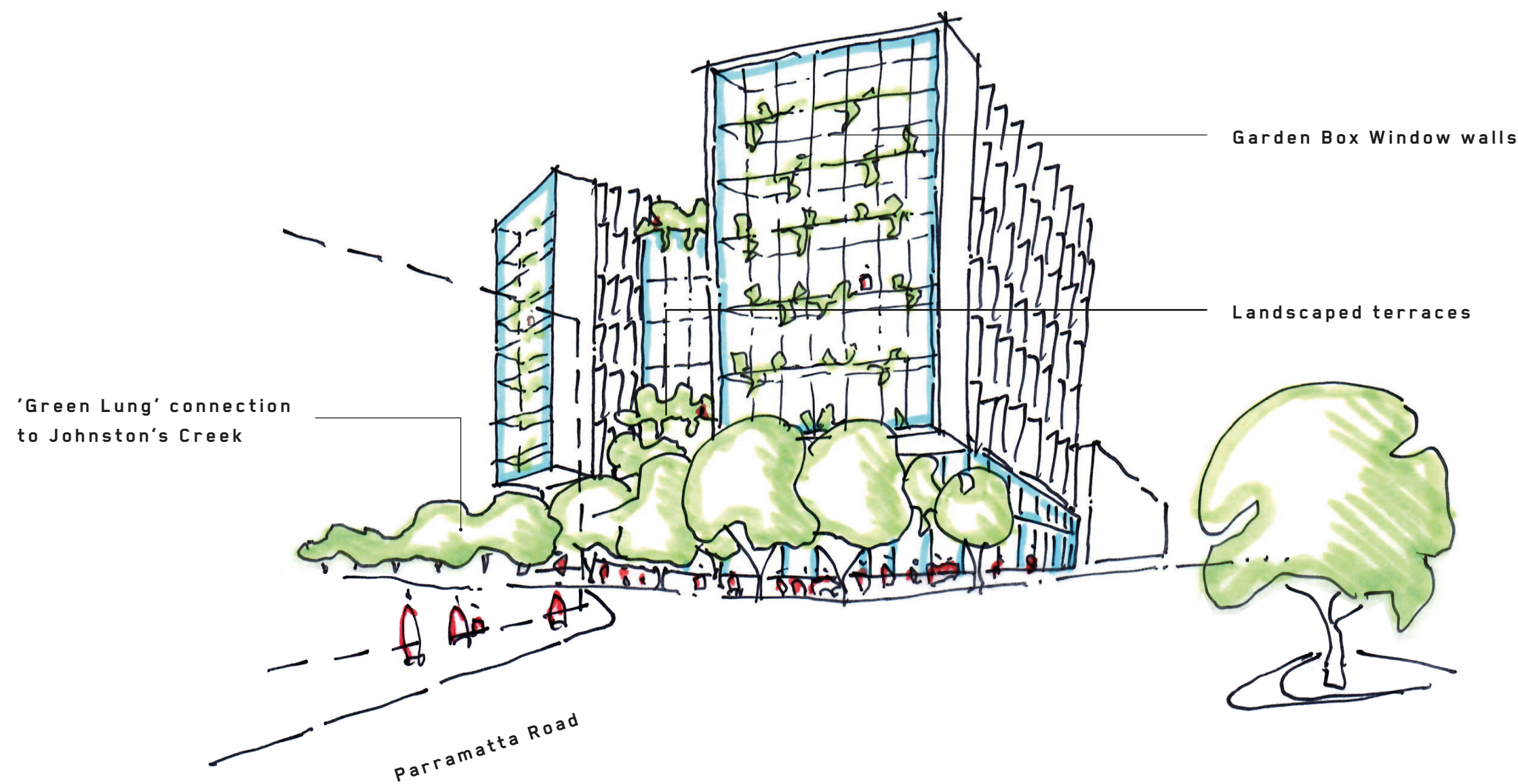
DESIGN DIRECTION

- sketch plans and models

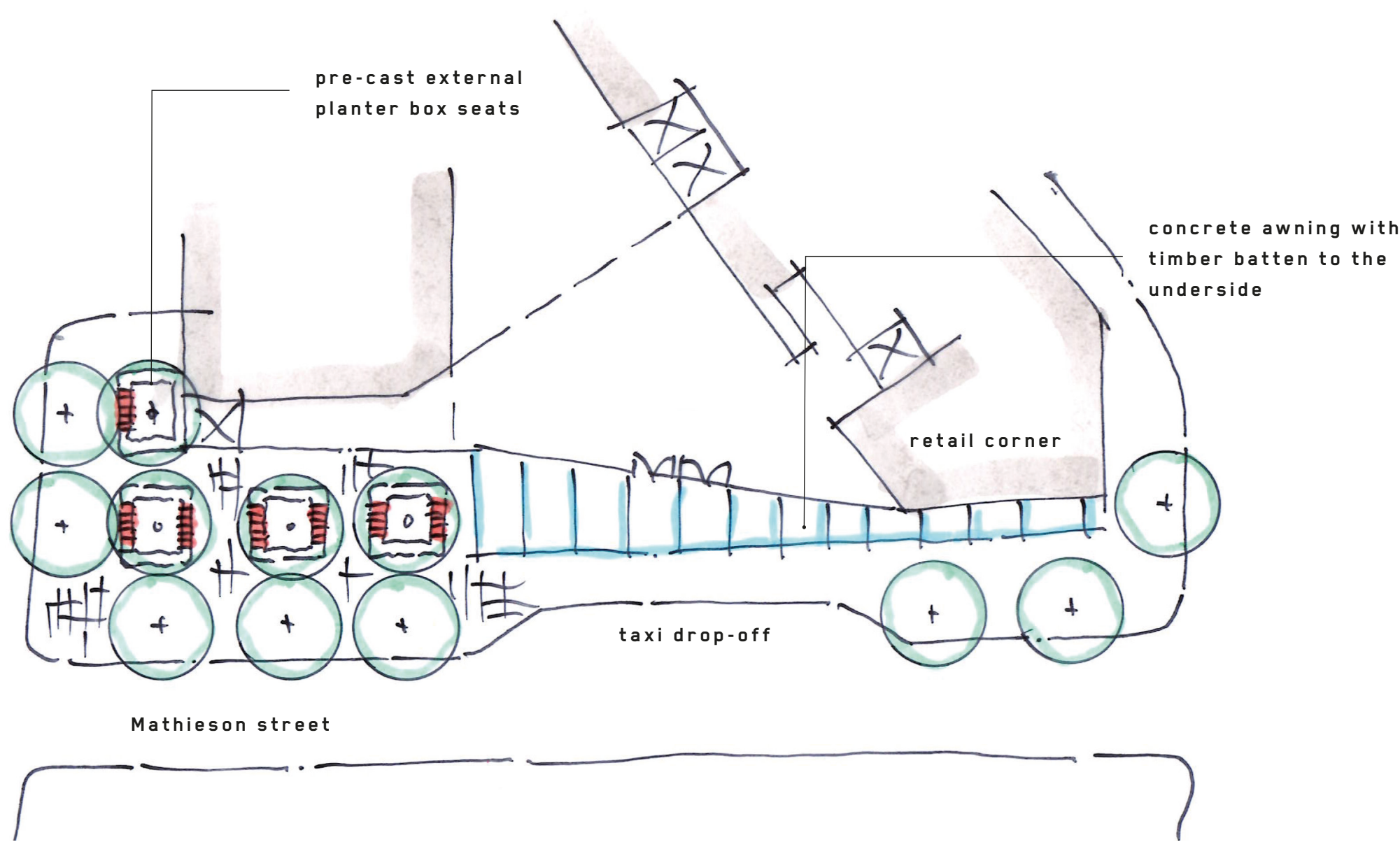
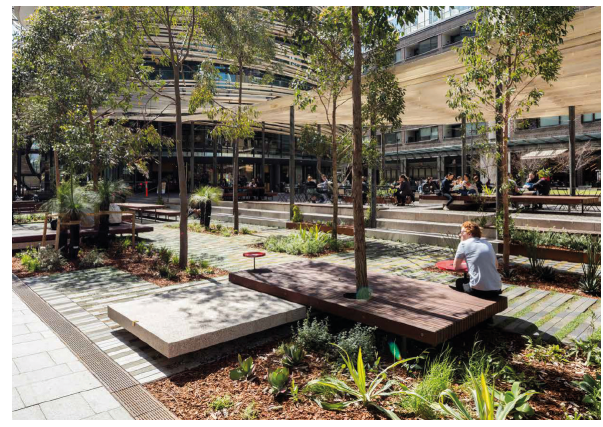
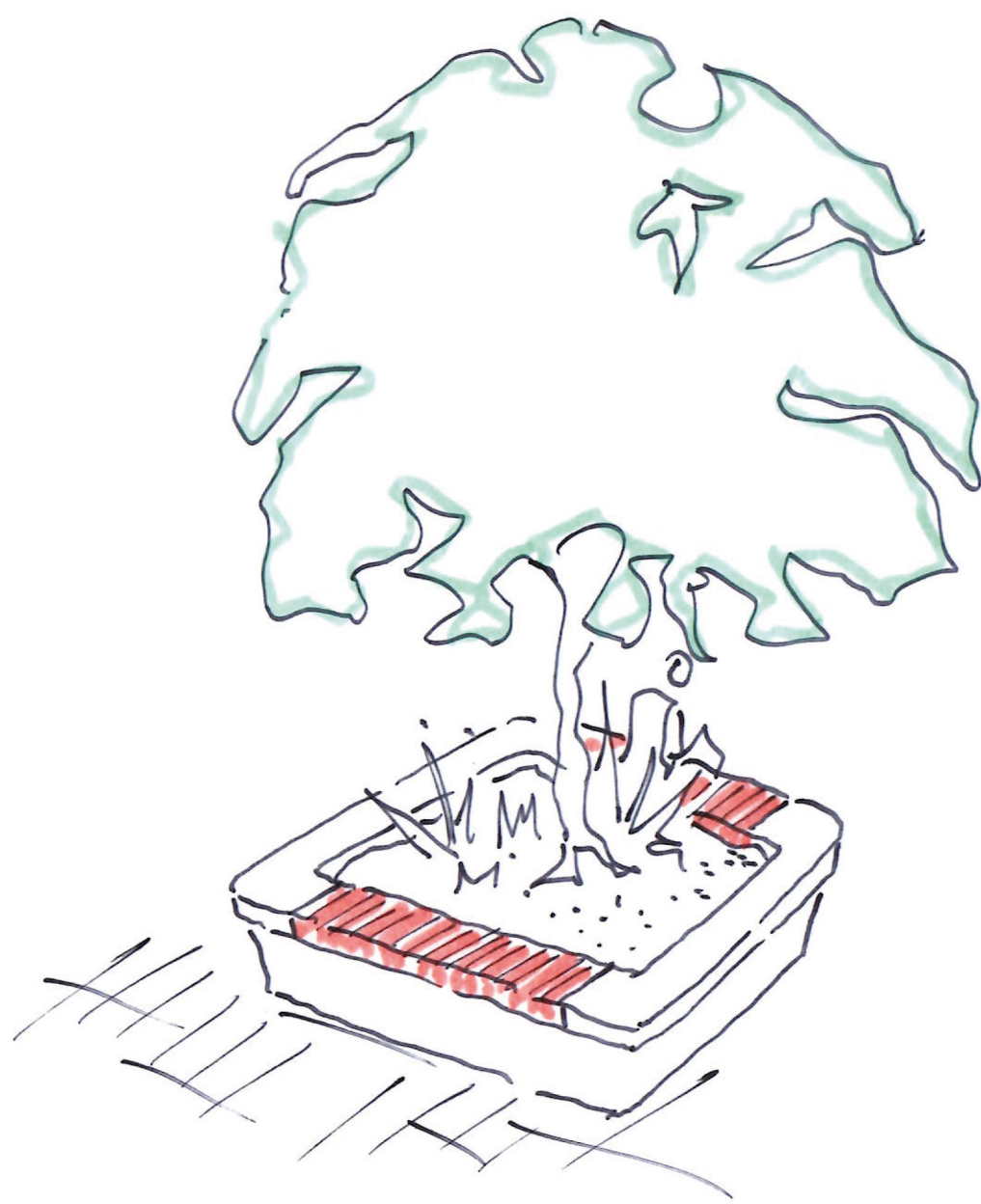
SKETCH VIEWS



SKETCH VIEWS



PUBLIC DOMAIN LANDSCAPE



VISUALISATION



MATERIAL PALETTE



1 double skin glazed facade to garden boxes



2 copper finish to sun-shading fins



3 pre-cast finish to garden box frames + planters



4 deep bronzed mullions to podium facade



5 Bronze framed retail shopfronts



6 draped planting to rear face of garden boxes

MATERIAL PALETTE

Material application indication, to be read in conjunction with previous page.



1 + 6

2

3

5

1 + 6



4

2

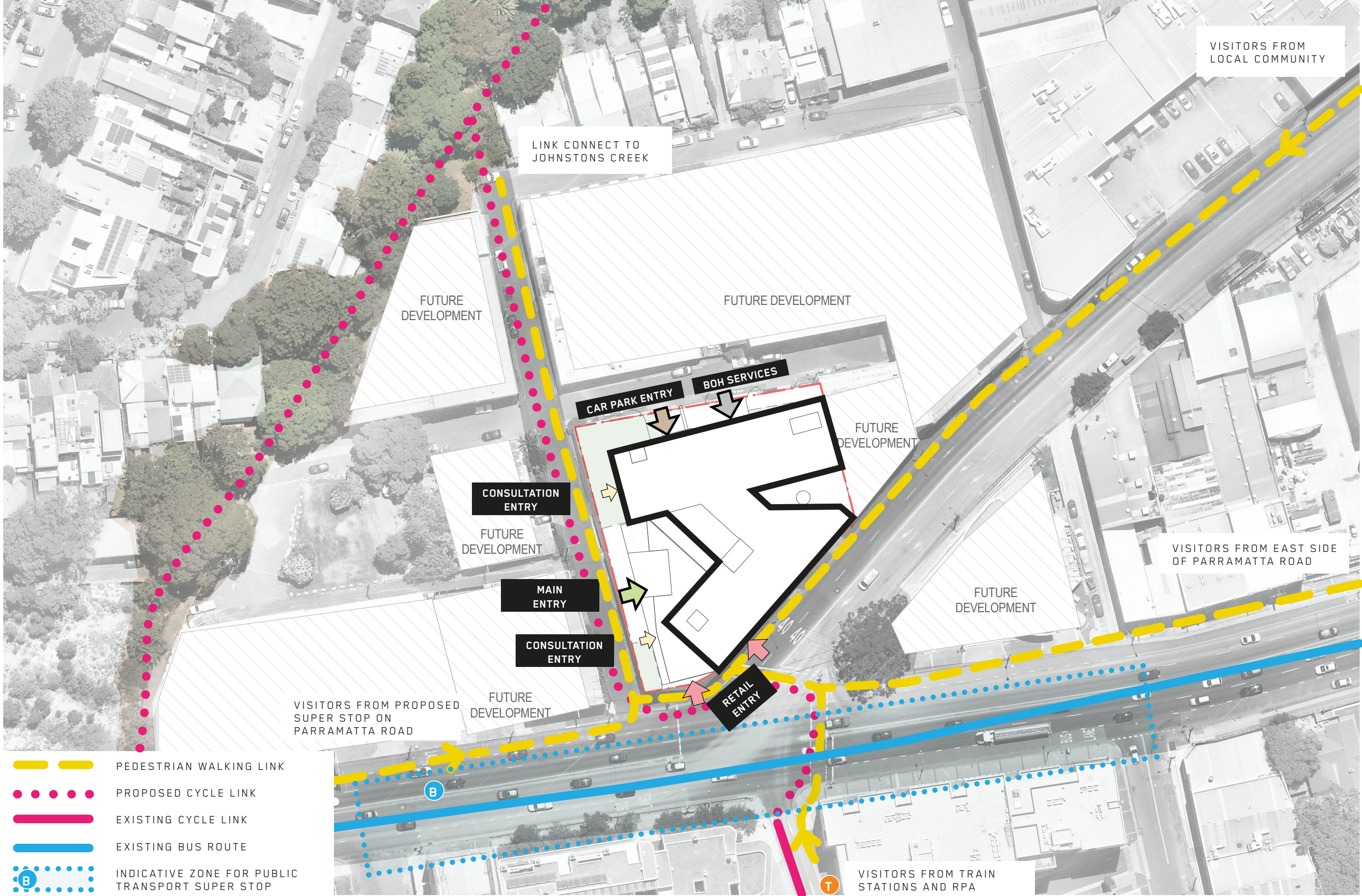
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5

