



# Western Sydney Planning Panel

## 27<sup>th</sup> September 2021

### GenesisCare Comprehensive Cancer Centre

#### Camden Road, Campbelltown

Erilyan  
Erilyan  
Think Planners  
Team2 Architects  
Team 2 Architects  
Transport & Traffic  
Planning Associates

**Karl Mayoh**  
**Richard Curtin**  
**Adam Byrnes**  
**Zack Ashby**  
**Daniel Bogaz**  
**Ross Nettle**

Director  
Property Acquisitions  
Director  
Director  
Senior Associate  
Director



# About Genesis Care



- Founded and headquartered in Sydney
  - Largest Global Radiation Oncology therapy Provider:
    - 14 centres in the UK
    - 21 in Spain
    - 36 in Australia
    - 300 in the U.S.
  - Patient focussed business model
    - Booking System
    - By appointment (no wait times)
  - Integrated into the local health service
  - Treatment for public & private patients
  - Whole treatment under one roof
- ✓ World-class, comprehensive care including
    - ✓ MO – latest systemic therapies and haematology
    - ✓ RO – IMRT/VMAT as standard, SABR, SRS
    - ✓ Wellness, survivorship and patient education
  - ✓ An environment that facilitates multi-disciplinary care planning and teamwork
  - ✓ Outstanding patient experience
  - ✓ Rapid access to diagnostic imaging and pathology... a one-stop shop
  - ✓ Clinical trials unit supporting patient access and innovative research connected to local institutions
  - ✓ Integrated with the MCTC/Campbelltown Hospital, local care networks and the community

## Location Highlights

Burgeoning trade area population of 294,470, forecast to grow to 416,220 residents by 2036, or an average 2.3% p.a. above the Sydney metropolitan and Australian averages.

Ideally positioned to benefit from substantial growth within the South West Growth Area, with one of the two major release areas located within the trade area.

The South West Growth Area contains 17,000 hectares of designated land and on completion will incorporate some 110,000 new dwellings, housing and approximately 300,000 additional residents.

Significant investment within the Macarthur region, with over \$30 billion in infrastructure and employment generation projects planned or underway.

Western Sydney is expected to grow from two to three million residents over the next 20 years and is Australia's fourth-largest city and the third largest economy.

High-profile site, strategically located within a major transport corridor benefitting from excellent transport accessibility, within minutes to Macarthur and Campbelltown Railway Stations and major arterial roadways.

