

1.0 INTRODUCTION

In late 2008 a business case was completed by the Sydney Cancer Centre Foundation that recommended moving the existing Sydney Cancer Centre services into a new organisation that would have its own facilities and a distinctive business model.

The Chris O'Brien Lifehouse at RPA is proposed as a comprehensive cancer centre comprising clinical, educational and research activities in a collaborative and cooperative environment. It will operate in partnership with the Sydney South West Area Health Service, Royal Prince Alfred and Concord Hospitals, and the University of Sydney to provide an integrated cancer centre for New South Wales.

Lifehouse at RPA Limited will act as an agent to Sydney South West Area Health Service (SSWAHS) to construct a new, purpose built Cancer Care Centre within the catchment population of the SSWAHS.

1.1 PURPOSE AND STRUCTURE OF THE REPORT

On 11 March 2010 a letter was sent to the Director General of the DoP requesting his opinion that Lifehouse is declared to be a project to which Part 3A of the Act (Section 75B of the Environmental Planning and Assessment Act) applies.

On 8 April 2010 the Director General as a delegate for the Minister for Planning formed the opinion that Lifehouse meets the criteria in Schedule 1, Group 7, Clause 18 of the State Environmental Planning Policy (Major Development) 2005 and is therefore a project to which Part 3A applies, as summarised below (see Section 4.2):

Schedule 1, Group 7, Clause 18

Health and public service facilities, Hospitals

“(1) Development with 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)...”

This Project Application and Environmental Assessment has been prepared to provide details for the construction of a new cancer care centre (Lifehouse) including clinical, educational and research activities, in the context of the requirements set out by the Director General. The scope of works covered by the Project Application includes:

- New development of a facility approximately 42,000m² comprising:
 - Stage A - 26,000m² fit out accommodation for clinical services (including ambulatory care, day therapy and day surgical), research and educational space
 - Stage B1 - 16,000m² shell accommodation for future fit out of inpatient floors, Intensive Care Unit (ICU) and expansion to Diagnostic Imaging.

This report is structured in the following manner to comprehensively address the DGRs and provide adequate information to the satisfaction of the DoP:

PART	DESCRIPTION
Introduction	This section provides an overview of the project and relevant background information including the proposed development controls.
Contextual Analysis	This section provides details of the regional, subregional, local and immediate context of the site as well as site analysis.
The Project	This section provides a brief overview of the development proposals.
Environmental Assessment	This section responds to the Director General's Requirements.
Draft Statement of Commitments	This section provides a list of draft commitments to be adopted throughout the course of development and operation.
Conclusion	This summarises the key issues and provides a recommendation to approve the proposal outlined within the report.

TABLE 02: Structure of the report

1.2 BACKGROUND TO CHRIS O' BRIEN
LIFEHOUSE AT RPA

This Project Application and Environmental Assessment for Lifehouse stems from the following sequence of studies and approvals:

DATE	APPROVAL/STUDY
Late 2008	Business case completed by Sydney Cancer Centre Foundation and submitted to NSW Health
2009	Capital funding with Commonwealth secured.
7 December 2009	Demolition of Page Chest Pavilion and Brown Street Outpatients approved by Department of Planning under SEPP Infrastructure.
11 March 2010	Preliminary Environmental Assessment is lodged.
8 April 2010	The Minister determines that Lifehouse is a project to which Part 3A applies.
8 April 2010	The Director General's Environmental Assessment Requirements issued.

TABLE 01: Sequence of approvals

Lifehouse will be located within the western campus of RPA in the Engineering Services Precinct, on the site of the previous Page Chest Pavilion and Brown Street Outpatients buildings on Missenden Road. These buildings were demolished in 2010 subject to a separate approval process under State Environmental Planning Policy (Infrastructure) 2007 to allow for the construction of the new facility.

The works identified in this Project Application will be staged as described in Part 3 of this report.

