



26 March 2010

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

Attention: Daniel Keary

Dear Mr Haddad

**Liverpool Hospital Stage 2.1 - Milestones 3 and 4
Cancer, Pathology and Clinical Skills Training Centre Buildings**

Liverpool is a major commercial centre within the south west region of Sydney. Liverpool Hospital, located within the Liverpool CBD, is the primary medical facility within this region and serves the Local Government Areas of Bankstown, Camden, Campbelltown, Fairfield, Liverpool, Wingecarribee and Wollondilly.

The Liverpool Hospital Redevelopment project recognised the need for additional health care beds, ambulatory care areas and supporting infrastructure to service the growing regional population.

Liverpool Hospital Stage 2.1 - Milestones 3 and 4 on the Liverpool Hospital site, represents the next stage in the redevelopment process associated with Liverpool Hospital and was identified in the Concept Plan Application which was approved by the Minister in February 2007.

The project involves refurbishment of the existing Cancer Centre, construction of a Research Bunker associated with the Cancer Centre and extensions to the Clinical Skills Training Centre.

The proponent of the project, NSW Health and Sydney South West Area Health Service (SSWAHS), is now seeking the Director General's Environmental Assessment Requirements (DGRs) for Liverpool Hospital Stage 2.1 - Milestones 3 and 4.

The attached Preliminary Environmental Assessment (PEA) has been prepared on behalf of the proponent to assist your consideration of the project and the definition of the DGRs.



I trust the information provided is sufficient to enable the Department to issue the DGRs. Should you have any queries or require additional information please do not hesitate to contact me.

Yours sincerely
LFA (Pacific) Pty Ltd

A handwritten signature in blue ink, appearing to read 'Alf Lester'.

Alf Lester
Director

Preliminary Environmental Assessment

1.0 Introduction

In accordance with Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act) and associated guidelines, this PEA has been prepared to provide an overview of Liverpool Hospital Stage 2.1 - Milestones 3 and 4.

The project involves refurbishment of the existing Cancer Centre, construction of a Research Bunker associated with the Cancer Centre and extensions to the Clinical Skills Training Centre.

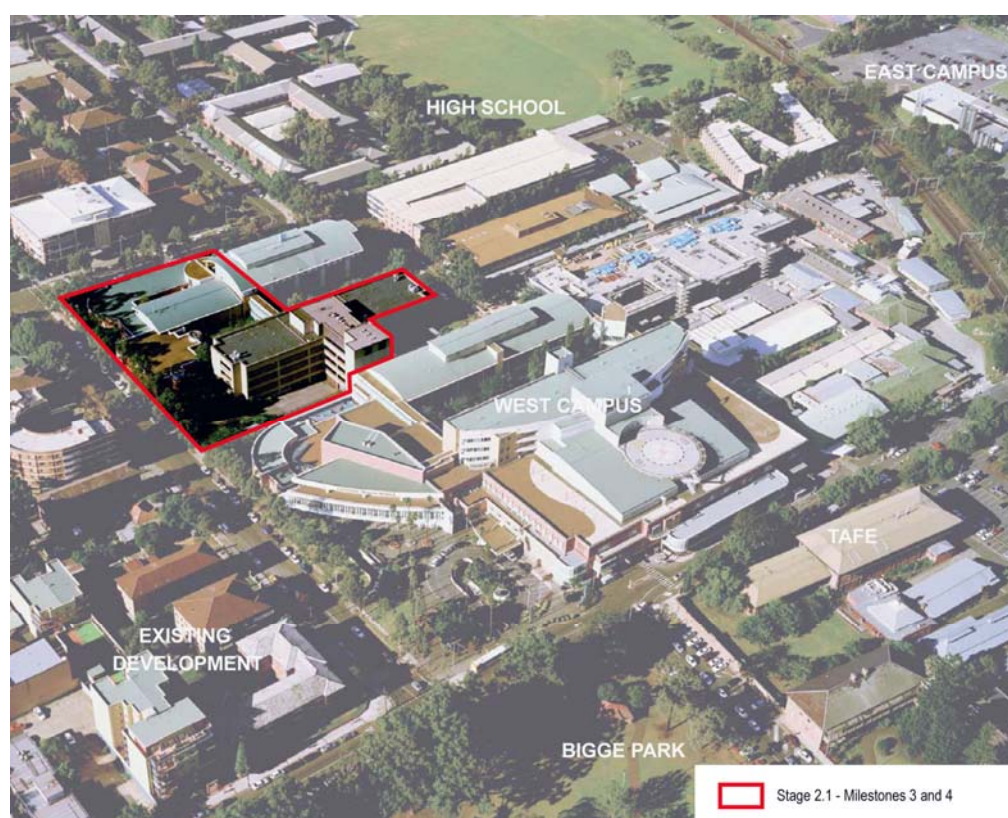


Fig. 1 - Liverpool Hospital Site Aerial

2.0 Study Team

The principal consultant team for the project includes:

- Capital Insight Pty Ltd – Project Management
- Bovis Lend Lease – Architecture
- LFA (Pacific) – Urban Planning

Specialist consultants will be engaged as required for the project implementation and preparation of the Environmental Assessment.

