



**Sydney
Local Health District**

Ref: BR24/3889

8 July 2024

Mr Patrick LeBron
Coordinator Strategic Assessments, City Strategy and Design
Canterbury Bankstown Council
PO Box 8
Bankstown NSW 1885
Patrick.Lebon@cbcity.nsw.gov.au

Re: Opportunities for Improved Pedestrian Access between Canterbury Hospital Precinct and Planning Proposal at 11 Harp Street, 5 and 11A Elizabeth Street, Campsie

Dear Mr LeBron,

Thank you for providing Sydney Local Health District with the opportunity to comment on the proposed Campsie Health Precinct at 11 Harp Street, 5 and 11A Elizabeth Street, Campsie and in particular, proposed improvements to pedestrian access between this private hospital development and the (public) Canterbury Hospital.

It is noted that the proposed health precinct is significantly larger than was previously planned - a 200-bed hospital plus a 100 bed Medi-hotel with ambulatory and rehabilitation care facilities. A precinct of this size is likely to generate significant traffic that will in turn impact the feasibility of active transport around the site. While your studies indicate the additional traffic is likely to have only a "moderate impact" on the busy Canterbury Road and surrounding road networks, it is strongly suggested that additional traffic studies be undertaken, to consider the entire precinct area.

The District is supportive of greater pedestrian and cycling connectivity between the proposed health precinct and Canterbury Hospital, however, additional information is required about the nature of the planned health facility.

In respect of the Canterbury Hospital redevelopment, our redevelopment team is currently being assembled and we would welcome participation in traffic studies with the proponent. We welcome further discussion as the redevelopment of Canterbury Hospital progresses.

Should you require any further information, please contact Dr Pamela Garrett, Director Planning SLHD, on 0477 333 863 or Pam.Garrett@health.nsw.gov.au.

Yours sincerely,

Graeme Loy PSM
Chief Executive



31 May 2024

Pamela Garrett
Director Sydney Local Health District Planning
Level 11 North, King George V Building
83 Missenden Road
Camperdown, NSW, 2050
Sent to: Pam.Garrett@health.nsw.gov.au

Dear Pamela,

Re: Opportunities for Improved Pedestrian Access between Canterbury Hospital Precinct and Planning Proposal at 11 Harp Street, 5 and 11A Elizabeth Street, Campsie

I am writing to advise the Sydney Local Health District (the District) of a planning proposal that has been lodged with the Department of Planning, Housing and Infrastructure (DPHI) by Canterbury Bankstown Council (Council) on behalf of a proponent for 11 Harp Street, 5 and 11A Elizabeth Street, Campsie. The proposal was supported in principle by the District in July 2023, with recognition that it would provide essential health services in addition to those provided at Canterbury Public Hospital. The District also welcomed the opportunity to continue to review and contribute to the planning proposal, which Council aims to facilitate.

The proposal requests changes to LEP provisions, including Additional Permitted Uses, Floor Space Ratio, building height and lot amalgamation with the aim of facilitating the development of a private hospital and ancillary health services comprising:

- A mix of 3-10 storey building envelopes providing a total Gross Floor Area of approximately 64,734m² across six (6) buildings that will accommodate the following uses:
 - Private hospital comprising approximately 200 beds.
 - Hotel accommodation referred as a 'medi hotel' comprising approximately 100 rooms.
 - Integrated ambulatory health hub (i.e., renal dialysis, chemotherapy etc)
 - Rehabilitation and respite care
 - Hospital based childcare centre comprising approximately 150 spaces.
 - Medical centre and specialist suites
 - Day procedure centre
 - Clinical teaching and learning centre, and
 - Clinical support services (i.e., diagnostic imaging, pathology, pharmacy).
- A maximum building height ranging from 16.5m to 38.5 metres to Harp Street.
- Consolidated basement providing parking for approximately 700 vehicles.
- Ability to accommodate a total of 425 hospital, medical and ancillary jobs.
- Large centrally located public park, providing open space for patients, visitors, and employees.



At the Council Meeting on 27 February 2024, Council resolved to submit the planning proposal to DPHI for Gateway determination. The Council resolution included the following requirement:

'Council engages with NSW Health and Transport for NSW to understand opportunities for pedestrian and cycling connectivity improvements between the site and the Canterbury Public Hospital and require the draft Planning Agreement to progress concept plans at a future date.'

In accordance with Council's resolution, Council is writing to you to seek feedback and advice regarding the provision of improved pedestrian and cycling connectivity between the subject site and Canterbury Public Hospital. We would like specific guidance and feedback on:

- Any planned maintenance and/or upgrades to pedestrian and cycling access that may be occurring as part of the announced \$350 million redevelopment of the Canterbury Hospital
- What connectivity improvements can the District support in principle or would like to see between the subject site at Harp and Elizabeth Streets and the Canterbury Public Hospital, and
- Would the District support the proponent contributing funds towards any studies or work for pedestrian and cycling connectivity improvements as stated in the above Council resolution.