1.2.1 Project Drivers

The key drivers of Lifehouse are:

- To create Australia's largest integrated cancer care facility.
- To reduce the time from diagnosis to the commencement of treatment.
- To treat cancers at the very highest standard.
- To increase cancer research opportunities.
- To increase patient participation in clinical trials.
- To accelerate discovery and development of new treatments.
- To improve overall cancer care.
- To provide specialist training for cancer specialists, researchers and medical staff.
- To provide a focus for philanthropic contributions.

1.2.2 Facility Configuration

The configuration of the Lifehouse development provides the opportunity to enhance health services offered in the RPA campus by:

- Offering an integrated cancer centre that will provide for clinical, educational and research activities within a single facility connected to existing services provided within the Radiation Oncology building;
- Providing flexible building design to allow for future modification and expansion to meet forecast demand;
- Providing research space as integral to the project;
- Creating an environment which encourages interaction between clinicians and researchers to stimulate translational research opportunities leading to development of innovative therapies; and
- Providing accommodation for the future.



FIGURE 02: Lifehouse

Source: Rice Daubney

1.2.3 New and Emerging Technologies

New and emerging technologies, together with specialised technical support and skills enhancement through training and education, enable more sophisticated diagnostic and procedural services to be provided which may result in improved rates of early detection, improved treatment and recovery options and shorter lengths of stay.

The advancement of technological development in health care is rapid and is expected to continue, placing new and unforeseen demands on the current and planned healthcare system.

Lifehouse represents a new organisation that encompasses the services of the Sydney Cancer Centre and will provide Sydney and the wider community with an integrated cancer centre which adopts the best model to achieve the best cancer outcomes. Integrated cancer centres encourage:

- The concentration of talent, expertise and resources.
- Better patient outcomes.
- Increased output of high quality research.
- Interaction between clinicians and researchers.
- Increased participation in clinical trials.
- Opportunities for education, training and academic development.

1.2.4 Commonwealth and NSW Government Infrastructure Delivery

In the 2009-10 Federal Budget, the Federal Government announced a \$3.2 billion nation-building package of Health and Hospital Funds (HHF) projects, which included \$1.3 billion put towards building a world class cancer system.

Lifehouse was identified as a critical part of the Rudd Government's world-class cancer care system and in September 2009, it was announced that \$150 million of Commonwealth funding would be allocated to the delivery of the Lifehouse.

Lifehouse has also been identified as part of the NSW State Government's plans to deliver improved health services. A key target under the NSW State Plan is to 'improve survival rates and quality of life for people with potentially fatal or chronic illness', with one of the key strategies including initiatives that improve the management of cancers to include better detection and treatment, enhanced access and better coordinated care.

As part of the NSW State Plan, the Sydney Local Action Plan identifies Lifehouse as a key component in its strategy to improve health services in the Sydney Region (covering City of Sydney, Inner West, Northern Beaches, North Shore, Eastern Suburbs and Sutherland Shire).

1.3 PROJECT OBJECTIVES

- Become an internationally recognised facility in the delivery of cancer services.
- Provide a 'one stop shop' for the management of cancer patients from screening, diagnosis and treatment to follow-up and ongoing support.
- Provide new 'state of the art' hospital facilities with high quality care standards.
- Facilitate the delivery of improved health, education, research and community facilities on site.
- Provide improved access to and between different health and community services on site.
- Provide flexible building design to allow for future modification and expansion to meet anticipated growth in demand for services and changes in clinical practice.
- Encourage supplementary and support private hospital health facilities core to the RPA service provision.
- Provide a high quality urban environment through careful design of buildings, enhanced landscaping and a well designed public domain, ensuring development provides harmony and balance with the surrounding areas
- Improve and enhance the public domain, including a variety of public areas and pedestrian and vehicular connections through the site.
- Encourage public transport use by enhancing access to walking, cycling and bus networks.
- Provide adequate car parking on site.
- Provide improved access to the site and minimise or manage appropriately any adverse impacts on the surrounding main and local streets.
- Manage traffic through the precinct so that pedestrians can move freely and safely within an appropriate amenity.
- Adopt the principles of Ecologically Sustainable Design (ESD) in accordance with NSW Health and State Government policy.
- Identify opportunities for private commercial development to fund procurement and/or accommodate new health and related facilities.