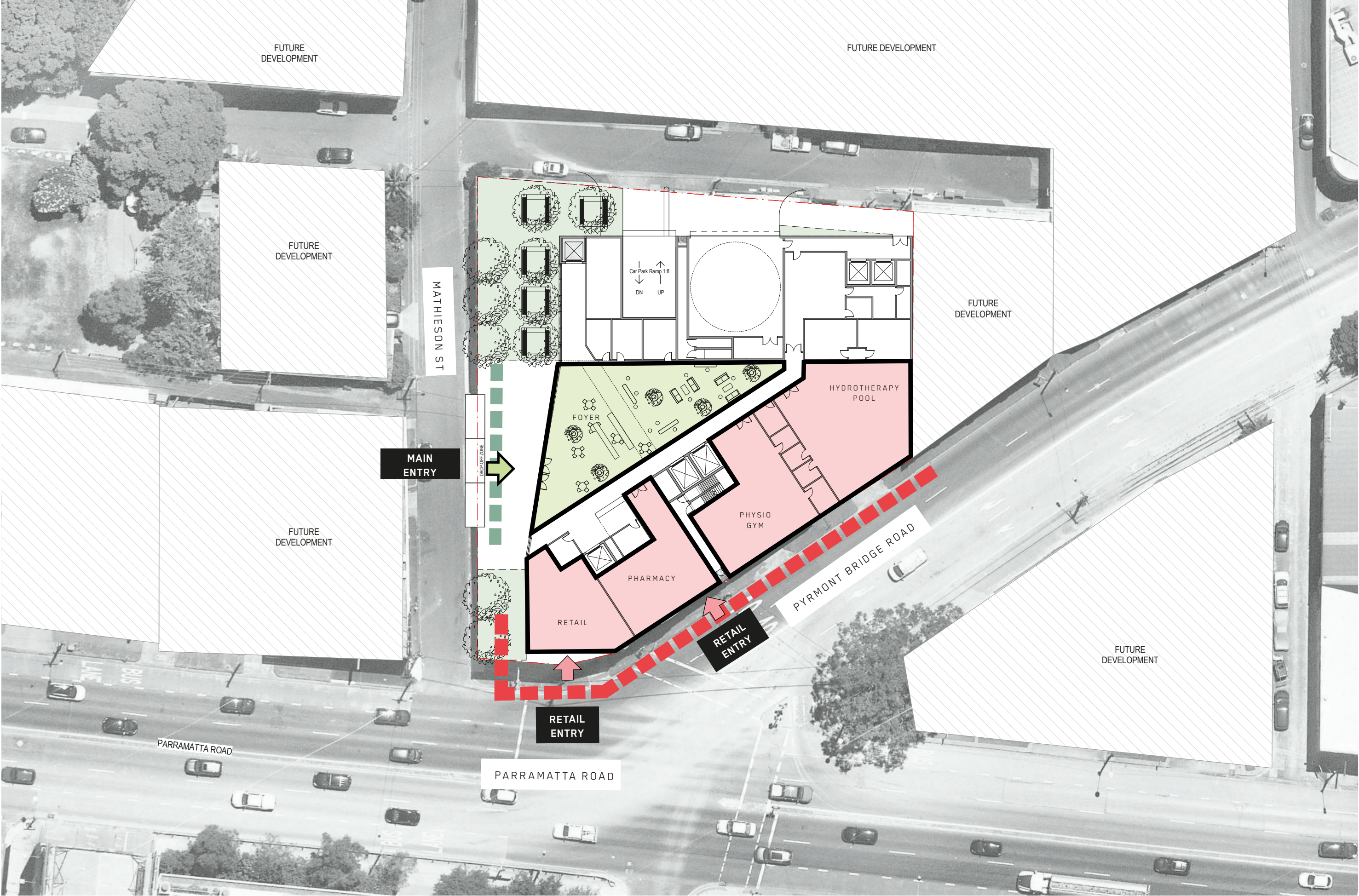
URBAN DESIGN

- diagrams

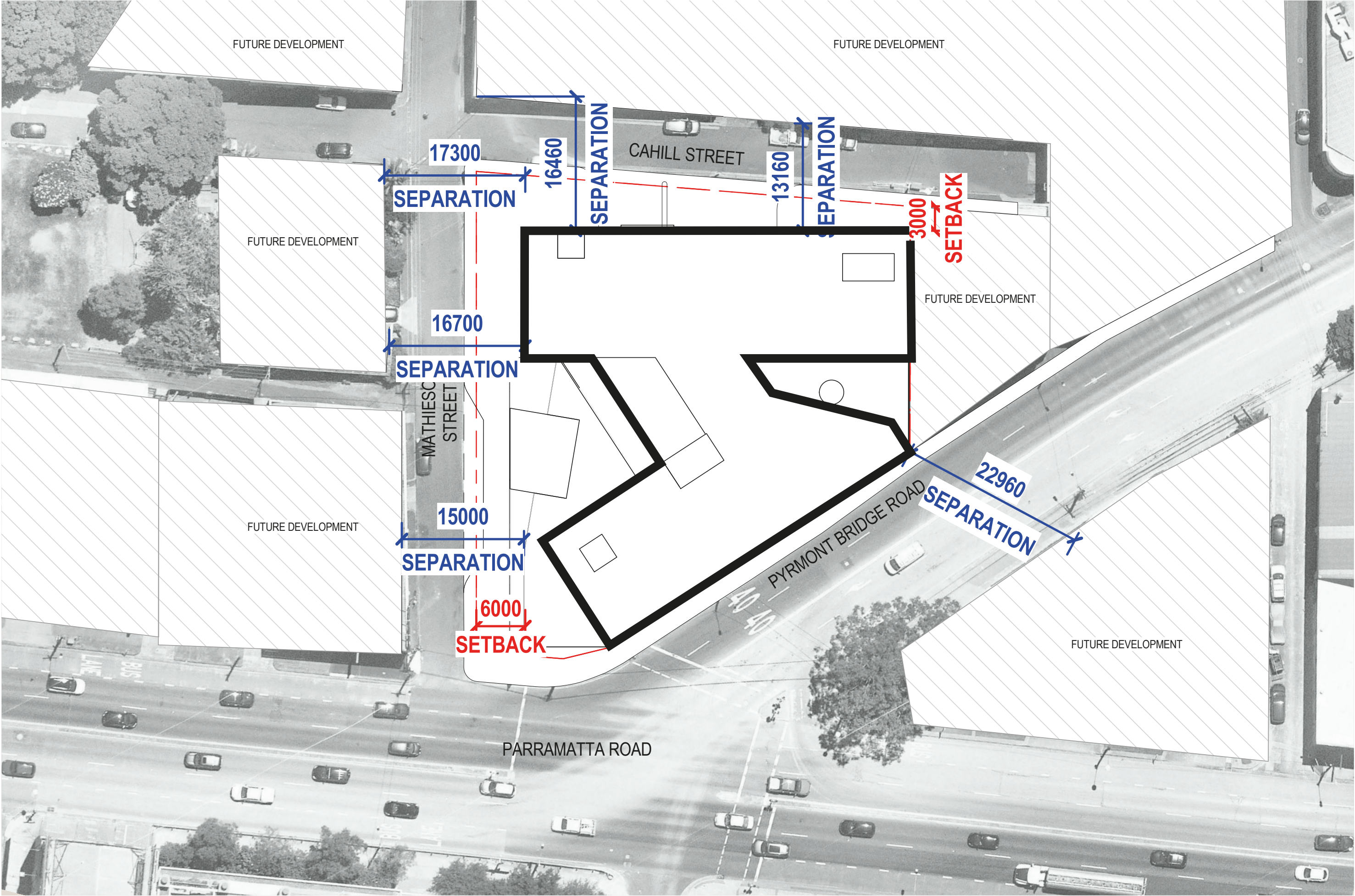
ACCESS AND CIRCULATION PLAN



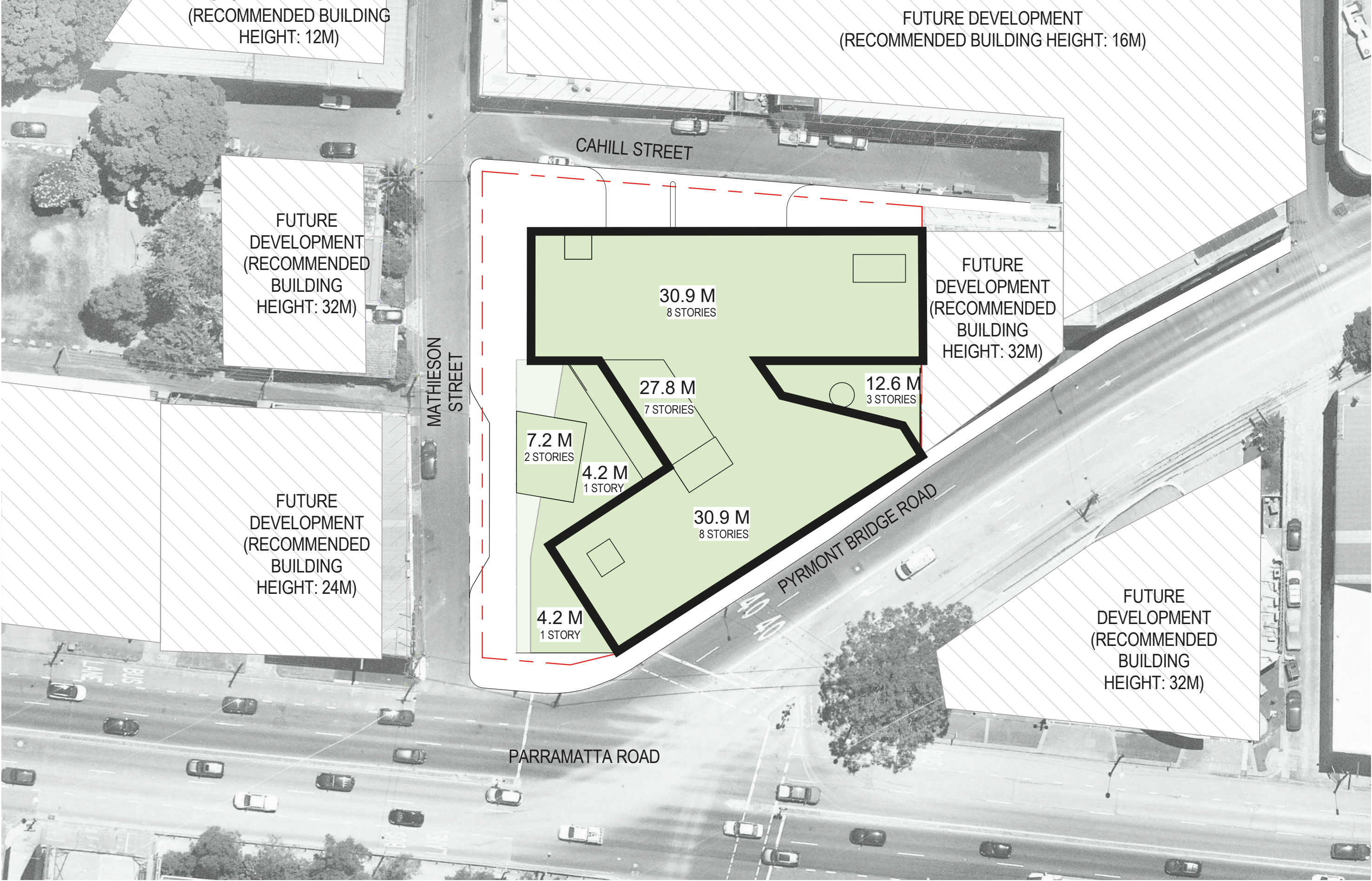
STREET ACTIVATION / GROUND FLOOR LAYOUT



BUILDING SETBACK AND SEPARATION PLAN



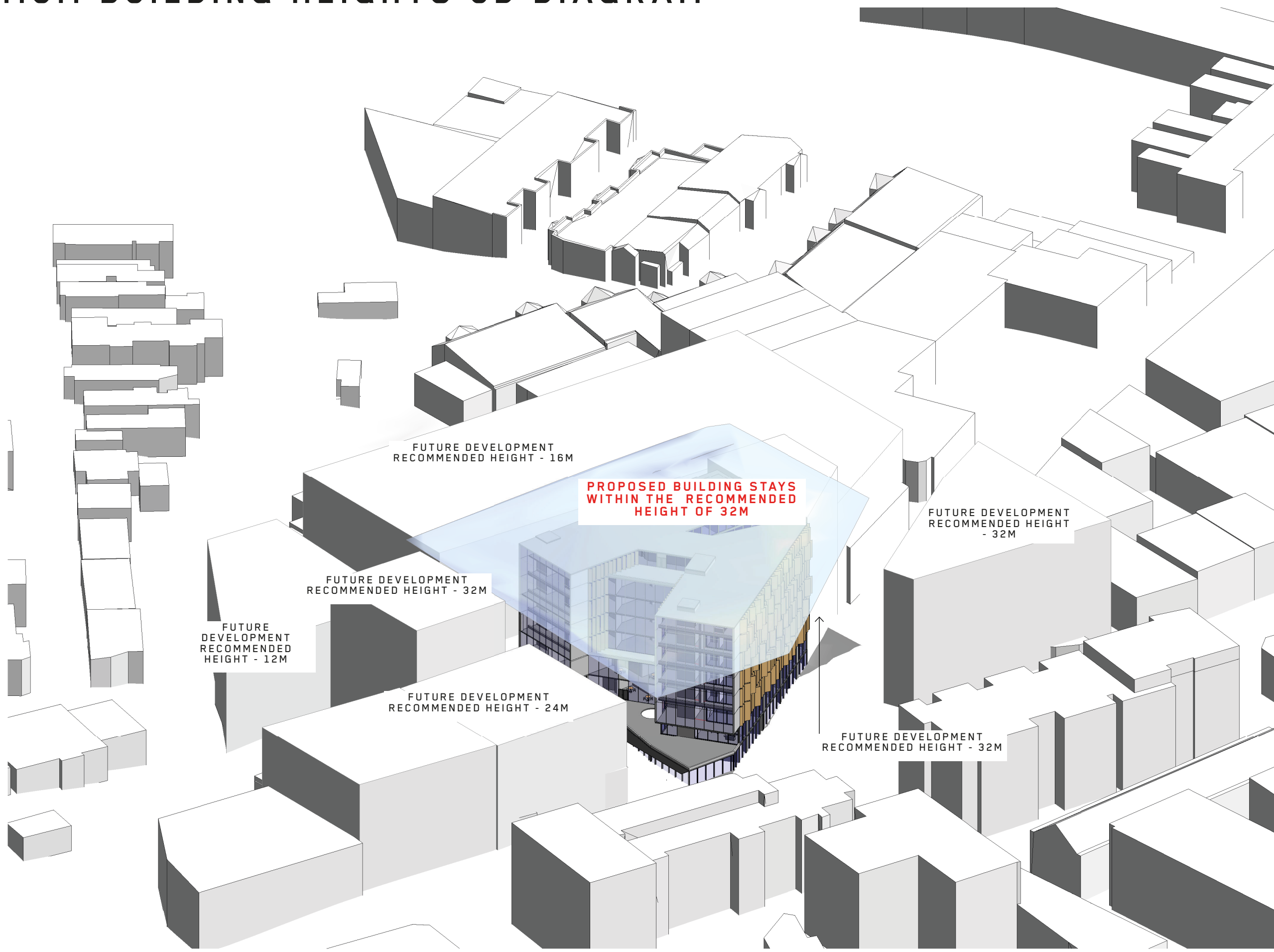
MAXIMUM BUILDING HEIGHTS PLAN



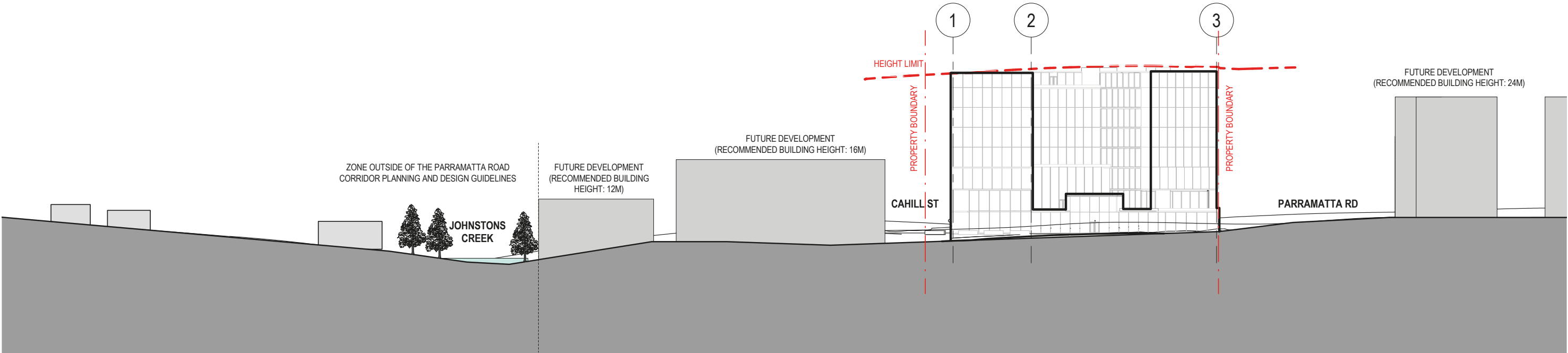
BUILDING HEIGHT REFERENCE: PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION PLANNING AND DESIGN GUIDELINES, PP 271. URBAN GROWTH NSW, NOVEMBER 2016, URBANGROWTH.NSW.GOV.AU

BUILDING SETBACK REFERENCE: PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION PLANNING AND DESIGN GUIDELINES, PP 56. URBAN GROWTH NSW, NOVEMBER 2016, URBANGROWTH.NSW.GOV.AU