We would like to establish a primary contact within the District that we can liaise with on this important project. Can you please provide the above information by 21 June 2024. For any further information or enquiries regarding this matter, please contact Samantha Turner, Graduate Strategic Planner on 9707 5550 or samantha.turner@cbc.city.nsw.gov.au.

Yours sincerely

Patrick LeBron
Coordinator Strategic Assessments, City Strategy and Design
Canterbury Bankstown Council

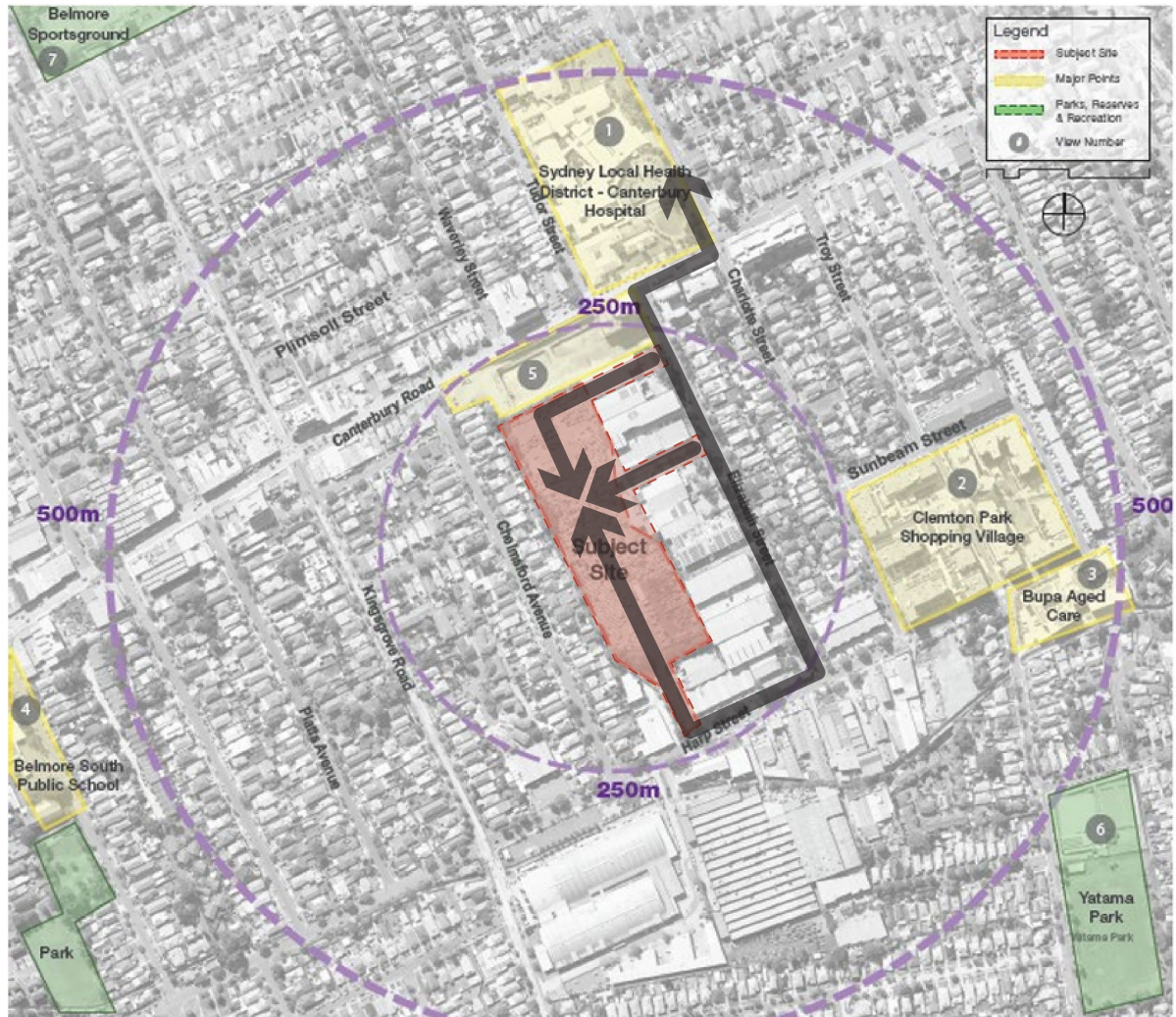


Figure 1: Site context map showing the site, Canterbury Hospital and surrounding key sites and infrastructure, with routes shown in grey.