Images sourced from www.gettyimages.com

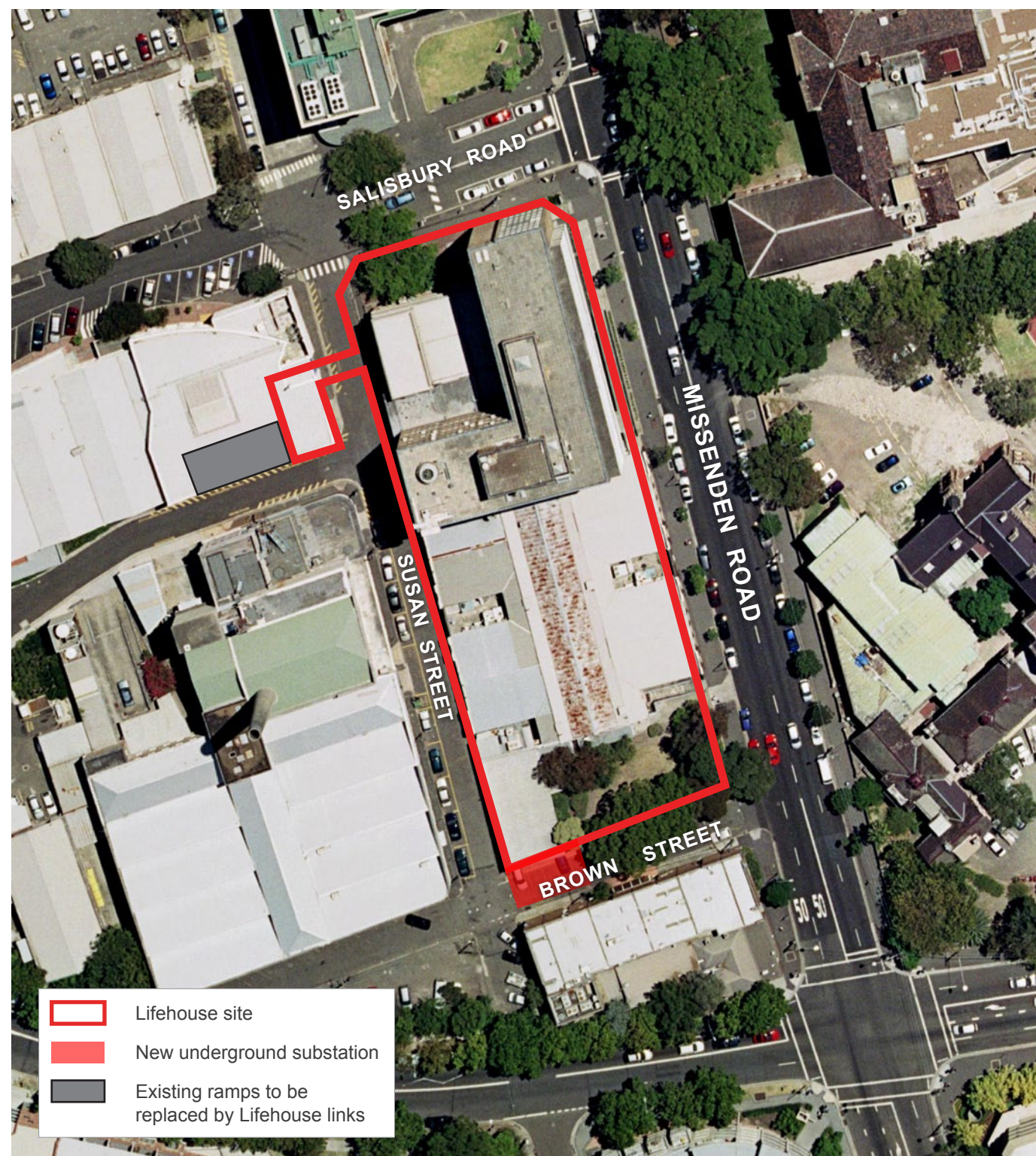


FIGURE 03: Lifehouse site (Note: Aerial photo reflects site conditions prior to the demolition process taking place)

1.4 THE SITE

The site for the new facility is located within the existing RPA campus. Established in 1882, the RPA houses many diverse, historic and ad hoc buildings in a campus setting. The main focus of the campus is along Missenden Road, which divides the campus into an eastern precinct that offers the main facilities such as the emergency department; operating theatres and clinical services; and a western precinct that provides the support functions for the main facilities such as administration and car parking.