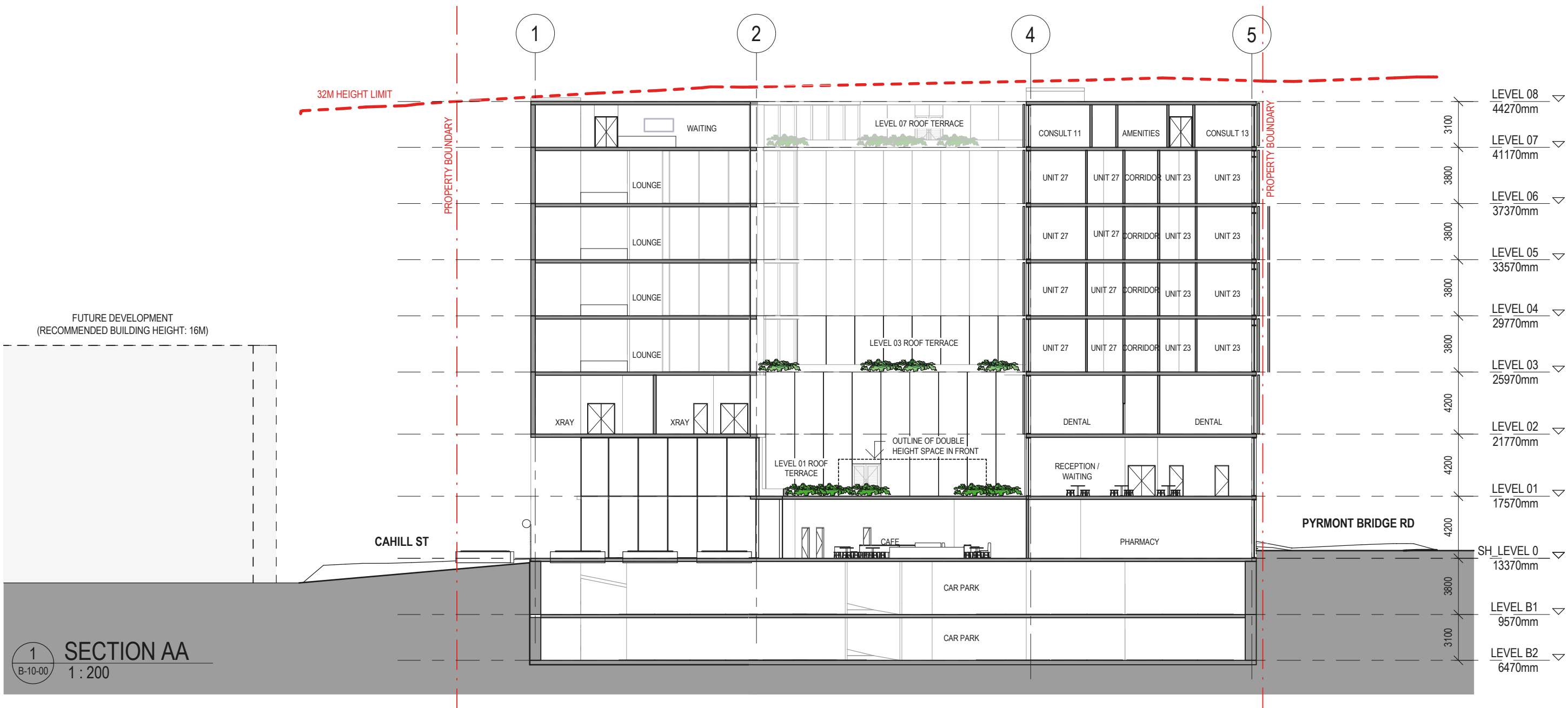
MAXIMUM BUILDING HEIGHTS 3D DIAGRAM



SITE SECTION - NORTH SOUTH



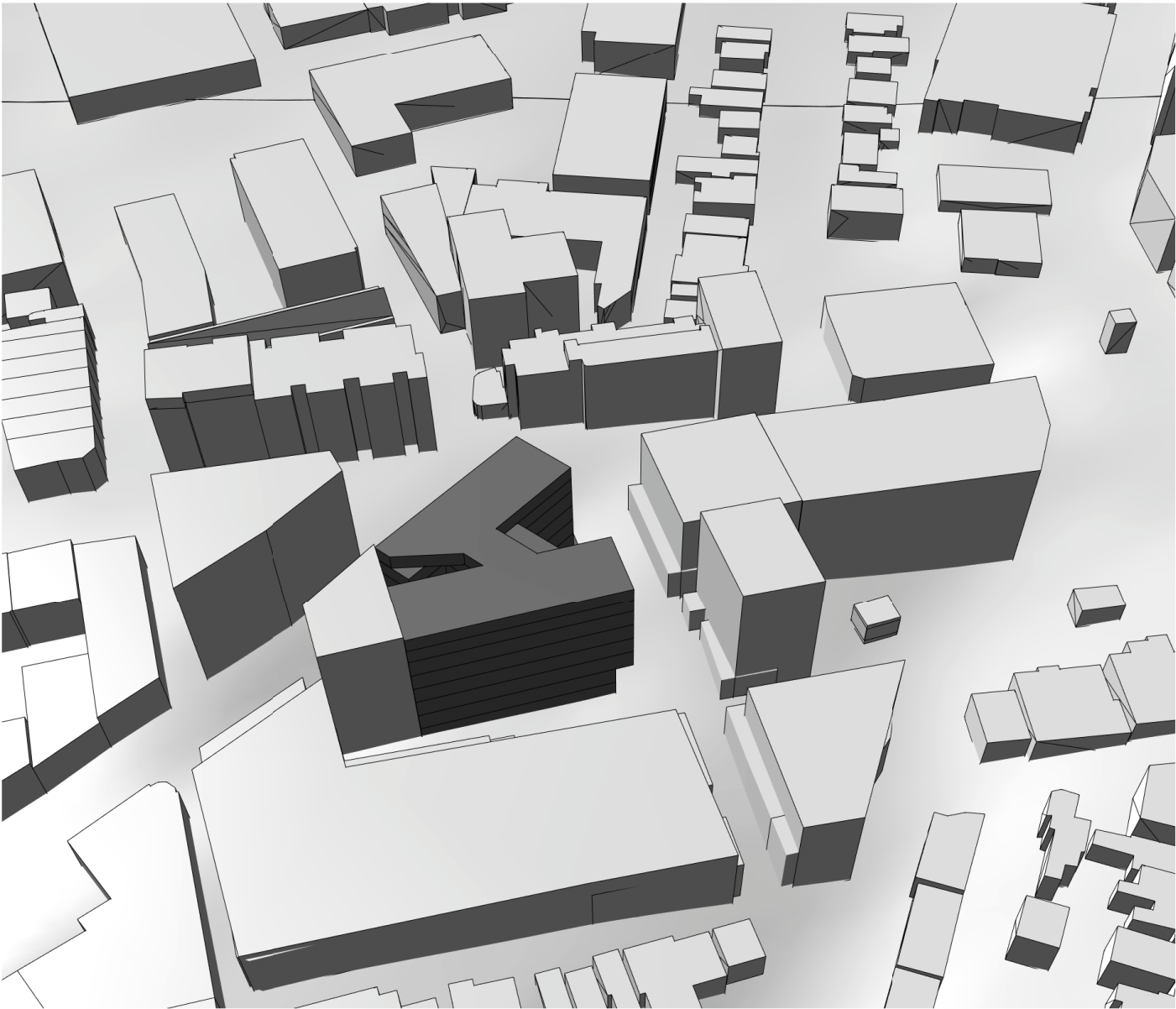
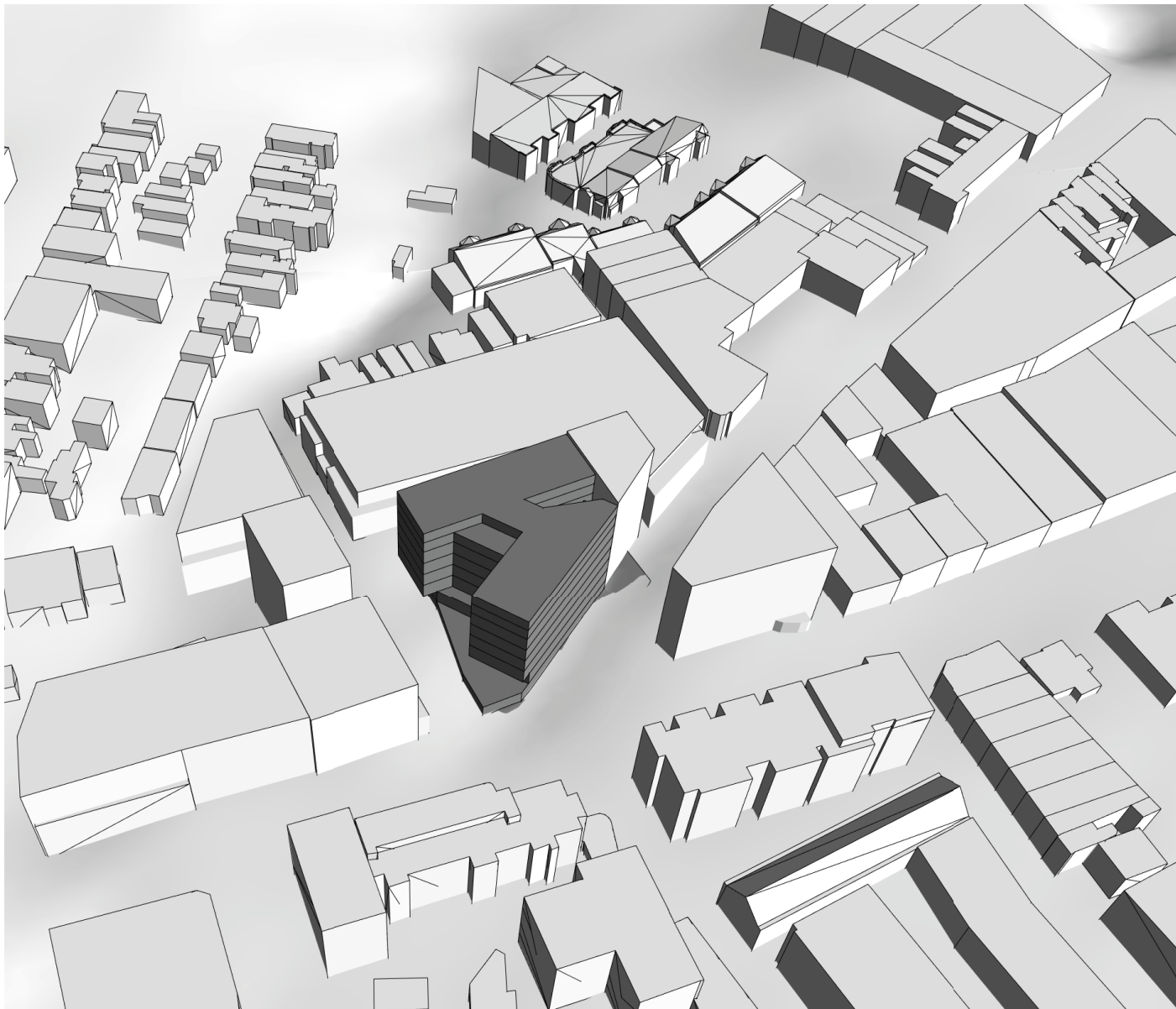
SECTION - NORTH-SOUTH



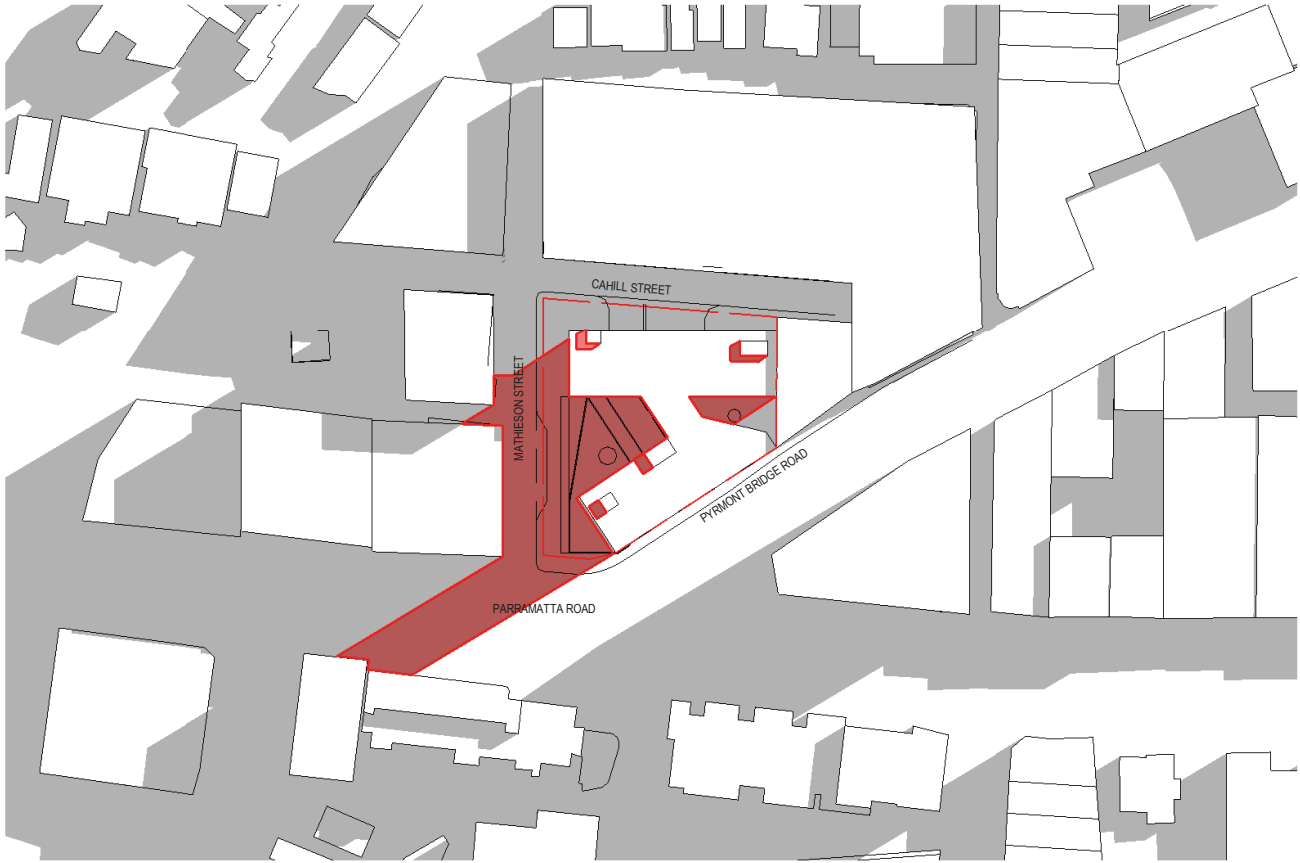
SECTION NAME



BUILDING MASSING STUDY



SOLAR STUDY



1 Shadow Diagram 9am Jun 21



2 Shadow Diagram 12pm Jun 21



3 Shadow Diagram 3pm Jun 21

DESIGN EXCELLENCE

- aspirations and previous awards

DESIGN EXCELLENCE STATEMENT

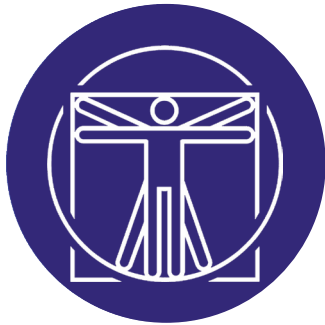
The subject site is located at the intersection of Parramatta Road and Pyrmont Bridge Road which has a prominent presence in the local context.

The proposed design would strive to achieve design excellence and to contribute to the new enhanced Parramatta Road experience.

In order to achieve the goal, some key principles have been set out as a guideline, which are derived from the aspirations set out in the *design guideline Parramatta Road Corridor Urban Transformation Planning and Design Guide*.

These key principles aims to create a place that provides:

- Human-centred experience
- Sustainability
- Community contribution



HUMAN CENTRED EXPERIENCE

The Medical Facility aims to provide and promote a healing, health promoting place which would not only serve the patients, but also contribute to the experience of staff and visitors.

The exterior of the space is designed to break down the massing of the building into a scale that is more relatable to human experience. This methodology provides a smaller floor plate which offers clearer internal circulation and better access to daylight.

The interior of the space would also be designed with human experience as one of the top-priorities. Natural material with warm tones like timber would be applied to provide a harmonious, stress-free user experience, for patients, staff and visitors alike.

A pleasant pedestrian experience, access to outdoor spaces and acknowledgement of human scale would all be emphasized as the project move forward.



SUSTAINABILITY

Sustainability would be a key driver for the project. Facade elements such as sun-shading, insulation, and material selection would be considered in the context of the overall energy performance of the building.

The main entry facade is west facing. Whilst it presents thermal challenges, our project has approached it as good opportunities. By introducing sunshading on this facade, the heat gain in late afternoon would be reduced significantly. The sun shading elements can also serve as a feature of the building. This facade also features indoor planting which both softens the harsh afternoon sun as well as creates a healing environment.

The next phase of the project presents exciting opportunities to embody some innovative engineering solutions. Potential of using local, renewable and recycled materials would also be explored to optimize the energy efficiency during construction.

Grid layout, core design, services reticulation and floor to floor heights will all be designed for future flexibility, providing an element of resilience into the design and ensuring it remains relevant well into the future.



COMMUNITY CONTRIBUTION

The proposal of putting a Medical Facility on the subject site utilizes its proximity with RPA. This also offers great job in keeping with the housing growth in the local area.

The site is of great adjacency to Johnstons Creek to the north which continues into Jubilee Park and Rozelle Bay. This context has been recognised as a great opportunity. As well-designed landscape elements get incorporated into the subject site, the existing green spine could extend from the waterfront onto Parramatta Road.

This approach would also assist in creating public domain on site and making it a local landmark, which would extending the contribution of the building towards the entire local community.

BVN - AWARDS RECEIVED IN HEALTH AND SCIENCE



UNIVERSITY OF SOUTH AUSTRALIA CANCER RESEARCH INSTITUTE

Location: North Terrace, SA

Total Project Value: \$250,000,000

Typology: Health & Science, Education

The UniSA Cancer Research Institute houses a new Centre for Cancer Biology (CCB), the University of South Australia's School of Pharmacy (PMB) and a major science public outreach initiative MOD - Museum of Discovery. The building consists of 12 levels plus a mezzanine, lower ground, basement and rooftop plant.

Awards:

Australian Institute of Architects National Award for Interior Architecture

Australian Institute of Architects National Commendation for Sustainable Architecture

Master Builders Association Excellence in Work, Health and Safety

Australian Institute of Building (AIB) Professional Excellence Awards 50m+

Australian Institute of Architects SA Chapter The Jack McConnell Award for Public Architecture

Australian Institute of Architects SA Chapter Interior Architecture Award

Australian Institute of Architects SA Chapter Sustainable Architecture Award



CSIRO BLACKMOUNTAIN CONSOLIDATION PROJECT

Location: Acton, ACT

Total Project Value: \$110,000,000

Typology: Health & Science, Workplace

BVN was appointed as the principal design consultant for the CSIRO Black Mountain Consolidation Project. BVN's engagement extended to the entirety of the project across two phases, including new building, four-building refits and various demolitions to consolidate CSIRO's staff from leased sites within Canberra to the Black Mountain site, which CSIRO owns.