# Architecture

Zack Ashby– Director Team2 Architects



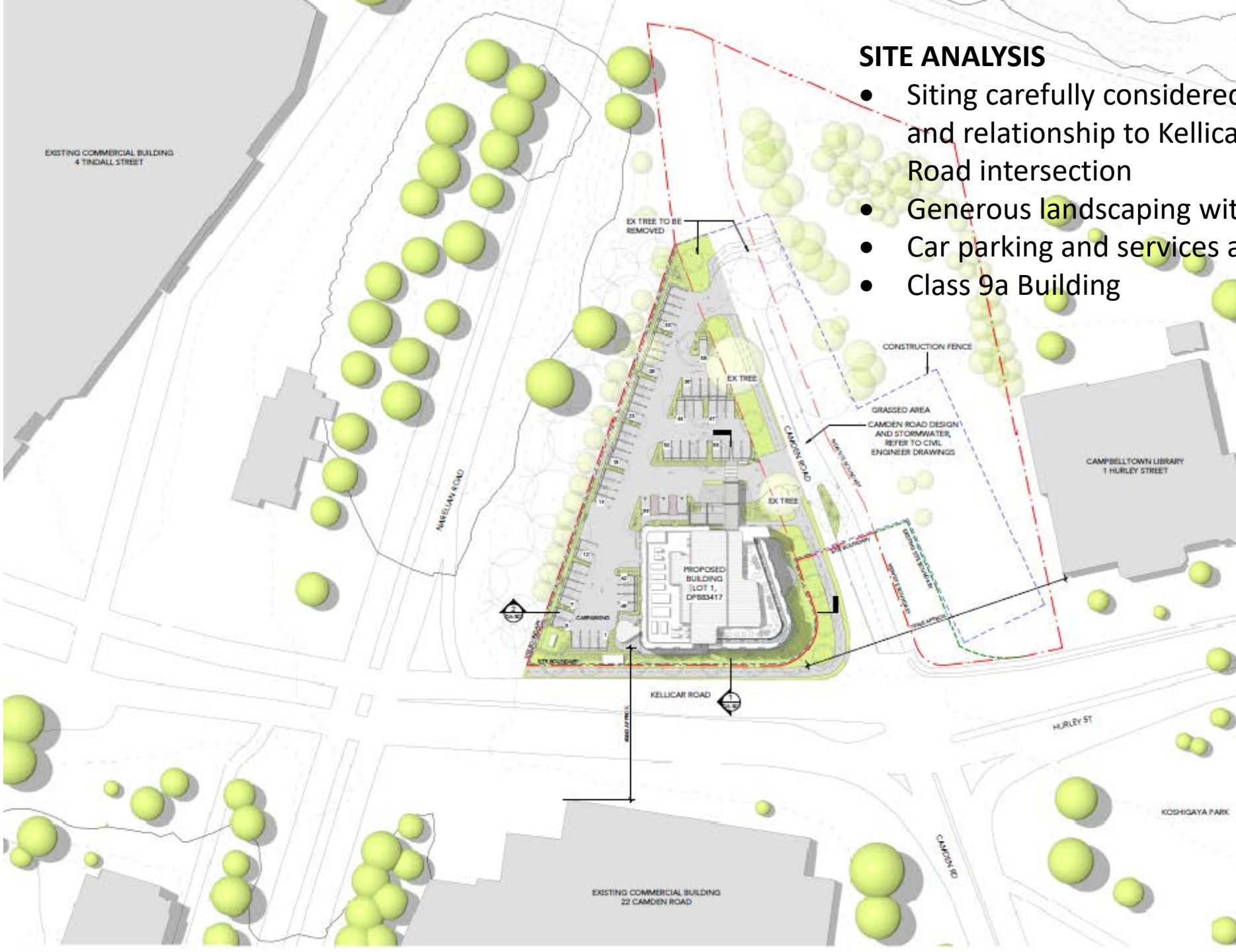


## ARCHITECTURAL APPROACH

- Strategically located to contribute to a new health precinct
- Great patient, staff and visitor experience, as well as a high quality addition architectural to the locality.
- Complimentary grouped services including Radiation Oncology, Day Oncology, Imaging and Wellness.
- Welcoming building and outstanding price of architectural infrastructure.
- Architectural and landscape treatment to provide improved health outcomes
- Five Star Greenstar rating aim







## SITE ANALYSIS

- Siting carefully considered to address prominent frontage and relationship to Kellicar Road, Hurley Street and Camden Road intersection
- Generous landscaping within site and around perimeter
- Car parking and services areas away from main frontages.
- Class 9a Building

## PLACE MAKING AND EXPRESSION

- The building siting and expression addresses main interchange and activates prominent corner
- Generous glazing provides light and airy patient experience.
- Movement and lighting within building to create a dynamic and interesting street presence.





## ENTRY AND APPROACH

- Transparency will provide a welcoming entry.
- Façade fins are angled to address the different orientations for solar control.
- Materiality carefully considered to reflect natural environment and to blend with land and sky
- Architecture will be a constant interplay of light and shade.





## Active Rooftop – Wellness Pavillion

- Space for wellness and sharing of experience.
- Generous landscaped areas to soften experience and filter views.



# Greenstar Credentials





# Summary

---

- Shovel ready project creating approx. 350 construction jobs
- 5 Star GBCA Greenstar Rating
- Health Facility Guidelines Compliant
- Class 9a Building
- Catalyst for the commencement of a critical healthcare precinct for the Campbelltown region



# Thank-You



**ERILYAN**







# Indicative Sustainability Initiatives

Subject to design evolution

## Management

- Commissioning and tuning
- Independent Commissioning Agent
- Airtightness testing (to minimum standards)
- Climate Adaptation Plan
- Provision of building information
- Green leases
- Metering and monitoring
- Certified EMS
- Contractor training
- Operational waste management

## IEQ

- Good ventilation design
- +100% outside air rates
- Good acoustics
- Good lighting design
- Individually addressable lights – eg. DALI
- Blinds & views
- Low VOC and formaldehyde – including innovation criteria
- Thermal comfort

## Energy

- Good façade and services.
- Opportunities to improve energy efficiency to be explored.
- Opportunities to avoid onsite fossil fuel usage and transition to a clean energy source to be explored.