Lifehouse is to be located in the western precinct of the RPA hospital campus, on the site of the previous Page Chest Pavilion and Brown Street Outpatients buildings on Missenden Road.

The site area for the new facility is approximately 3800m² and is bound by Salisbury Road to the north, Brown Street to the south, Missenden Road to the east and Susan Street to the west.

Vehicular access into the existing site is from Salisbury Road, Susan Street and Brown Street, all of which are private roads. On street car parking is available, as is off site staff parking in the surface car park behind the King George V building. Main pedestrian access is from Missenden Road.

The site consolidates several lots:

- Previous Page Building (2 & 8 levels above ground and 1 basement):
 - Lot 1 DP 133045,
 - Lot 1 DP 721834,
 - Lot 1 DP 116729,
 - Lot 1 DP 79785,
 - Lot 1 DP 74291
- Previous Brown Street Outpatients Building:
 - Lot 1 DP 66645,
 - Lot 1 DP 79561

A minor portion of Lot 79 DP 866035 will also be redeveloped to accommodate a new link from Level 1 of Lifehouse to the Radiation Oncology building and parts of the building that project beyond the above title boundaries.

Refer to Figure 3.

1.5 DEVELOPMENT FOR WHICH APPROVAL IS SOUGHT

The Project Application seeks approval for:

- Development of a new facility approximately 42,000m² comprising:
 - Stage A - Approximately 26,000m² fit out accommodation for clinical services (including ambulatory care, day therapy and day surgical), research and educational space and on site car parking
 - Stage B1 - Approximately 16,000m² shell accommodation for future fit out of inpatient floors, ICU and expansion to Diagnostic Imaging.

1.6 CONSULTATION

A process of consultation began with the preparation for the submission of the Preliminary Environmental Assessment. Following the issuing of the DGRs the process has become more extensive. A range of agencies have been consulted and both group and individual consultations have taken place with relevant agency officers. Consultations have ranged from broad strategic issues of precinct urban planning, to specific service infrastructure issues associated with the redevelopment of the hospital site.

The agencies consulted include:

- Department of Planning
- NSW Health
- City of Sydney Council
- Energy Australia
- Telstra
- Sydney Water Corporation
- Sydney Airports Corporation.

1.7 THE PROPONENTS AND STUDY TEAM

This Project Application and Environmental Assessment has been prepared on behalf of Lifehouse at RPA Limited, the proponents of Lifehouse.

The consultant team for the project includes:

ROLE	COMPANY
Project Management	Capital Insight Pty Ltd
Project Application	LFA (Pacific) Pty Ltd
Hospital Planning and Architecture	Rice Daubney (NSW) Pty Ltd
PCA + DDA Consultant	Philip Chun and Associates
Landscape Architecture	Turf Design Studio
Civil and Structural Engineering	SCP Consulting Pty Ltd
Facade Engineering	Aurecon
Building Services/ESD	Sinclair Knight Merz Pty Ltd
Geotech	Aargus Pty Ltd
Contamination	S&N Environmental Engineers & Contractors
Heritage	Conybeare Morrison International Pty Ltd
Aboriginal Heritage	Comber Consultants Pty Ltd
Transport and Accessibility	Arup
Noise	Arup
Hazards and Waste	Safety Engineering and Technical Services Pty Ltd
Cost Consultant	Rider Levett Bucknall NSW Pty Ltd
Staging	Capital Insight Pty Ltd

TABLE 03: Consultant Team