Awards:

Australian Institute of Architects National Award for Sustainable Architecture

Australian Institute of Architects ACT Chapter The Roman Giurgola Award for Public Architecture

Australian Institute of Architects ACT Chapter The Derek Wrigely Award for Sustainable Architecture

Australian Institute of Architecture ACT Chapter Interior Architecture Award

INDE.Awards The Work Space Winner



THE BRAGGS, UNIVERSITY OF ADELAIDE

Location: Adelaide, SA

Total Project Value: \$95,000,000

Typology: Health & Science, Education, Interiors

The Braggs houses the Institute for Photonics and Advanced Sensing (IPAS) and an undergraduate teaching facility at the University of Adelaide. It incorporates both research, and undergraduate laboratories, and a 420 seat lecture theatre. The central philosophy of the building is to enable researchers from different scientific disciplines to come together to enable a transdisciplinary approach to research.

Awards:

Property Council Australia - SA Development of the Year

The Australian Institute of Architects The Jack McConnell Award for Public Architecture (SA)

The Australian Institute of Architects National Commendation for Public Architecture



THE KINGHORN CANCER CENTRE, SYDNEY

Location: Darlinghurst, NSW

Total Project Value: \$100,000,000

Typology: Health & Science, Workplace

The Kinghorn Cancer Centre provides a nurturing, non-hospital setting that facilitates collaborative research between scientists, clinicians and patients, to deliver personalised medicine, and advance research through rapid translation to the clinic. Filled with natural light, timber finishes and landscaping, the building is organised into functional zones, with the sequence of spaces moving from service core to laboratory, to write-up space, to meeting rooms, to the public atrium where all activity is visible to anyone entering the building.

Awards:

The Australian Institute of Architects The John Verge Award for Interior Architecture (NSW)

Chicago Antheneum International Architecture Award

World Architecture Festival High Commendation - Health Building

The Australian Institute of Architects National Commendation for Interior Architecture

The Australian Institute of Architects National Commendation for Public Architecture

BVN - AWARDS RECEIVED IN HEALTH AND SCIENCE



NORTHERN BEACHES HOSPITAL

Location: Frenchs Forest, NSW

Total Project Value: \$550,000,000

Typology: Health & Science

The primary objectives of The Northern Beaches Hospital development is to deliver the best quality integrated health services and clinical outcomes to the community of the Northern Beaches of Sydney where public and private health care are integrated into a single facility to maximise the range and breadth of services available. The Northern Beaches Hospital image is one of care and commitment, safety and excellence. It provides an important civic anchor to Frenchs Forest, and to the whole of the Northern Beaches. This campus design is accessible, safe, approachable to the range of communities it serves and able to be used with confidence and comfort

Awards:

Master Builders Association - Health Buildings \$100M and over



ROBINA HOSPITAL EXPANSION

Location: Robina, QLD

Total Project Value: \$230,000,000

Typology: Health & Science, Education,

The Robina Hospital expansion transforms a small local hospital into a major regional health facility by improving existing departments and providing new facilities on campus. The principal components of the scheme include the new main entry and public area, two-storey eastern wing housing an outpatients department at ground floor with operating theatre suites above, and a four-storey ward building providing a teaching and training facility at ground level, and an additional 162 beds for a total of 364 hospital beds.

Awards:

The Australian Institute of Architects Award for Public Architecture (QLD)

The Australian Institute of Architects Gold Coast & Northern Rivers Building of the Year

World Architecture News Healthcare Award

World Architecture News Interior Design Award



ROYAL NORTH SHORE HOSPITAL

Location: St Leonards, NSW

Total Project Value: \$900,000,000

Typology: Health & Science, Interiors, Masterplanning

The new 100,000m2 acute hospital is the centerpiece of the RNSH upgrade. It incorporates one of Australia's largest operating suites, a 60-bed intensive care service, nine 30-bed inpatient units, a major radiation oncology centre, a 34-bed mental health unit and a major emergency department. The design focuses on safe and efficient delivery of service, flexibility for future expansion and providing a welcoming public building.

Awards:

Leighton Holdings Limited Excellence Award for Success

Australian Institute of Building – National Professional Excellence Award (Commercial Construction \$100m+) awarded to Project Director Jim Tragotsalos

Master Builders NSW – Excellence in Construction Awards – Health Buildings (\$500m+)

Infrastructure Partnerships Australia – National Infrastructure Award for Contractor Excellence



SOUTH EAST REGIONAL HOSPITAL

Location: Bega, NSW

Total Project Value: \$180,000,000

Typology: Health & Science

With a northerly aspect on the edge of Bega River, the South East Regional Hospital has a strong connection to landscape and the regional community. The design has a human scale, at just over three levels, with a generosity of outlook and views to the landscape beyond. Planning is around a central, open space which connects the various activities within the hospital. New facilities associated with the hospital include a significant expansion of acute, sub-acute, clinical support and primary health services.

Awards:

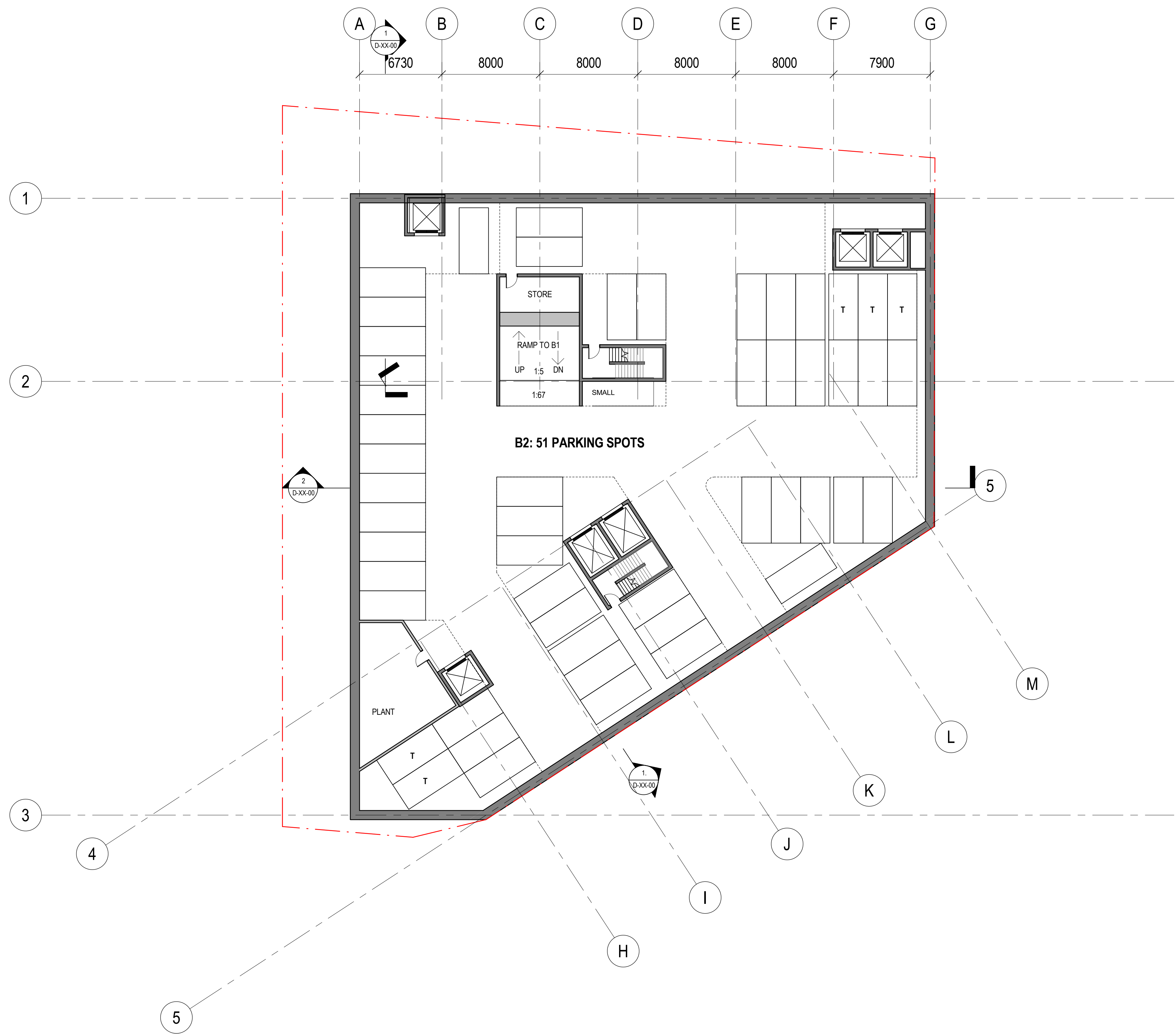
The Australian Institute of Architects Commendation for Public Architecture

Shortlisted, The World Architecture Festival, Health Buildings

APPENDIX - DRAWING SET

PRELIMINARY

HEALTH
FACILITY



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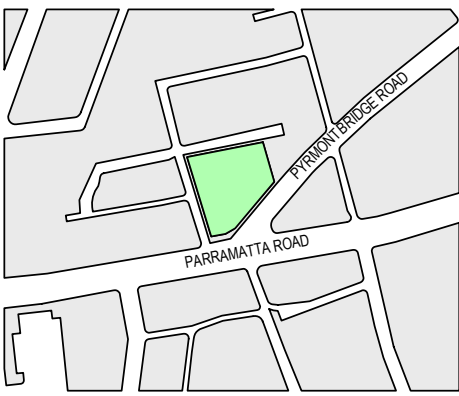
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A	27/10/2020	PRELIMINARY FOR REVIEW
B	11/05/2021	URBAN GROWTH REPORT

KEY PLAN



URBAN PLANNERS
MICHAEL FILE

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PROJECT

CAMPERDOWN PLANNING PROPOSAL
CNR PARRAMATTA ROAD & PYRMONT
BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019

TRUE NORTH

GRAPHIC SCALE

SCALE

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STATUS

CONCEPT DESIGN

PROJECT NORTH

DO NOT SCALE

DRAWING

LEVEL B2 - BASEMENT

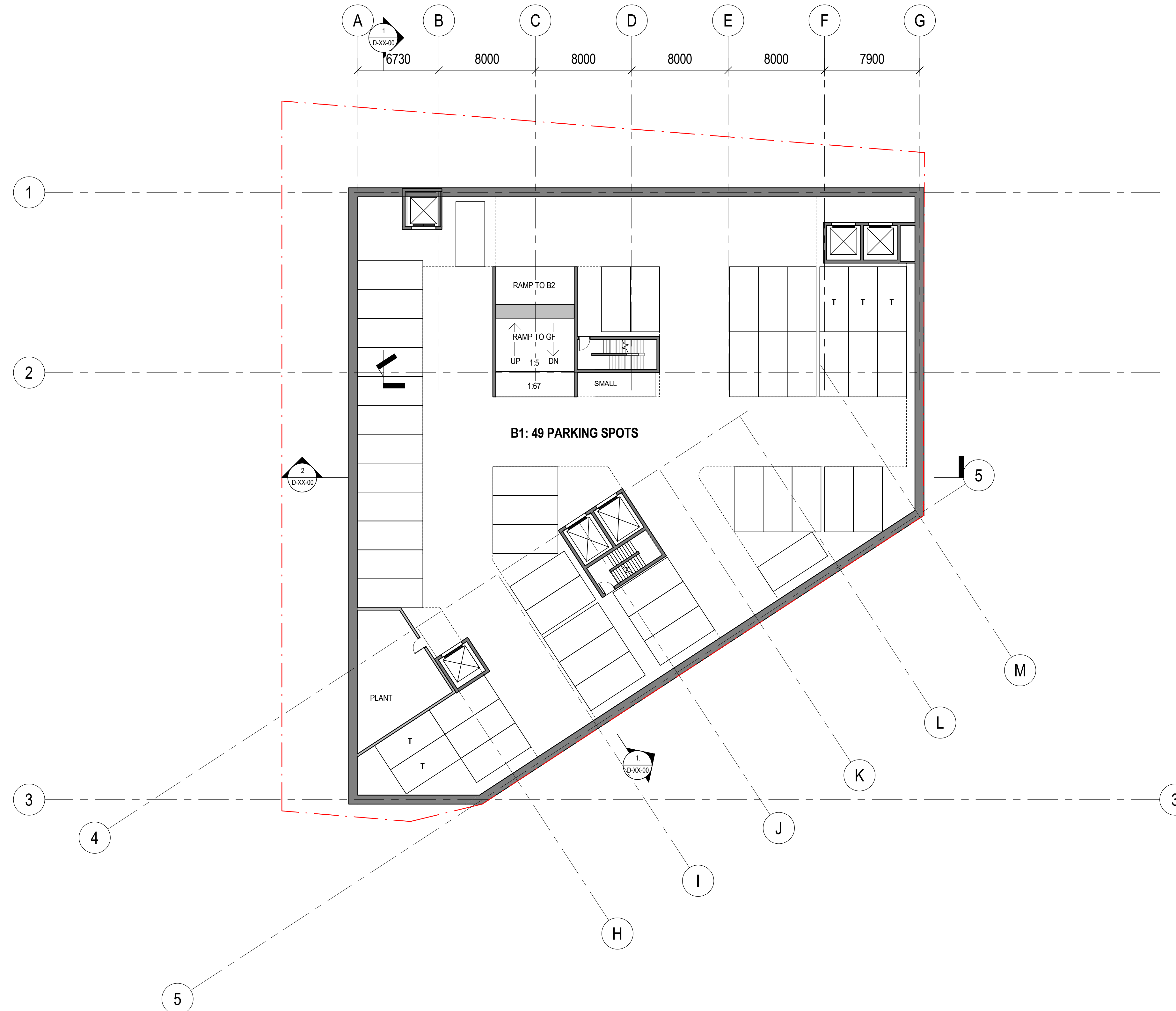
DRAWING NUMBER

AR-B-10-B2

ISSUE

B

PRELIMINARY HEALTH FACILITY



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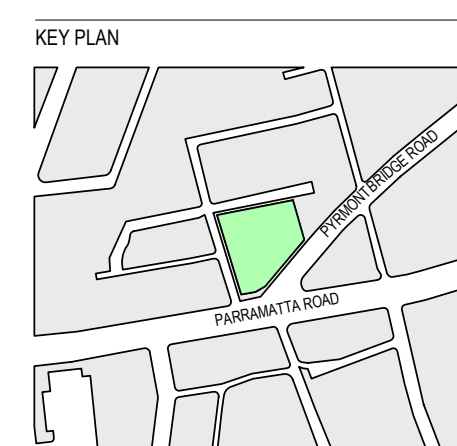
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MICHAEL FILE

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PROJECT MANAGER

PROJECT

CAMPERDOWN PLANNING PROPOSAL
CNR PARRAMATTA ROAD & PYRMONT
BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019

TRUE NORTH

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CONCEPT DESIGN

PROJECT NORTH

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DRAWING

LEVEL B1 - BASEMENT

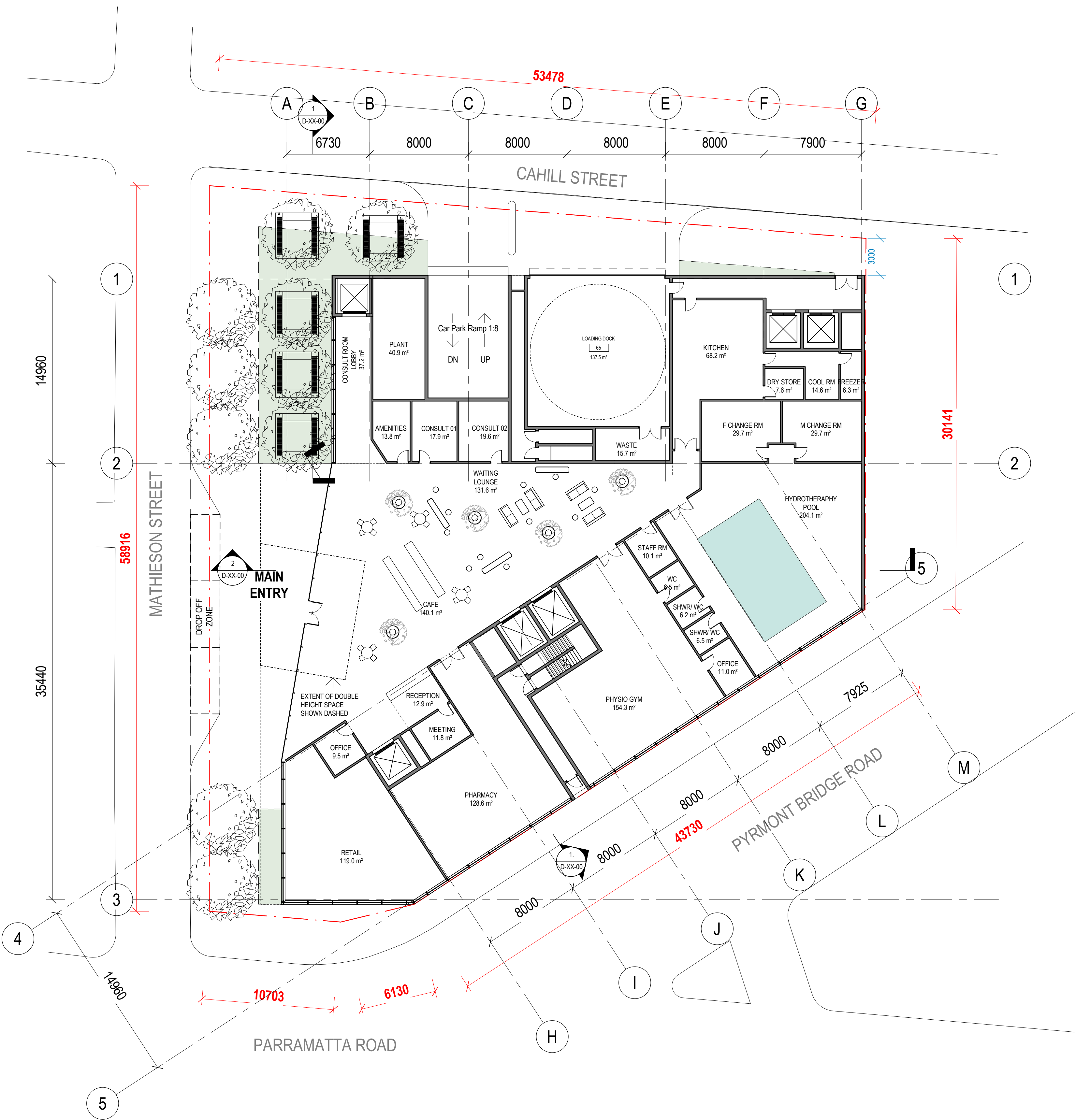
DRAWING NUMBER

AR-B-10-B1

ISSUE

B

PRELIMINARY HEALTH FACILITY



LEVEL 00 - ROOM SCHEDULE		
Name	Count	Area

AMENITIES	1	13.8 m²
CAFE	1	140.1 m²
CONSULT 01	1	17.9 m²
CONSULT 02	1	19.6 m²
CONSULT ROOM LOBBY	1	37.2 m²
COOL RM	1	14.6 m²
DRY STORE	1	7.6 m²
F CHANGE RM	1	29.7 m²
FREEZER	1	6.3 m²
HYDROTHERAPY POOL	1	204.1 m²
KITCHEN	1	68.2 m²
LOADING DOCK	1	137.5 m²
M CHANGE RM	1	29.7 m²
MEETING	1	11.8 m²
OFFICE	1	11.0 m²
OFFICE	1	9.5 m²
PHARMACY	1	128.6 m²
PHYSIO GYM	1	154.3 m²
PLANT	1	40.9 m²
RECEPTION	1	12.9 m²
RETAIL	1	119.0 m²
SHWR/ WC	1	6.2 m²
SHWR/ WC	1	6.5 m²
STAFF RM	1	10.1 m²
WAITING LOUNGE	1	131.6 m²
WASTE	1	15.7 m²
WC	1	6.5 m²