# Indicative Sustainability Initiatives

Subject to design evolution

## Transport

- 5% of car parks to be EV charge bays.
- EOT facilities – 4 showers, 4 staff bicycle racks, 5 lockers and changing facilities.
- Visitor bicycle racks for 5% of visitors.

## Water

- Efficient fixtures.
- Rainwater tank for irrigation and toilets.
- Efficient landscaping and irrigation.

## Materials

- Responsible sourcing of steel, timber and PVC.
- Reduction in construction and demolition waste.
- Appoint lifecycle environmental assessment specialist to review the design.

## Ecology

- >5% of the site area to be native vegetation.
- 75% of site area compliant with heat island reduction criteria.

## Emissions

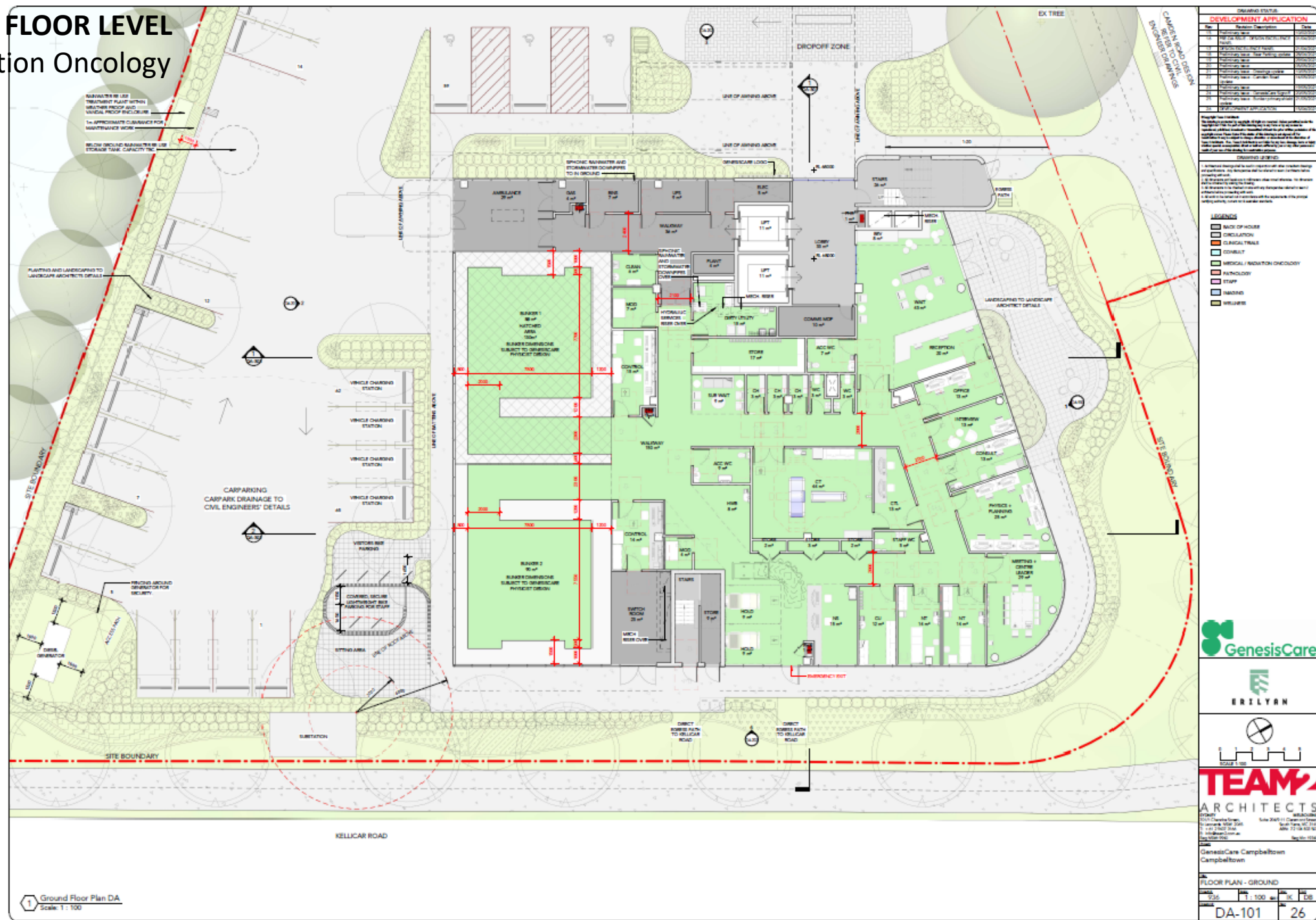
- Onsite stormwater detention.
- Stormwater treatment – raingardens or mechanical treatment.
- Light pollution reduction.
- Air based heat rejection.

