

Mr Sam Haddad
Director-General
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Haddad

Liverpool Hospital Redevelopment

In accordance with Section 75B of the *Environmental Planning and Assessment Act 1979* (the Act) and Clause 6 of State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP), NSW Health seek your opinion that the redevelopment of Liverpool Hospital is declared to be a project to which Part 3A of the Act applies.

Project description

The Sydney South West Area Health Service (SSWAHS) will face many challenges over the next 20 years including a large and growing population; increasing numbers of older residents; ethnic diversity; and high socio-economic disadvantage.

These challenges will impact on the provision of health care services in the SSWAHS and particularly at Liverpool Hospital, the tertiary referral and teaching hospital of the south west. These impacts will be felt in terms of increasing demand for emergency care, surgery and hospitalisations. This, coupled with the increasing community expectations for health infrastructure in new growth centres had led NSW Health to proposed a significant redevelopment of Liverpool Hospital.

The redevelopment will deliver expanded clinical services, additional beds, ambulatory care areas and supporting infrastructure such as operating theatres, procedure rooms and diagnostics, both to the current catchment population and to the new South West Sector growth areas such as Bringelly. The redevelopment is also required to address deficiencies and outmoded spaces in the existing facilities.

Further, the proposed upgrade of the hospital will enhance the critical mass of research effort and consequential improvements to the range and quality of medical treatment and services to South Western Sydney. It is anticipated that around \$360 million will be invested in the Liverpool Hospital Redevelopment to achieve these objectives.

NSW Health is fast tracking the program for facility planning, approval and procurement of the project. Our timetable for completion of our facilities planning and a Concept Plan Approval under Part 3A is to the end of July 2006. We would then be seeking a Project Approval in September 2006.

The project will seek consistency with the Metropolitan Strategy and the strategic directions of Liverpool City Council, acknowledging that the expanded hospital will contribute to a viable and sustainable regional centre. Planning for the project will also seek to enhance the relationship of the hospital campus to the surrounding precinct and neighbouring sites. To that end, the Concept Plan will address issues of:

- access and permeability including 24/7 ambulatory/ pedestrian traffic, vehicular traffic and parking and excellent access to public transport;
- flexibility and the potential to expand the Hospital;
- partnerships, compatibility and development opportunities.

Application of Part 3A

The proposed development is considered to be a Major Project under Part 3A of the Act on the basis that it falls within Schedule 1 Group 7 of the State Environmental Planning Policy (Major Projects) which states in respect to hospitals:

- “(1) Development that has a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:*
- (a) day surgery, day procedures or health consulting rooms, or*
 - (b) accommodation for nurses or other health care workers, or*
 - (c) accommodation for persons receiving health care or for their visitors, or*
 - (d) shops or refreshment rooms, or*
 - (e) transport of patients, including helipads and ambulance facilities, or*
 - (f) educational purposes, or*
 - (g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or*
 - (h) any other health-related use.*

- (2) *For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals."*

Given the capital investment value of the Liverpool Hospital Redevelopment is approximately \$360, and the proposal includes facilities outlined above, NSW Health requests that the project be considered under Part 3A of the Act.

Section 75M of the Act allows for certain projects to submit a Concept Plan and seek an approval on that basis, prior to Project Approval. The Liverpool Hospital redevelopment is a highly complex project and will require careful consideration of surrounding land uses and future expansion possibilities. NSW Health therefore seek your authorisation to submit a Concept Plan for the redevelopment of the Liverpool Hospital site in accordance with Division 3 of Part 3A of the Act.

View of Council and Other Agencies

The project team has held discussions with both the Administrator, Ms Kibble, and officers of Liverpool Council who are supportive of the Project. A Steering Committee has also been established through the Infrastructure Implementation Group of Premier's Departments to oversee the progress of the project.

Preliminary Environmental Assessment

A Draft Preliminary Environmental Assessment (PEA) is currently being prepared and will be submitted to you shortly for your consideration and issuing of Director General's Requirements for assessment of the Concept Plan Proposal, if agreed.

I trust that the above information is sufficient to enable you to declare this project as a Major Project under Part 3A and to recommend to the Minister for Planning that a Concept Plan Approval be sought for the redevelopment of Liverpool Hospital.

If you require any additional information, please contact Richard Pye on 9391 9452 or our consultant Leoné McEntee on 9661 8019 or 0410 432 505.

Yours sincerely,



Robert McGregor AM 30/3/06
Deputy Director-General, Health System Support