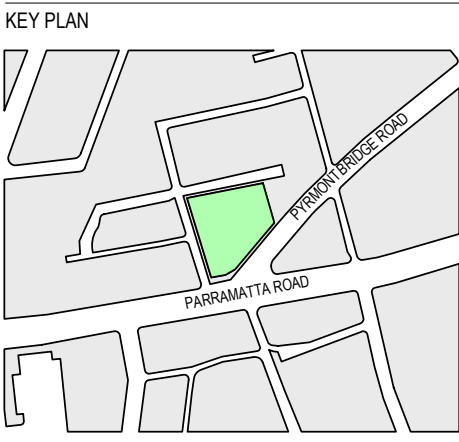


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ISSUE	DATE	FOR
A	11/09/2020	DRAFT FOR REVIEW
B	27/10/2020	PRELIMINARY FOR REVIEW
C	30/04/2021	FEASIBILITY STUDY
D	11/05/2021	URBAN GROWTH REPORT

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MICHAEL FILE

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CLIENT

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CLIENT NUMBER

PROJECT MANAGER

PROJECT

CAMPERDOWN PLANNING PROPOSAL
CNR PARRAMATTA ROAD & PYRMONT
BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019

TRUE NORTH
PROJECT NORTH

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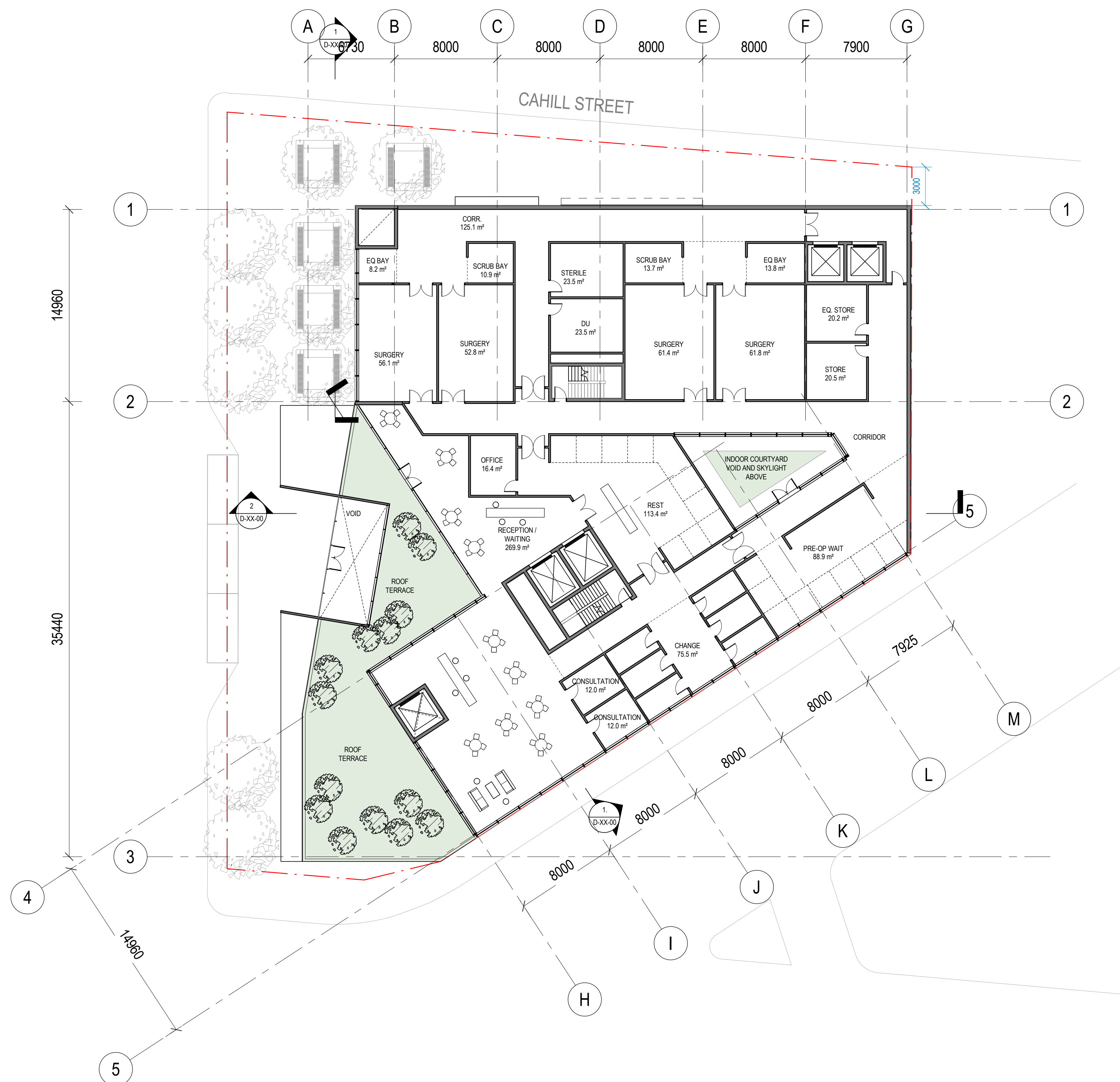
**FLOOR PLAN - LEVEL 00 -
RETAIL/LOBBY**
DRAWING NUMBER
AR-B-10-00
ISSUE
D

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PRELIMINARY HEALTH FACILITY

LEVEL 01 - ROOM SCHEDULE		
Name	Count	Area

CHANGE	1	75.5 m²
CONSULTATION	1	12.0 m²
CONSULTATION	1	12.0 m²
CORR.	1	125.1 m²
CORRIDOR	1	166.1 m²
DU	1	23.5 m²
EQ BAY	1	13.8 m²
EQ BAY	1	8.2 m²
EQ. STORE	1	20.2 m²
OFFICE	1	16.4 m²
PRE-OP WAIT	1	88.9 m²
RECEPTION / WAITING	1	269.9 m²
REST	1	113.4 m²
SCRUB BAY	1	13.7 m²
SCRUB BAY	1	10.9 m²
STERILE	1	23.5 m²
STORE	1	20.5 m²
SURGERY	1	61.4 m²
SURGERY	1	61.8 m²
SURGERY	1	52.8 m²
SURGERY	1	56.1 m²



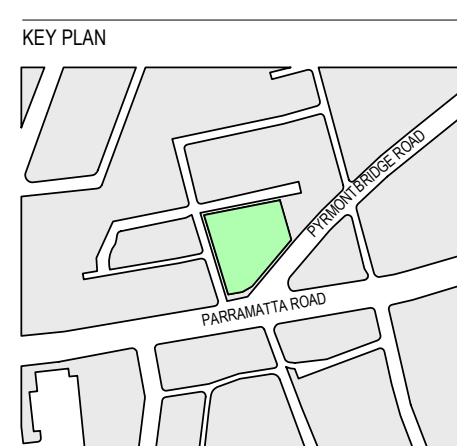
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BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019

TRUE NORTH PROJECT NORTH

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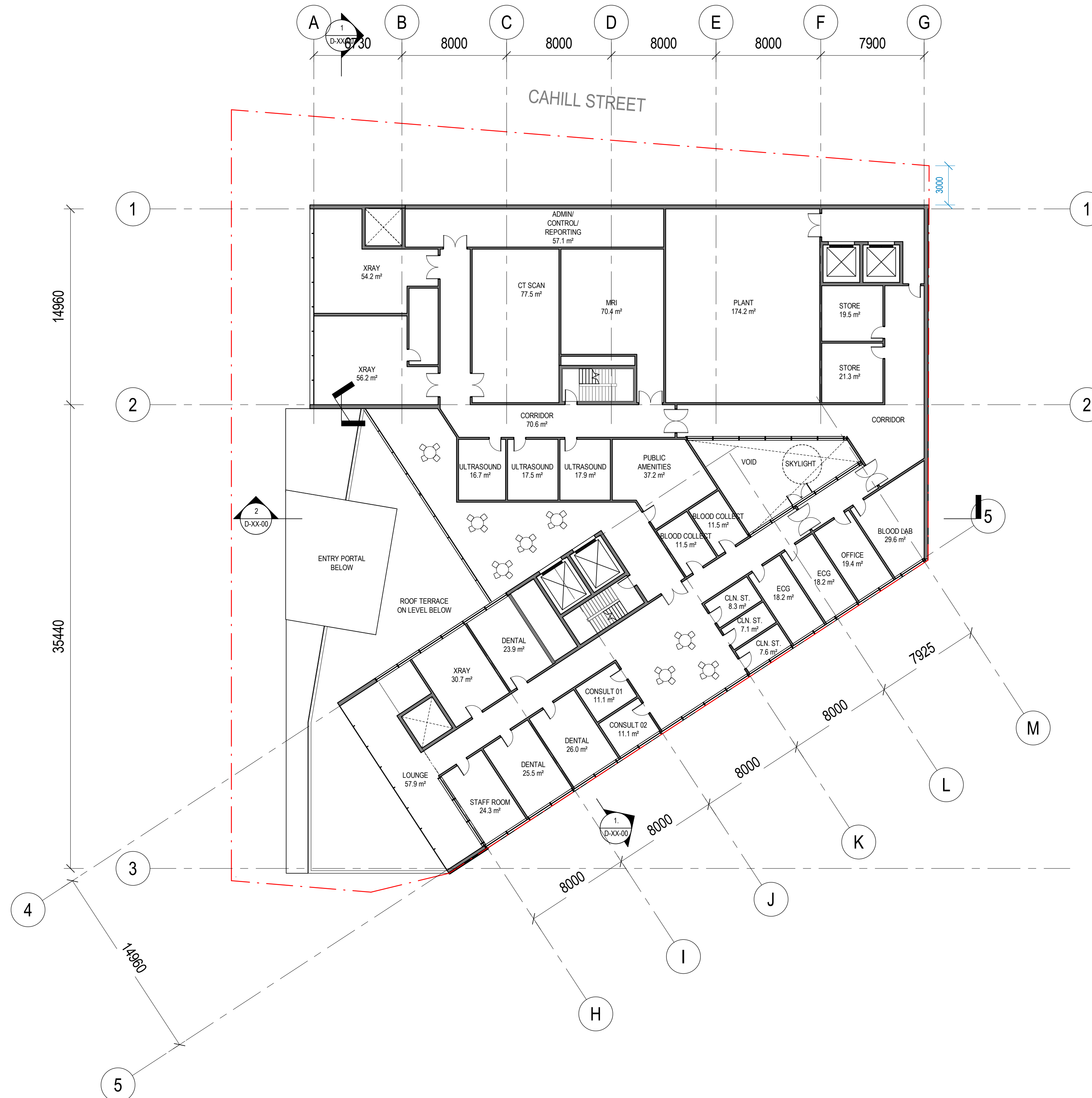
FLOOR PLAN - LEVEL 01 -
DAY SURGERY

AR-B-10-01

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PRELIMINARY HEALTH FACILITY



LEVEL 02 - ROOM SCHEDULE		
Name	Count	Area
ADMIN/ CONTROL/ REPORTING	1	57.1 m ²
BLOOD COLLECT	1	11.5 m ²
BLOOD COLLECT	1	11.5 m ²
BLOOD LAB	1	29.6 m ²
CLN. ST.	1	8.3 m ²
CLN. ST.	1	7.1 m ²
CLN. ST.	1	7.6 m ²
CONSULT 01	1	11.1 m ²
CONSULT 02	1	11.1 m ²
CORRIDOR	1	70.6 m ²
CORRIDOR	1	88.4 m ²
CT SCAN	1	77.5 m ²
DENTAL	1	26.0 m ²
DENTAL	1	23.9 m ²
DENTAL	1	25.5 m ²
ECG	1	18.2 m ²
ECG	1	18.2 m ²
LOUNGE	1	57.9 m ²
MRI	1	70.4 m ²
OFFICE	1	19.4 m ²
PLANT	1	174.2 m ²
PUBLIC AMENITIES	1	37.2 m ²
STAFF ROOM	1	24.3 m ²
STORE	1	21.3 m ²
STORE	1	19.5 m ²
ULTRASOUND	1	16.7 m ²
ULTRASOUND	1	17.5 m ²
ULTRASOUND	1	17.9 m ²
XRAY	1	56.2 m ²
XRAY	1	54.2 m ²
XRAY	1	30.7 m ²

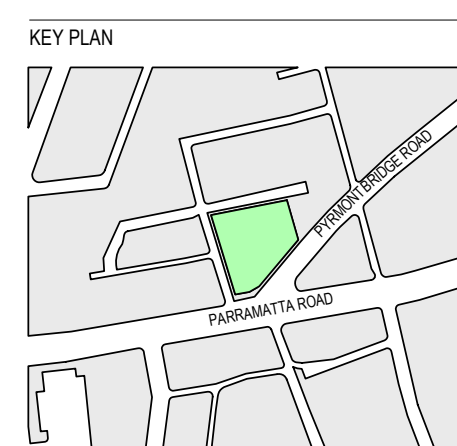
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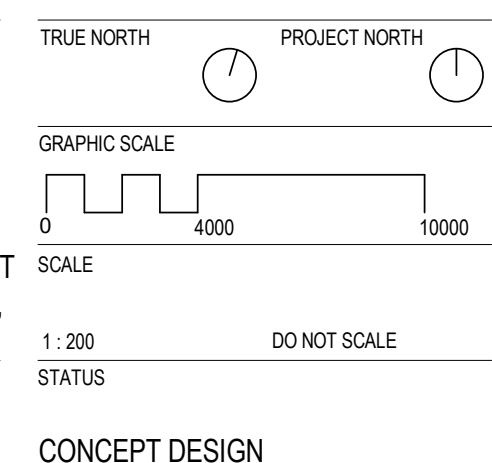
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BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019



DRAWING

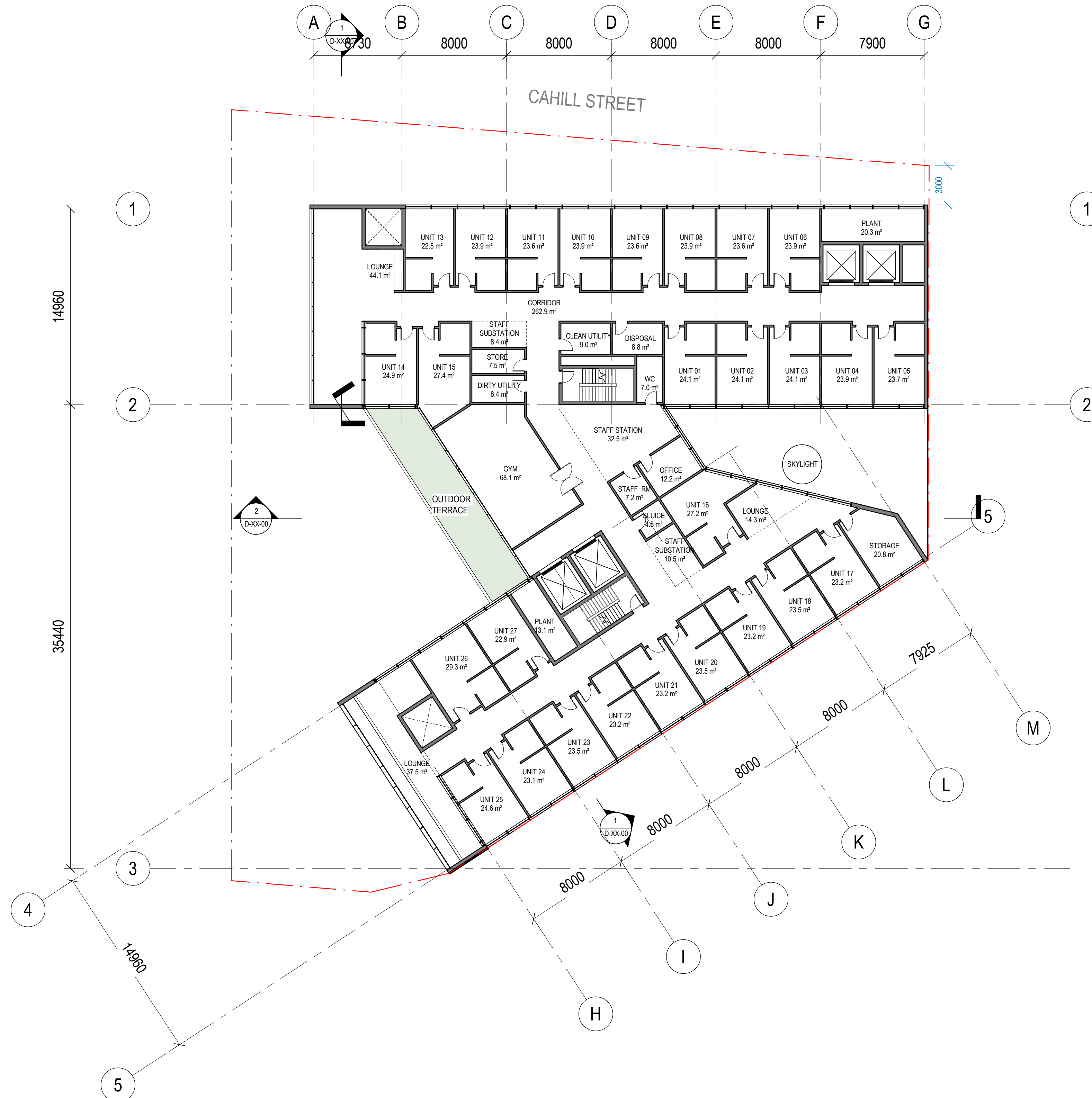
FLOOR PLAN - LEVEL 02 -
DENTAL/ RADIOLOGY/
PATHOLOGY