## Innovation

- Ultra low VOC paints
- Occupant surveys of staff



- Radiation Oncology



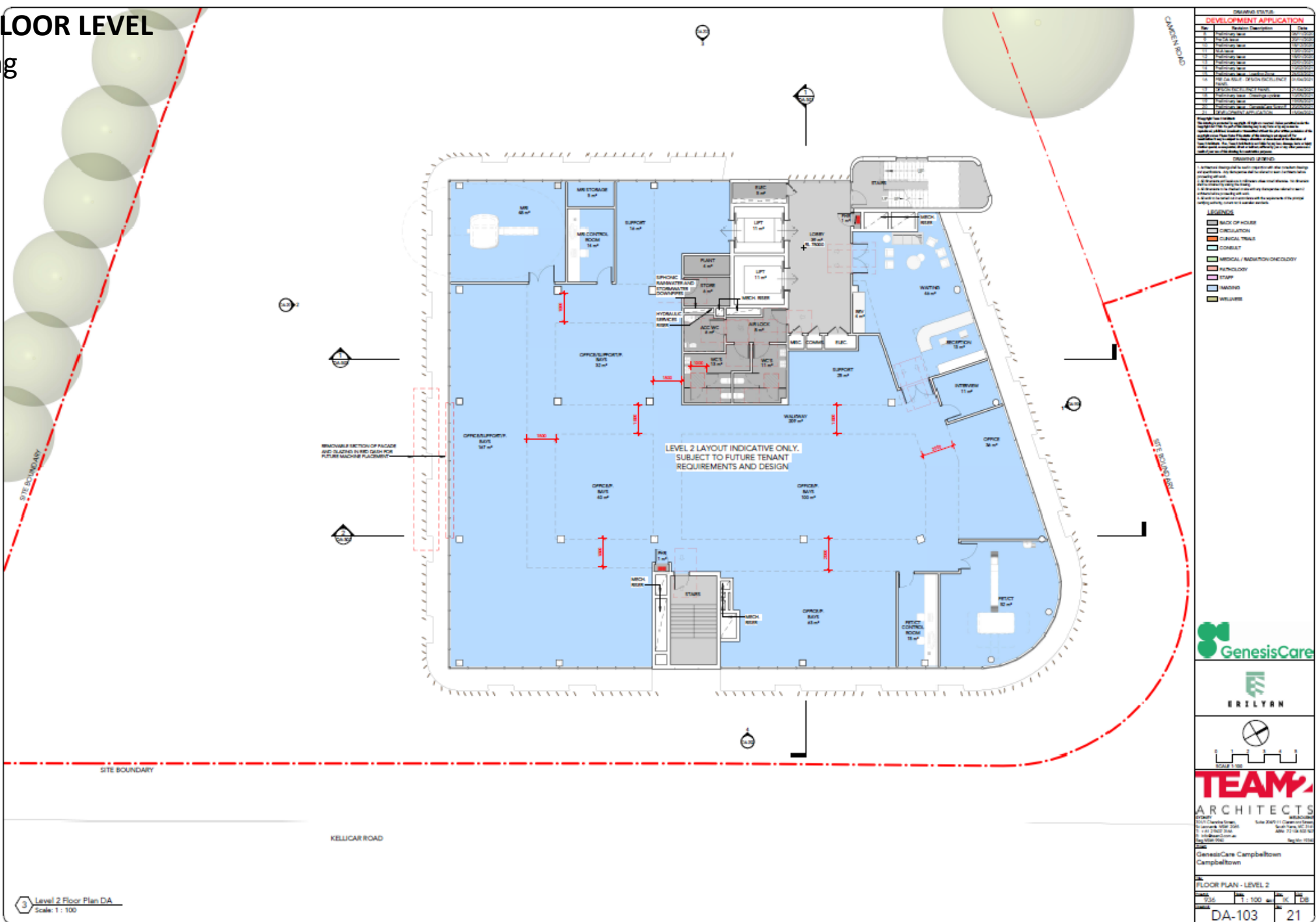


- Day Oncology and Consulting



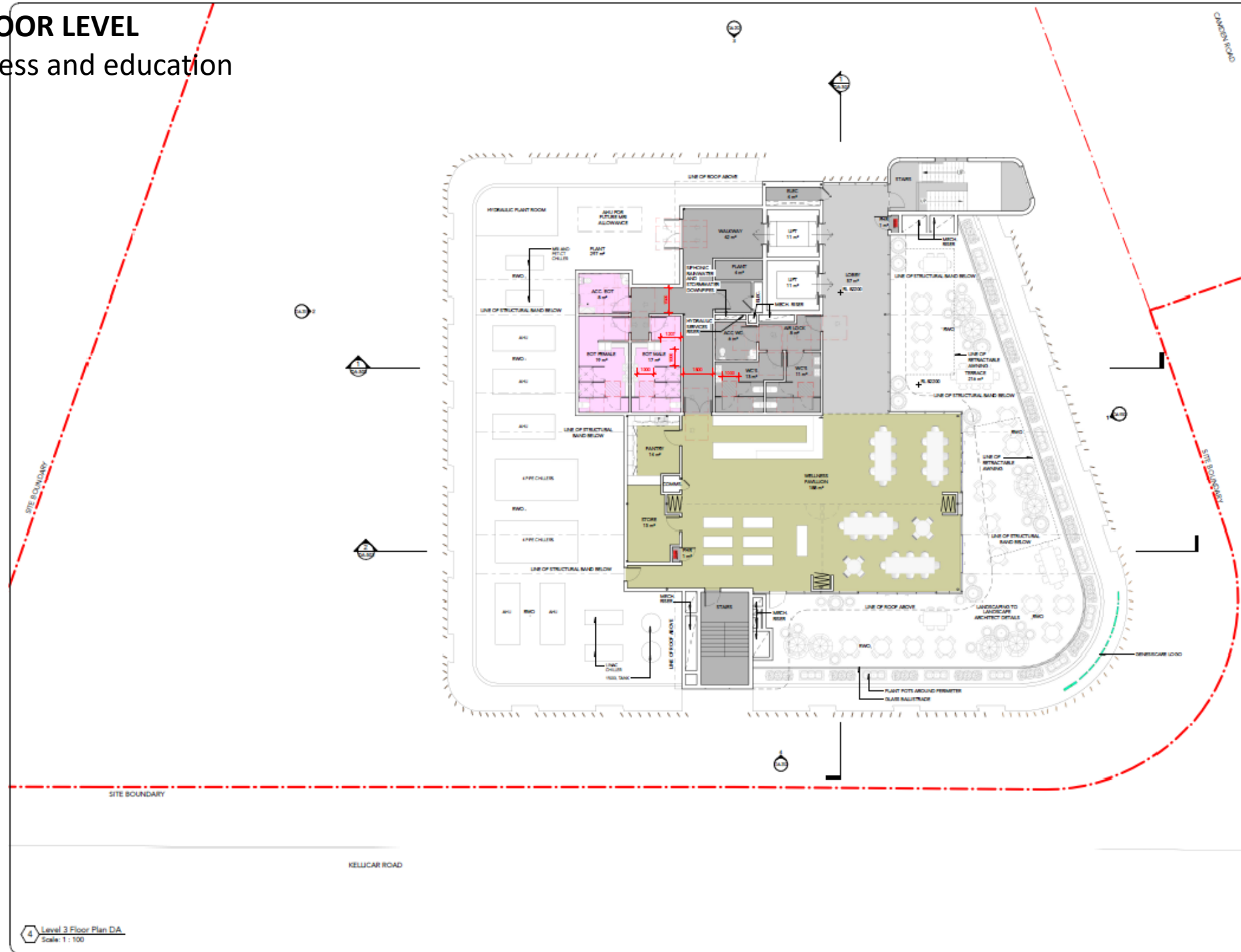
SECOND FLOOR LEVEL

- Imaging



# THIRD FLOOR LEVEL

- Wellness and education



**DEVELOPMENT APPLICATION**

No.	Revision Description	Date
1	Initial Design	10/10/2023
2	Revised Design	10/10/2023
3	Revised Design	10/10/2023
4	Revised Design	10/10/2023
5	Revised Design	10/10/2023
6	Revised Design	10/10/2023
7	Revised Design	10/10/2023
8	Revised Design	10/10/2023
9	Revised Design	10/10/2023
10	Revised Design	10/10/2023
11	Revised Design	10/10/2023
12	Revised Design	10/10/2023
13	Revised Design	10/10/2023
14	Revised Design	10/10/2023
15	Revised Design	10/10/2023
16	Revised Design	10/10/2023
17	Revised Design	10/10/2023
18	Revised Design	10/10/2023
19	Revised Design	10/10/2023
20	Revised Design	10/10/2023
21	Revised Design	10/10/2023
22	Revised Design	10/10/2023
23	Revised Design	10/10/2023
24	Revised Design	10/10/2023
25	Revised Design	10/10/2023
26	Revised Design	10/10/2023
27	Revised Design	10/10/2023
28	Revised Design	10/10/2023
29	Revised Design	10/10/2023
30	Revised Design	10/10/2023
