

21 June 2024

TfNSW Reference: SYD24-01038-01

Mr Matthew Stewart
Chief Executive Officer
Canterbury Bankstown Council
PO Box 8
Bankstown NSW 1885

Attention: Samantha Turner

RE: PLANNING PROPOSAL – 11 HARP STREET, 5 AND 11A ELIZABETH STREET, CAMPSIE

Dear Ms Turner,

Thank you for providing Transport for NSW (TfNSW) with a further opportunity to comment on the above Planning Proposal, which was referred to us by Council on 31 May 2024.

Currently there are no planned road works or active transport projects planned for this part of Campsie, that directly affect the planning proposal.

TfNSW acknowledges Councils desire to identify all development parameters for the planning proposal and any future active transport opportunities. To do this, we would normally engage directly with Councils when rezonings are first considered through the preparation of scoping proposals. We recommend the preparation of scoping proposals for all rezonings prior to submission to the DPHI for Gateway review.

Please note that our advice is preliminary and is not binding as other road related matters can arise during the processing of a planning proposal. Further consultation with TfNSW will likely be conditioned as part of any Gateway Determination at which time traffic impacts will then be assessed formally.

Thank you for the opportunity to provide advice on the subject planning proposal. Should you have any questions or further enquiries in relation to this matter, Peter Mann would be pleased to respond via email to development.sydney@transport.nsw.gov.au or by phone at 0447887164.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Peter Mann".

Peter Mann
Senior Manager Strategic Land Use (Western)
Land Use, Network and Place Planning, Greater Sydney Division

31 May 2024

James Hall
Senior Manager Strategy Land Use
Transport for New South Wales
27-31 Argyle Street
Parramatta NSW 2150
Sent to: Development.sydney@transport.nsw.gov.au

Dear James

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 getting in touch with you to advise Transport for NSW (TfNSW) 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 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:
 - A 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 38.5m
- Consolidated basement providing parking for approximately 700 vehicles.
- 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 on and feedback on:

- Any planned road and active transport maintenance and/or upgrades that may be occurring in this area of Campsie and along the Canterbury Road Corridor
- What connectivity improvements can TfNSW support in principle between the subject site at Harp and Elizabeth Streets and the Canterbury Public Hospital, and
- Would TfNSW 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 TfNSW 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 Lebon

**Coordinator Strategic Assessments, City Strategy and Design
Canterbury Bankstown Council**

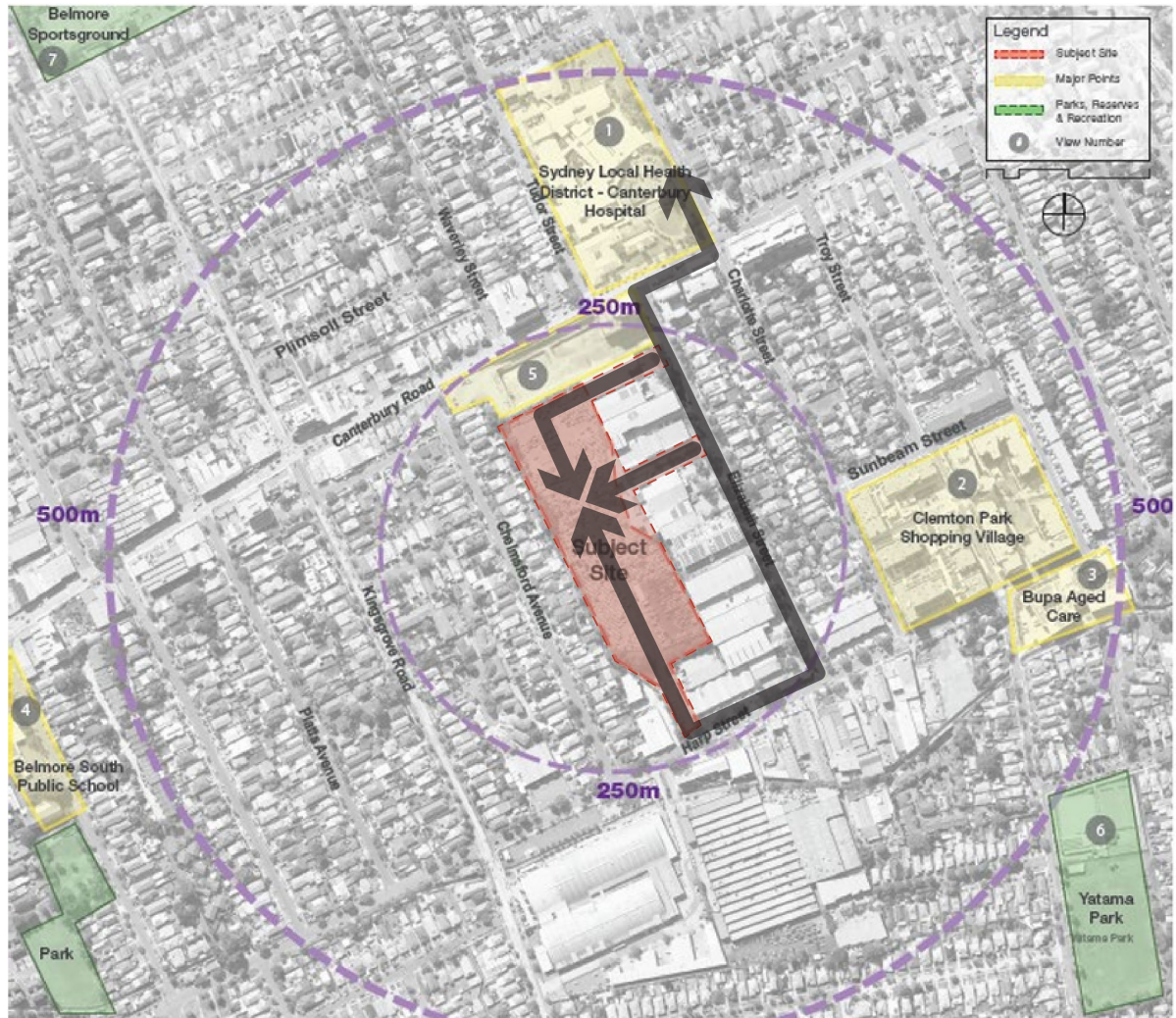


Figure 1: Site context map showing the site, Canterbury Hospital and surrounding key sites and infrastructure, with routes shown in grey.