AR-B-10-02

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PRELIMINARY HEALTH FACILITY



LEVEL 03 - ROOM SCHEDULE		
Name	Count	Area

CLEAN UTILITY	1	9.0 m²
CORRIDOR	1	262.9 m²
DIRTY UTILITY	1	8.4 m²
DISPOSAL	1	8.8 m²
FIRE STAIR	1	14.6 m²
GYM	1	68.1 m²
LIFT	1	9.6 m²
LIFT	1	9.6 m²
LIFT	1	13.6 m²
LOUNGE	1	14.3 m²
LOUNGE	1	44.1 m²
LOUNGE	1	37.5 m²
OFFICE	1	12.2 m²
PLANT	1	20.3 m²
PLANT	1	13.1 m²
SLUICE	1	4.8 m²
STAFF RM	1	7.2 m²
STAFF STATION	1	32.5 m²
STAFF SUBSTATION	1	8.4 m²
STAFF SUBSTATION	1	10.5 m²
STORAGE	1	20.8 m²
STORE	1	7.5 m²
UNIT 01	1	24.1 m²
UNIT 02	1	24.1 m²
UNIT 03	1	24.1 m²
UNIT 04	1	23.9 m²
UNIT 05	1	23.7 m²
UNIT 06	1	23.9 m²
UNIT 07	1	23.6 m²
UNIT 08	1	23.9 m²
UNIT 09	1	23.6 m²
UNIT 10	1	23.9 m²
UNIT 11	1	23.6 m²
UNIT 12	1	23.9 m²
UNIT 13	1	22.5 m²
UNIT 14	1	24.9 m²
UNIT 15	1	27.4 m²
UNIT 16	1	27.2 m²
UNIT 17	1	23.2 m²
UNIT 18	1	23.5 m²
UNIT 19	1	23.2 m²
UNIT 20	1	23.5 m²
UNIT 21	1	23.2 m²
UNIT 22	1	23.2 m²
UNIT 23	1	23.5 m²
UNIT 24	1	23.1 m²
UNIT 25	1	24.6 m²
UNIT 26	1	29.3 m²
UNIT 27	1	22.9 m²
WC	1	7.0 m²

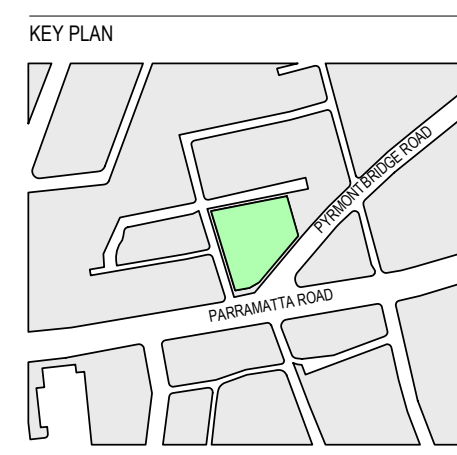
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CLIENT

MHA
CLIENT NUMBER

PROJECT MANAGER

PROJECT

CAMPERDOWN PLANNING PROPOSAL
CNR PARRAMATTA ROAD & PYRMONT
BRIDGE ROAD, CAMPERDOWN, NSW
AUSTRALIA
BVN PROJECT NUMBER

s1611019

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

0 4000 10000

SCALE

1 : 200 DO NOT SCALE

STATUS

CONCEPT DESIGN

DRAWING

FLOOR PLAN - LEVEL 03 -
REHAB UNIT

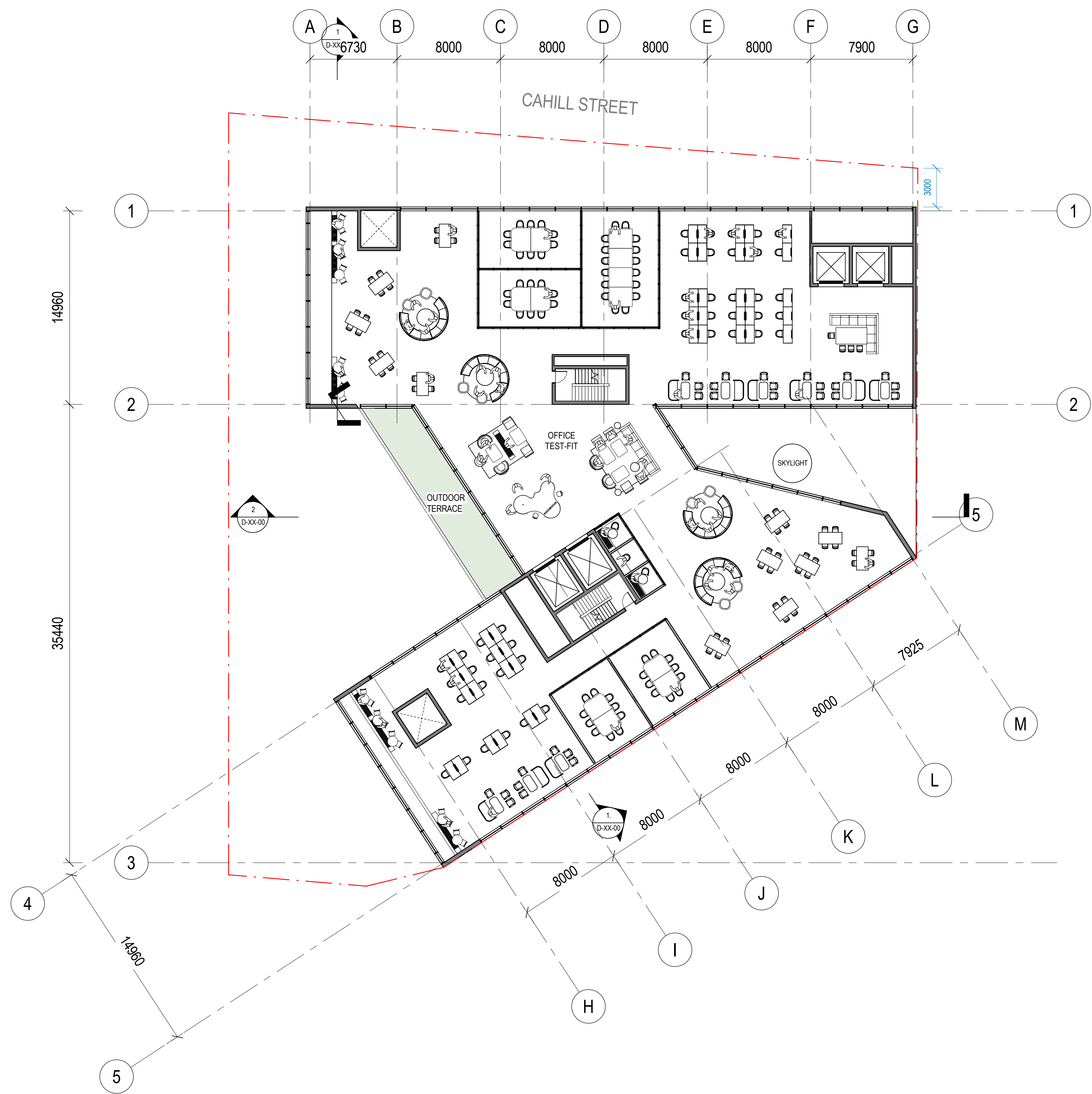
DRAWING NUMBER

SUE

AR-B-10-03

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PRELIMINARY HEALTH FACILITY



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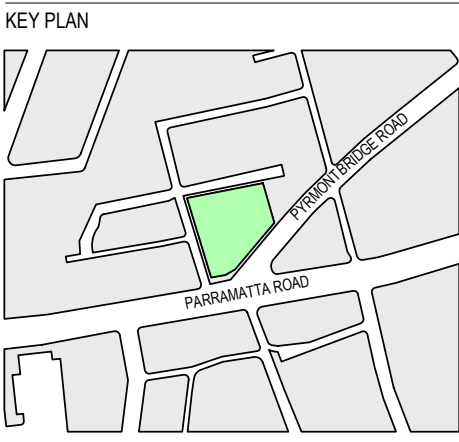


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ISSUE	DATE	FOR
A	30/04/2021	FEASIBILITY STUDY
B	11/05/2021	URBAN GROWTH REPORT

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URBAN PLANNERS MICHAEL FILE
SURVEYORS DUNLOP THORPE & CO TEL: 92836677 CONSULTANT
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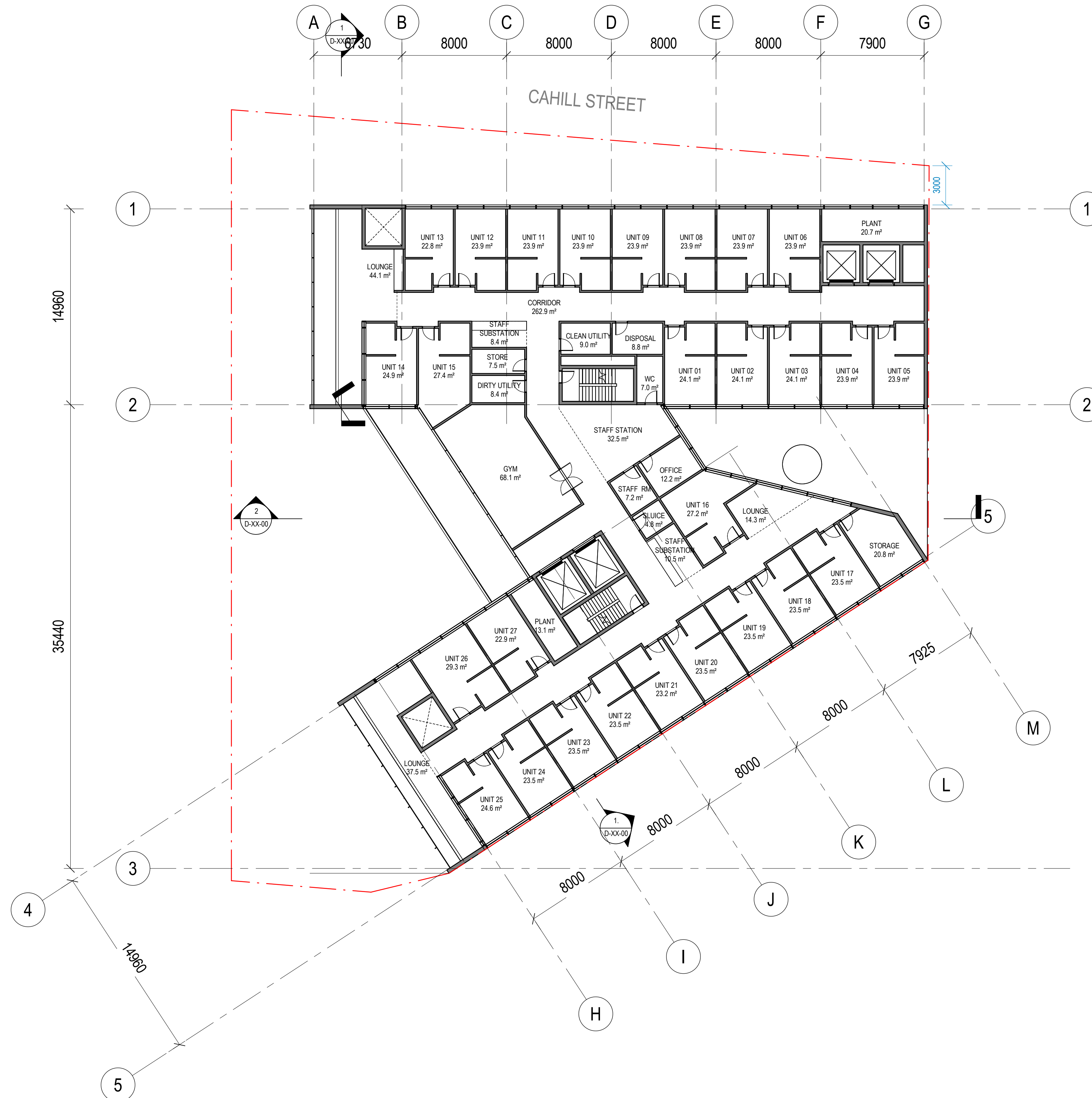
CLIENT
MHA CLIENT NUMBER
PROJECT MANAGER

PROJECT
CAMPERDOWN PLANNING PROPOSAL CNR PARRAMATTA ROAD & PYRMONT BRIDGE ROAD, CAMPERDOWN, NSW, AUSTRALIA BVM PROJECT NUMBER
s1611019

TRUE NORTH	PROJECT NORTH
GRAPHIC SCALE	SCALE
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STATUS	CONCEPT DESIGN

DRAWING	
FLOOR PLAN - TYPICAL LEVEL - OFFICE ALTERNATIVE	
DRAWING NUMBER	ISSUE
AR-B-10-03A	B

PRELIMINARY HEALTH FACILITY



LEVEL 04 - ROOM SCHEDULE		
Name	Count	Area

CLEAN UTILITY	1	9.0 m ²
CORRIDOR	1	262.9 m ²
DIRTY UTILITY	1	8.4 m ²
DISPOSAL	1	8.8 m ²
FIRE STAIR	1	14.6 m ²
GYM	1	68.1 m ²
LIFT	1	9.6 m ²
LIFT	1	9.6 m ²
LIFT	1	13.6 m ²
LOUNGE	1	14.3 m ²
LOUNGE	1	44.1 m ²
LOUNGE	1	37.5 m ²
OFFICE	1	12.2 m ²
PLANT	1	20.7 m ²
PLANT	1	13.1 m ²
SLUICE	1	4.8 m ²
STAFF RM	1	7.2 m ²
STAFF STATION	1	32.5 m ²
STAFF SUBSTATION	1	8.4 m ²
STAFF SUBSTATION	1	10.5 m ²
STORAGE	1	20.8 m ²
STORE	1	7.5 m ²
UNIT 01	1	24.1 m ²
UNIT 02	1	24.1 m ²
UNIT 03	1	24.1 m ²
UNIT 04	1	23.9 m ²
UNIT 05	1	23.9 m ²
UNIT 06	1	23.9 m ²
UNIT 07	1	23.9 m ²
UNIT 08	1	23.9 m ²
UNIT 09	1	23.9 m ²
UNIT 10	1	23.9 m ²
UNIT 11	1	23.9 m ²
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UNIT 13	1	22.8 m ²
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UNIT 21	1	23.2 m ²
UNIT 22	1	23.5 m ²
UNIT 23	1	23.5 m ²
UNIT 24	1	23.5 m ²
UNIT 25	1	24.6 m ²
UNIT 26	1	29.3 m ²
UNIT 27	1	22.9 m ²
WC	1	7.0 m ²

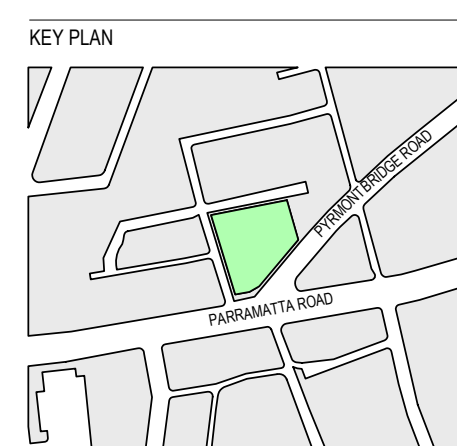
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MICHAEL FILE