31	Revised Design	10/10/2023
32	Revised Design	10/10/2023
33	Revised Design	10/10/2023
34	Revised Design	10/10/2023
35	Revised Design	10/10/2023
36	Revised Design	10/10/2023
37	Revised Design	10/10/2023
38	Revised Design	10/10/2023
39	Revised Design	10/10/2023
40	Revised Design	10/10/2023
41	Revised Design	10/10/2023
42	Revised Design	10/10/2023
43	Revised Design	10/10/2023
44	Revised Design	10/10/2023
45	Revised Design	10/10/2023
46	Revised Design	10/10/2023
47	Revised Design	10/10/2023
48	Revised Design	10/10/2023
49	Revised Design	10/10/2023
50	Revised Design	10/10/2023
51	Revised Design	10/10/2023
52	Revised Design	10/10/2023
53	Revised Design	10/10/2023
54	Revised Design	10/10/2023
55	Revised Design	10/10/2023
56	Revised Design	10/10/2023
57	Revised Design	10/10/2023
58	Revised Design	10/10/2023
59	Revised Design	10/10/2023
60	Revised Design	10/10/2023
61	Revised Design	10/10/2023
62	Revised Design	10/10/2023
63	Revised Design	10/10/2023
64	Revised Design	10/10/2023
65	Revised Design	10/10/2023
66	Revised Design	10/10/2023
67	Revised Design	10/10/2023
68	Revised Design	10/10/2023
69	Revised Design	10/10/2023
70	Revised Design	10/10/2023
71	Revised Design	10/10/2023
72	Revised Design	10/10/2023