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CONSULTANT

CONSULTANT

CLIENT

MHA
CLIENT NUMBER

PROJECT MANAGER

PROJECT

CAMPERDOWN PLANNING PROPOSAL
CNR PARRAMATTA ROAD & PYRMONT
BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

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SCALE 1 : 200 DO NOT SCALE

STATUS

CONCEPT DESIGN

DRAWING

FLOOR PLAN - LEVEL 04 -
REHAB UNIT

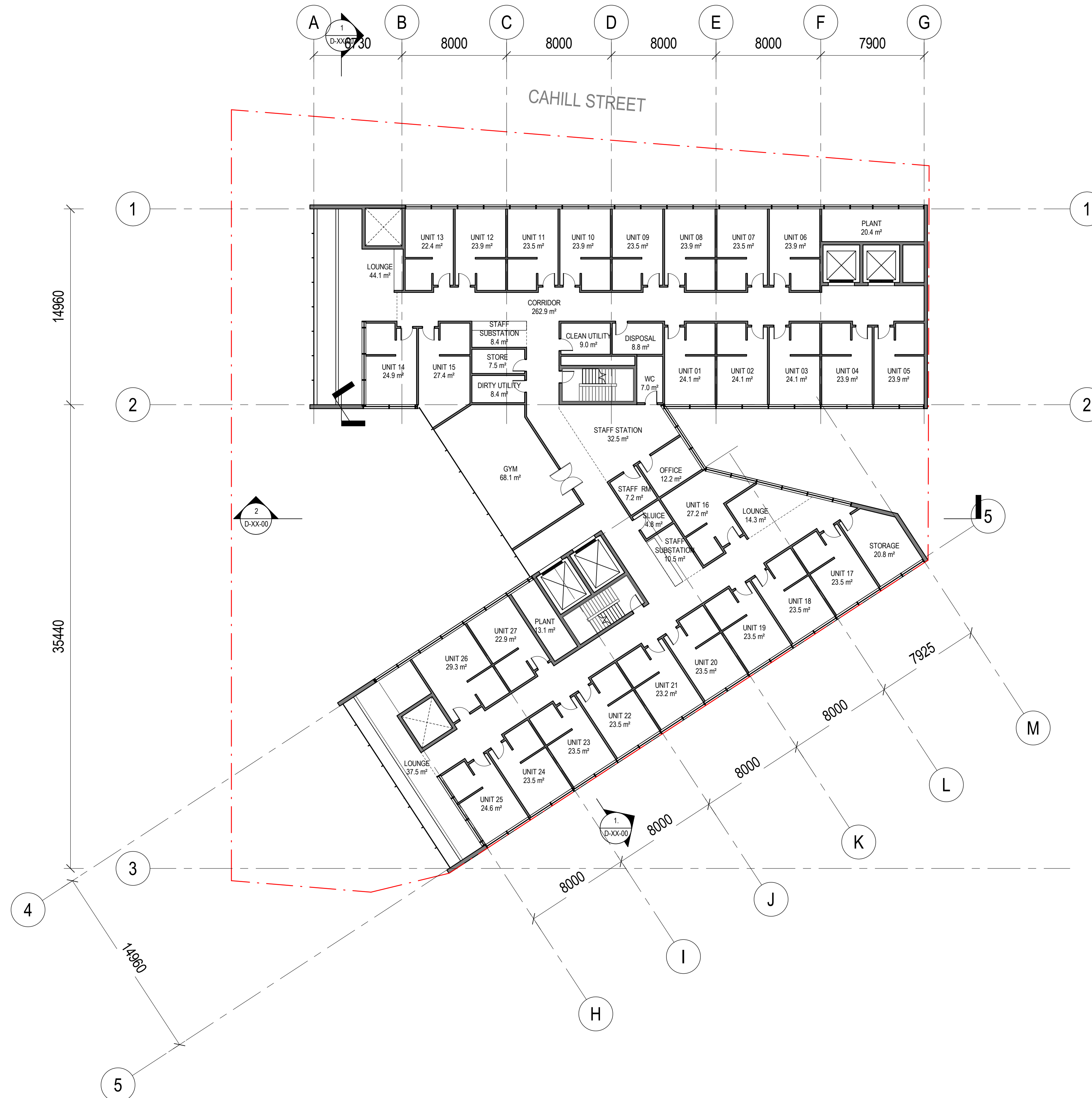
RETIAD UNIT
DRAWING NUMBER
AR-B-10-04

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PRELIMINARY HEALTH FACILITY



LEVEL 05 - ROOM SCHEDULE		
Name	Count	Area

CLEAN UTILITY	1	9.0 m²
CORRIDOR	1	262.9 m²
DIRTY UTILITY	1	8.4 m²
DISPOSAL	1	8.8 m²
FIRE STAIR	1	14.6 m²
GYM	1	68.1 m²
LIFT	1	9.6 m²
LIFT	1	9.6 m²
LIFT	1	13.6 m²
LOUNGE	1	14.3 m²
LOUNGE	1	44.1 m²
LOUNGE	1	37.5 m²
OFFICE	1	12.2 m²
PLANT	1	20.4 m²
PLANT	1	13.1 m²
SLUICE	1	4.8 m²
STAFF RM	1	7.2 m²
STAFF STATION	1	32.5 m²
STAFF SUBSTATION	1	8.4 m²
STAFF SUBSTATION	1	10.5 m²
STORAGE	1	20.8 m²
STORE	1	7.5 m²
UNIT 01	1	24.1 m²
UNIT 02	1	24.1 m²
UNIT 03	1	24.1 m²
UNIT 04	1	23.9 m²
UNIT 05	1	23.9 m²
UNIT 06	1	23.9 m²
UNIT 07	1	23.5 m²
UNIT 08	1	23.9 m²
UNIT 09	1	23.5 m²
UNIT 10	1	23.9 m²
UNIT 11	1	23.5 m²
UNIT 12	1	23.9 m²
UNIT 13	1	22.4 m²
UNIT 14	1	24.9 m²
UNIT 15	1	27.4 m²
UNIT 16	1	27.2 m²
UNIT 17	1	23.5 m²
UNIT 18	1	23.5 m²
UNIT 19	1	23.5 m²
UNIT 20	1	23.5 m²
UNIT 21	1	23.2 m²
UNIT 22	1	23.5 m²
UNIT 23	1	23.5 m²
UNIT 24	1	23.5 m²
UNIT 25	1	24.6 m²
UNIT 26	1	29.3 m²
UNIT 27	1	22.9 m²
WC	1	7.0 m²

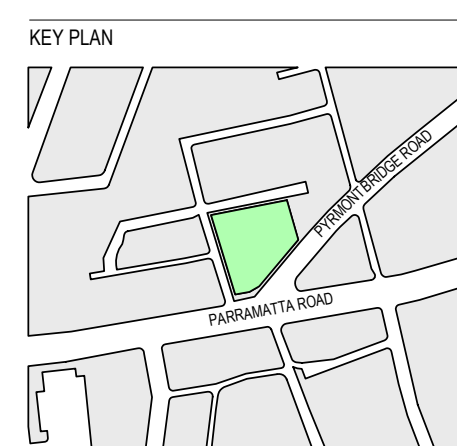
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CONSULTANT

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CLIENT

MHA
CLIENT NUMBER

PROJECT MANAGER

PROJECT

CAMPERDOWN PLANNING PROPOSAL
CNR PARRAMATTA ROAD & PYRMONT
BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

0 4000 10000

SCALE

1 : 200 DO NOT SCALE

STATUS

CONCEPT DESIGN

DRAWING

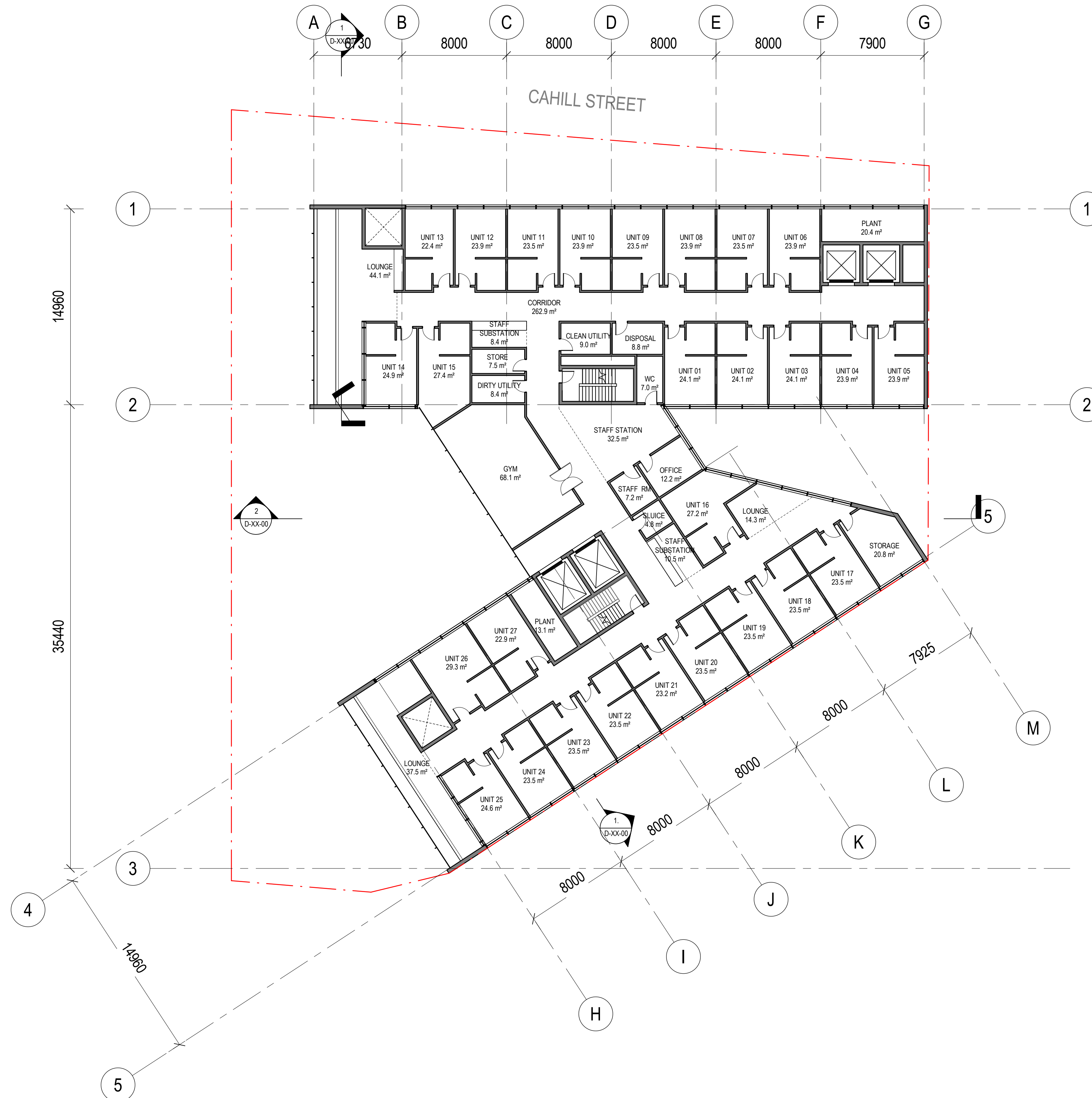
FLOOR PLAN - LEVEL 05 -
REHAB UNIT

AR-B-10-05

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PRELIMINARY HEALTH FACILITY



LEVEL 06 - ROOM SCHEDULE		
Name	Count	Area

CLEAN UTILITY	1	9.0 m²
CORRIDOR	1	262.9 m²
DIRTY UTILITY	1	8.4 m²
DISPOSAL	1	8.8 m²
FIRE STAIR	1	14.6 m²
GYM	1	68.1 m²
LIFT	1	9.6 m²
LIFT	1	9.6 m²
LIFT	1	13.6 m²
LOUNGE	1	14.3 m²
LOUNGE	1	44.1 m²
LOUNGE	1	37.5 m²
OFFICE	1	12.2 m²
PLANT	1	20.4 m²
PLANT	1	13.1 m²
SLUICE	1	4.8 m²
STAFF RM	1	7.2 m²
STAFF STATION	1	32.5 m²
STAFF SUBSTATION	1	8.4 m²
STAFF SUBSTATION	1	10.5 m²
STORAGE	1	20.8 m²
STORE	1	7.5 m²
UNIT 01	1	24.1 m²
UNIT 02	1	24.1 m²
UNIT 03	1	24.1 m²
UNIT 04	1	23.9 m²
UNIT 05	1	23.9 m²
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UNIT 08	1	23.9 m²
UNIT 09	1	23.5 m²
UNIT 10	1	23.9 m²
UNIT 11	1	23.5 m²
UNIT 12	1	23.9 m²
UNIT 13	1	22.4 m²
UNIT 14	1	24.9 m²
UNIT 15	1	27.4 m²
UNIT 16	1	27.2 m²
UNIT 17	1	23.5 m²
UNIT 18	1	23.5 m²
UNIT 19	1	23.5 m²
UNIT 20	1	23.5 m²
UNIT 21	1	23.2 m²
UNIT 22	1	23.5 m²
UNIT 23	1	23.5 m²
UNIT 24	1	23.5 m²
UNIT 25	1	24.6 m²
UNIT 26	1	29.3 m²
UNIT 27	1	22.9 m²
WC	1	7.0 m²

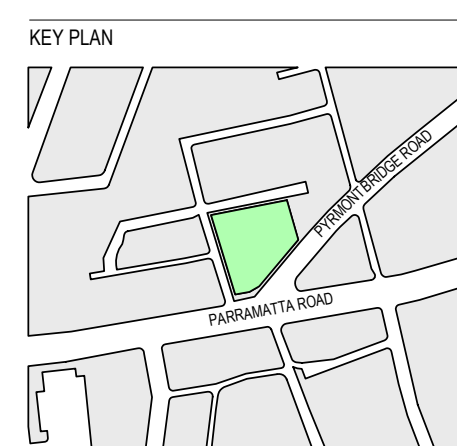
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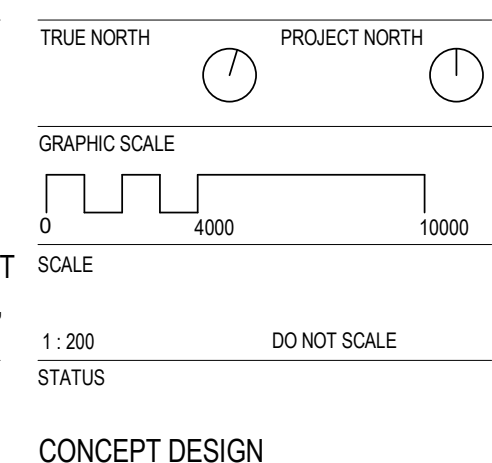
MHA
CLIENT NUMBER

PROJECT MANAGER

PROJECT

CAMPERDOWN PLANNING PROPOSAL
CNR PARRAMATTA ROAD & PYRMONT
BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019



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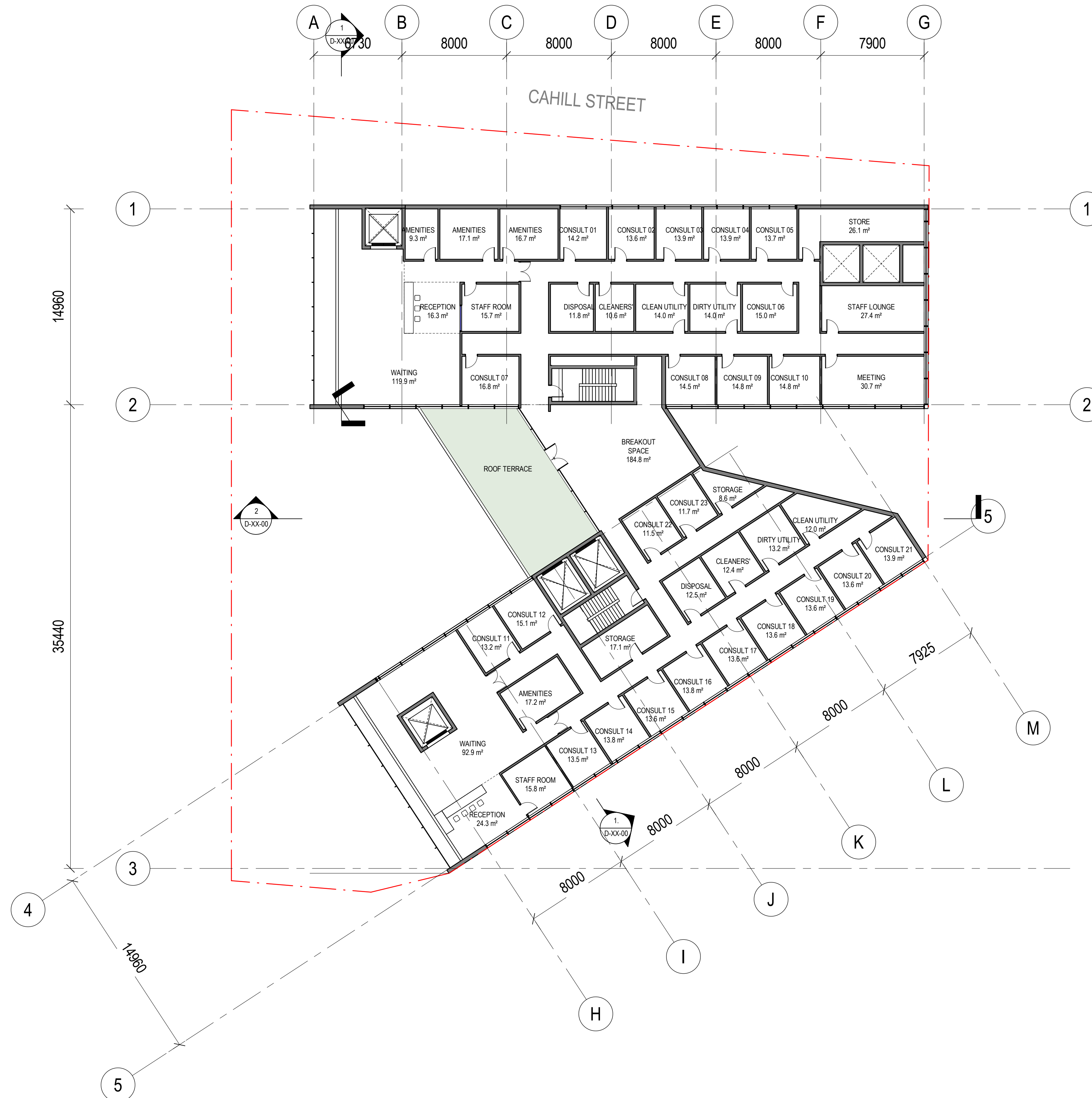
FLOOR PLAN - LEVEL 06 -
REHAB UNIT

REHAB UNIT
DRAWING NUMBER
AR-B-10-06

SUE

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PRELIMINARY HEALTH FACILITY



LEVEL 07 - ROOM SCHEDULE		
Name	Count	Area
AMENITIES	1	9.3 m ²
AMENITIES	1	17.1 m ²
AMENITIES	1	16.7 m ²
AMENITIES	1	17.2 m ²
BREAKOUT SPACE	1	118.9 m ²
CLEAN UTILITY	1	14.0 m ²
CLEAN UTILITY	1	12.0 m ²
CLEANERS'	1	10.6 m ²
CLEANERS'	1	12.4 m ²
CONSULT 01	1	14.2 m ²
CONSULT 02	1	13.6 m ²
CONSULT 03	1	13.9 m ²
CONSULT 04	1	13.9 m ²
CONSULT 05	1	13.7 m ²
CONSULT 06	1	15.0 m ²
CONSULT 07	1	16.8 m ²
CONSULT 08	1	14.5 m ²
CONSULT 09	1	14.8 m ²
CONSULT 10	1	14.8 m ²
CONSULT 11	1	13.2 m ²
CONSULT 12	1	15.1 m ²
CONSULT 13	1	13.5 m ²
CONSULT 14	1	13.8 m ²
CONSULT 15	1	13.6 m ²
CONSULT 16	1	13.8 m ²
CONSULT 17	1	13.6 m ²
CONSULT 18	1	13.6 m ²
CONSULT 19	1	13.6 m ²
CONSULT 20	1	13.6 m ²
CONSULT 21	1	13.9 m ²
DIRTY UTILITY	1	14.0 m ²
DIRTY UTILITY	1	13.2 m ²
DISPOSAL	1	11.8 m ²
DISPOSAL	1	12.5 m ²
MEETING	1	30.7 m ²
RECEPTION	1	16.3 m ²
RECEPTION	1	24.3 m ²
STAFF LOUNGE	1	27.4 m ²
STAFF ROOM	1	15.7 m ²
STAFF ROOM	1	15.8 m ²
STORAGE	1	17.1 m ²
STORE	1	26.1 m ²
WAITING	1	119.9 m ²
WAITING	1	92.9 m ²

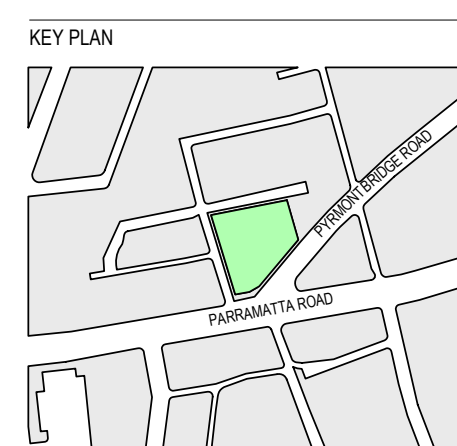
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MICHAEL FILE

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CONSULTANT

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CLIENT

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PROJECT

CAMPERDOWN PLANNING PROPOSAL
CNR PARRAMATTA ROAD & PYRMONT
BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

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SCALE

1 : 200 DO NOT SCALE

STATUS

CONCEPT DESIGN

DRAWING

FLOOR PLAN - LEVEL 07 -
SERVICE APARTMENTS

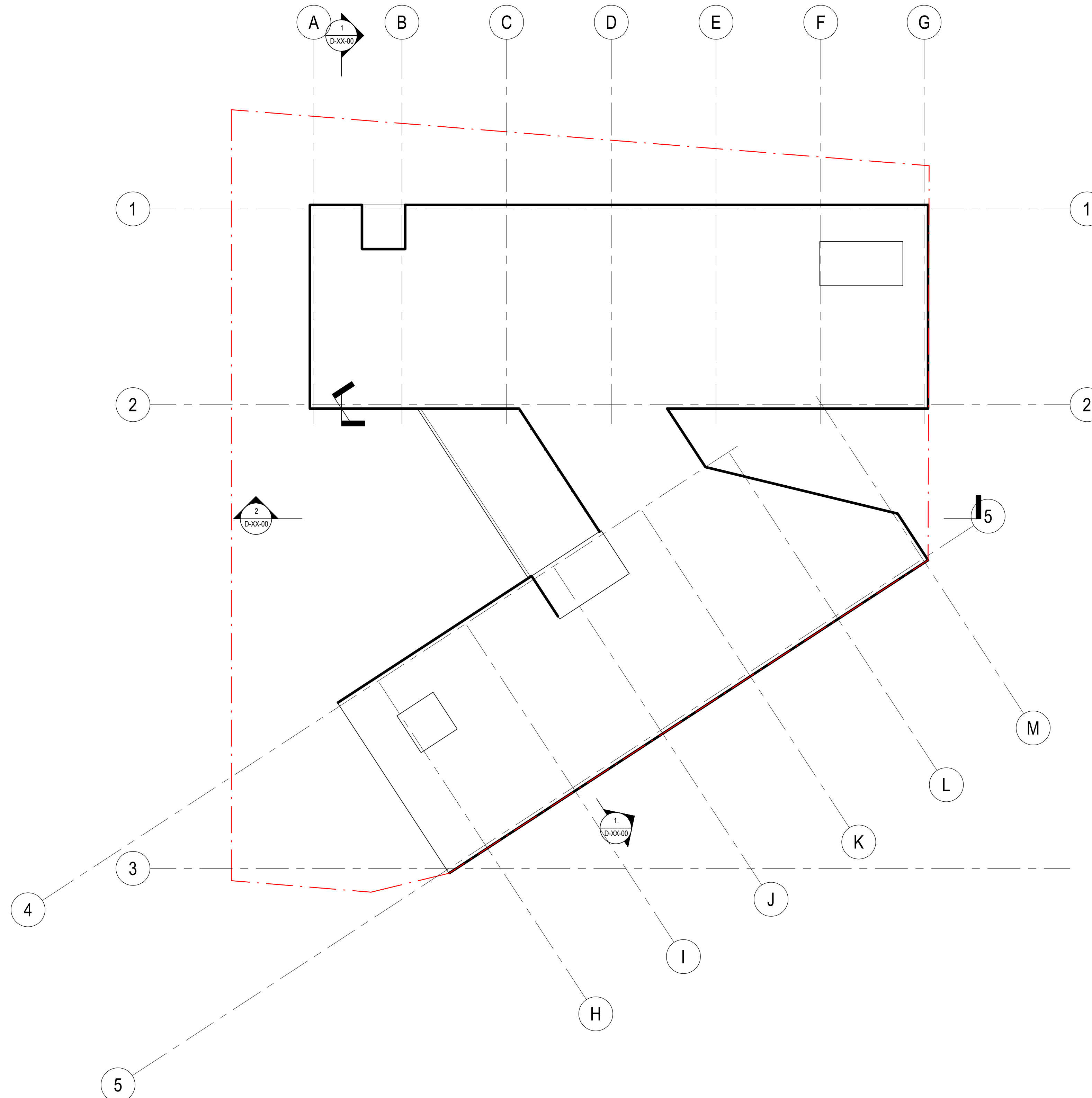
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PRELIMINARY HEALTH FACILITY



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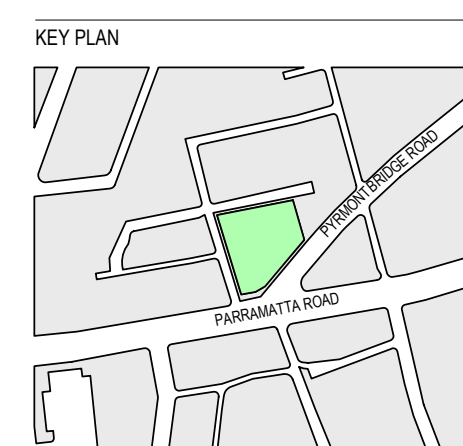
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CNR PARRAMATTA ROAD & PYRMONT
BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019

TRUE NORTH

GRAPHIC SCALE

ONT SCALE

1 : 200	STATUS
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CONCEPT DESIGN

PROJECT NORTH

DO NOT SCALE

DRAWING

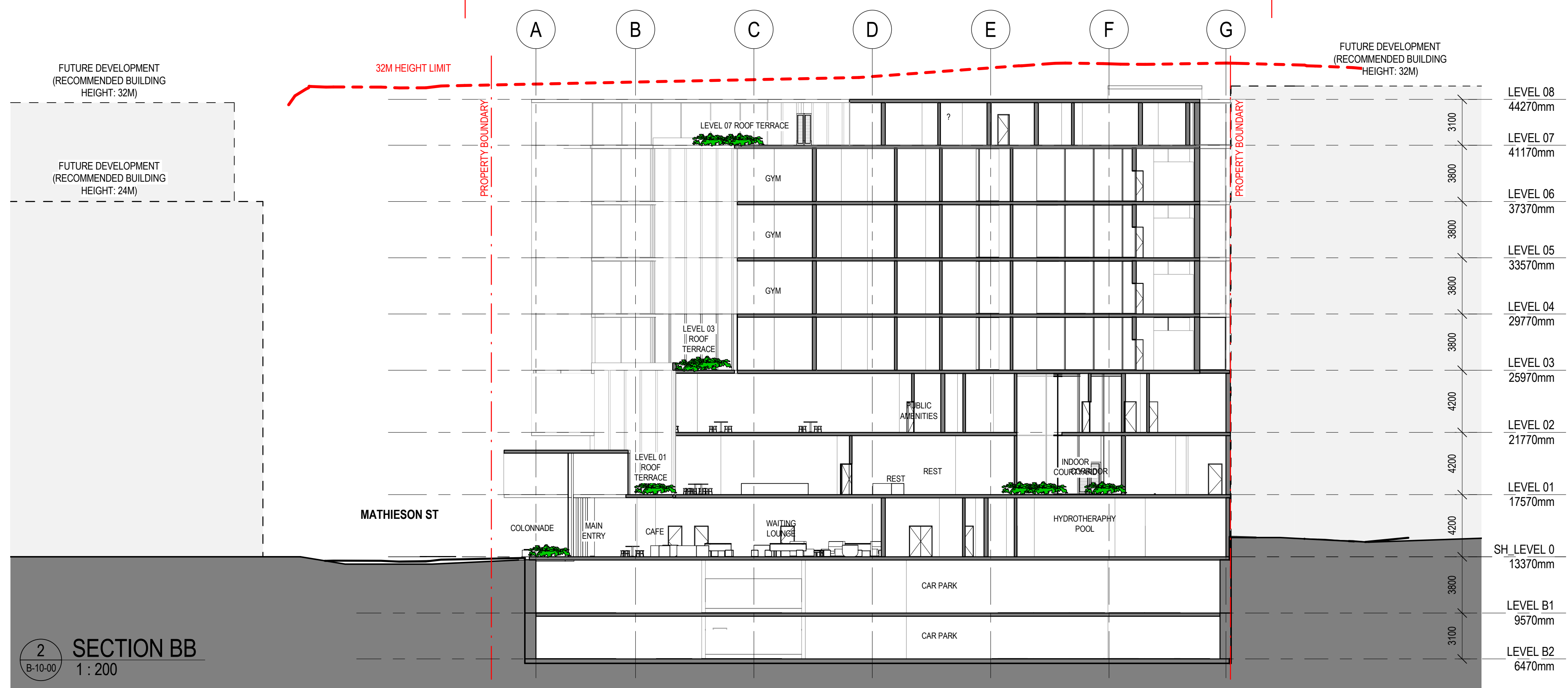
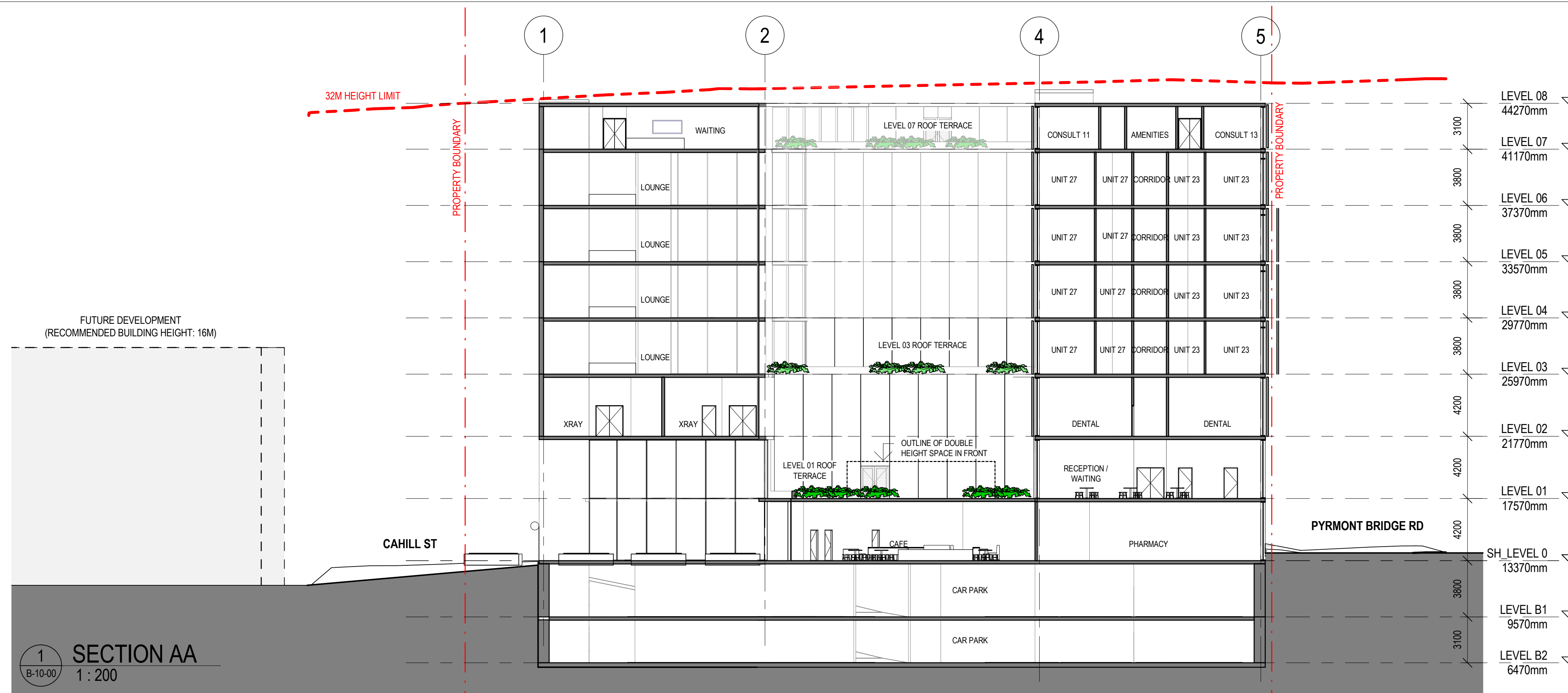
FLOOR PLAN - LEVEL 08 -
ROOFTOP

DRAWING NUMBER

ISSUE

B

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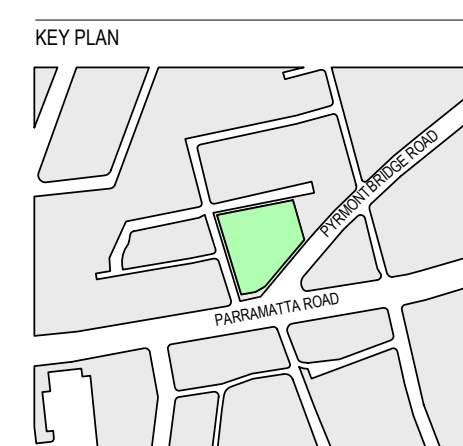
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MICHAEL FILE

SURVEYORS
DUNLOP THORPE & CO
TEL: 92836677
CONSULTANT

CONSULTANT

CLIENT

MHA
CLIENT NUMBER

PROJECT MANAGER

PROJECT

CAMPERDOWN PLANNING PROPOSAL
CNR PARRAMATTA ROAD & PYRMONT
BRIDGE ROAD, CAMPERDOWN, NSW,
AUSTRALIA
BVN PROJECT NUMBER

s1611019

TRUE NORTH

GRAPHIC SCALE

SCALE

1:200

STATUS

CONCEPT DESIGN

PROJECT NORTH

DO NOT SCALE

N

DRAWING

SECTION 01

SECTION 01
DRAWING NUMBER

AR-D-XX-00

SUE

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvm.com.au

PRELIMINARY HEALTH FACILITY

GFA - Sydney LEP 2012

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

Area Schedule (GFA)	
Level	Area
LEVEL 00	1356.62 m ²
LEVEL 01	1366.43 m ²
LEVEL 02	1292.81 m ²
LEVEL 03	1286.92 m ²
LEVEL 04	1258.87 m ²
LEVEL 05	1258.87 m ²
LEVEL 06	1258.87 m ²
LEVEL 07	1184.63 m ²
	10264.02 m ²



1 LEVEL 00
1 : 500



2 LEVEL 01
1 : 500



3 LEVEL 02
1 : 500



4 LEVEL 03
1 : 500



5 LEVEL 04
1 : 500



6 LEVEL 05
1 : 500



7 LEVEL 06
1 : 500



8 LEVEL 07
1 : 500

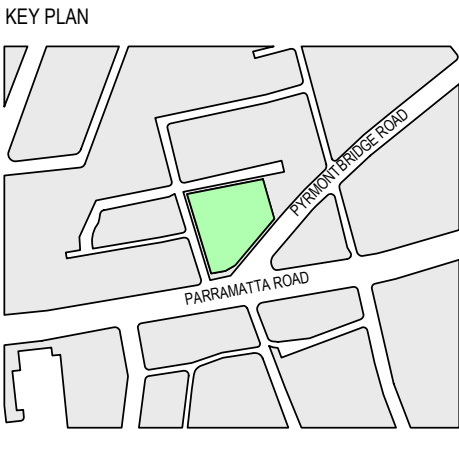


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NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. DO NOT SCALE THIS DRAWING.

ISSUE	DATE	FOR
A	11/09/2020	DRAFT FOR REVIEW
B	27/10/2020	PRELIMINARY FOR REVIEW
C	30/04/2021	FEASIBILITY STUDY
D	11/05/2021	URBAN GROWTH REPORT



URBAN PLANNERS
MICHAEL FILE
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TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 10000 25000
SCALE
1 : 500
STATUS
CONCEPT DESIGN

DRAWING
HEALTH FACILITY - GFA
PLANS
DRAWING NUMBER
AR-R-XX-551
ISSUE
D