73	Revised Design	10/10/2023
74	Revised Design	10/10/2023
75	Revised Design	10/10/2023
76	Revised Design	10/10/2023
77	Revised Design	10/10/2023
78	Revised Design	10/10/2023
79	Revised Design	10/10/2023
80	Revised Design	10/10/2023
81	Revised Design	10/10/2023
82	Revised Design	10/10/2023
83	Revised Design	10/10/2023
84	Revised Design	10/10/2023
85	Revised Design	10/10/2023
86	Revised Design	10/10/2023
87	Revised Design	10/10/2023
88	Revised Design	10/10/2023
89	Revised Design	10/10/2023
90	Revised Design	10/10/2023
91	Revised Design	10/10/2023
92	Revised Design	10/10/2023
93	Revised Design	10/10/2023
94	Revised Design	10/10/2023
95	Revised Design	10/10/2023
96	Revised Design	10/10/2023
97	Revised Design	10/10/2023
98	Revised Design	10/10/2023
99	Revised Design	10/10/2023
100	Revised Design	10/10/2023

**LEGEND**

- WALL OF HOUSE
- CIRCULATION
- CLINICAL TRIALS
- CONSET
- MEDICAL / RADIATION ONCOLOGY
- PHYSIOLOGY
- STAFF
- MAINT
- WELLNESS

TEAM ARCHITECTS  
1111 Charles Street, Suite 300/1111 Charles Street  
Perth, Western Australia 6000  
T: +61 8 9437 1111 F: +61 8 9437 1111  
E: info@teamarchitects.com.au  
W: www.teamarchitects.com.au

GenesisCare Campbelltown  
Campbelltown  
FLOOR PLAN - LEVEL 3  
DA-104 22