3.0 Zoning and Ownership

The Liverpool Hospital site is zoned SP2 Infrastructure (Health Services Facility and Educational Establishment) under the Liverpool Local Environmental Plan 2008.

Approval of a Project Application under Part 3A of the EP&A Act will allow continuity of the current redevelopment process associated with Liverpool Hospital to proceed in a logical manner.

The surrounding land uses include:

- Hospital
- Mixed Use
- Residential

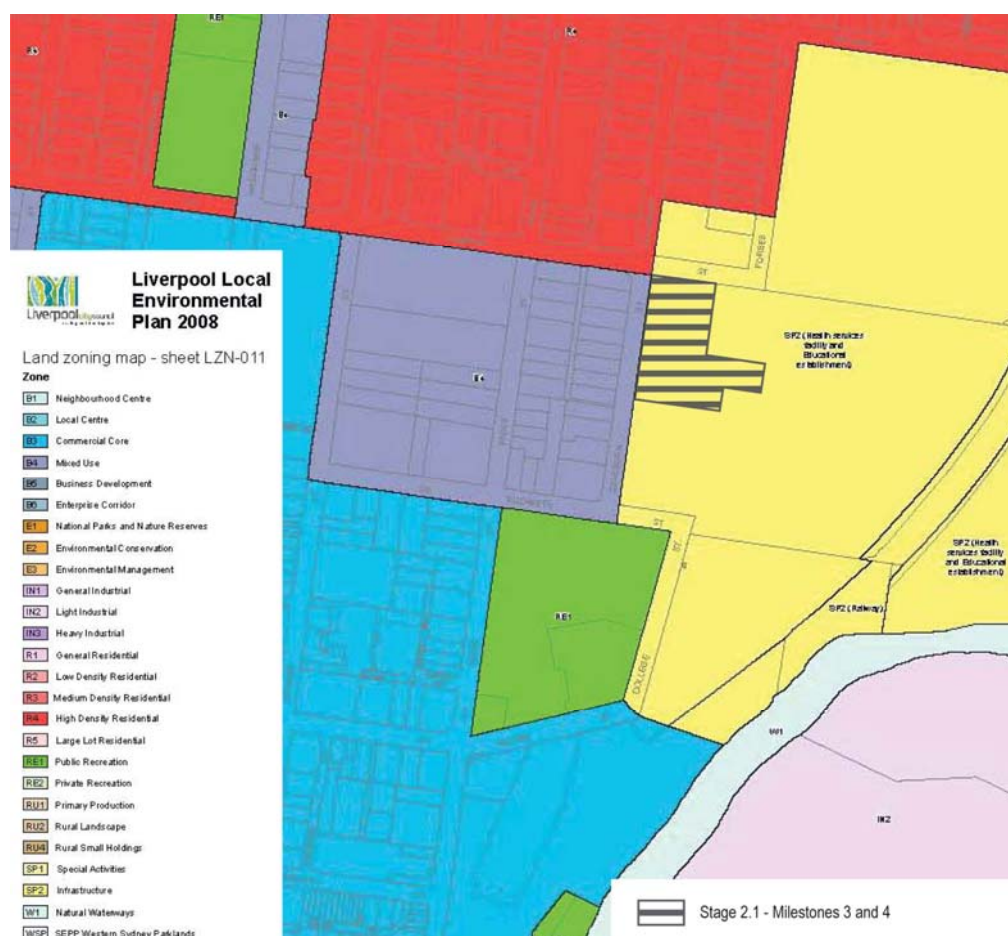


Fig. 2 - Liverpool LEP 2008 Land Zoning

4.0 Existing Development

Liverpool Hospital is the major tertiary referral hospital in the south west of the SSWAHS, providing leadership in clinical care, teaching and research, and is a teaching hospital for the University of NSW. The hospital contains a major emergency department and plays a significant role in the provision of specialist services for the Sydney metropolitan area, particularly in the areas of surgical and medical services, mental health, paediatrics, maternity and community services.

The Liverpool Hospital site covers an area of approximately 15.5 ha and is generally known as Liverpool Hospital Campus. The land on which Liverpool Hospital Stage 2.1 - Milestones 3 and 4 is proposed, the West Campus, is owned by SSWAHS and legally described as Lot 1 and Part 2 in DP596770. The West Campus covers an area of approximately 8.0 ha.

Vehicular access to the West Campus is via a number of different locations including Bigge, Campbell and Elizabeth Streets. Internal road networks provide access to various precincts and buildings within the hospital campus.

The Liverpool Hospital site currently houses a wide range of building types, styles and sizes, varying from temporary buildings to the multi-storey Clinical Services Building. In the West Campus, the Minister has approved construction of a new 7 - 8 storey Clinical Services Building and refurbishment of the existing Clinical Services Building. The Minister has further approved infrastructure and ancillary works including, road works linking the hospital to the Hume Highway; a multi-storey car park in the East Campus; at-grade car parking in the East and West Campuses; vehicular and pedestrian bridges over the rail corridor; landscaping in the East and West Campuses; Child Care Centre extensions in the East Campus; and a new Engineering Services Building in the East Campus.

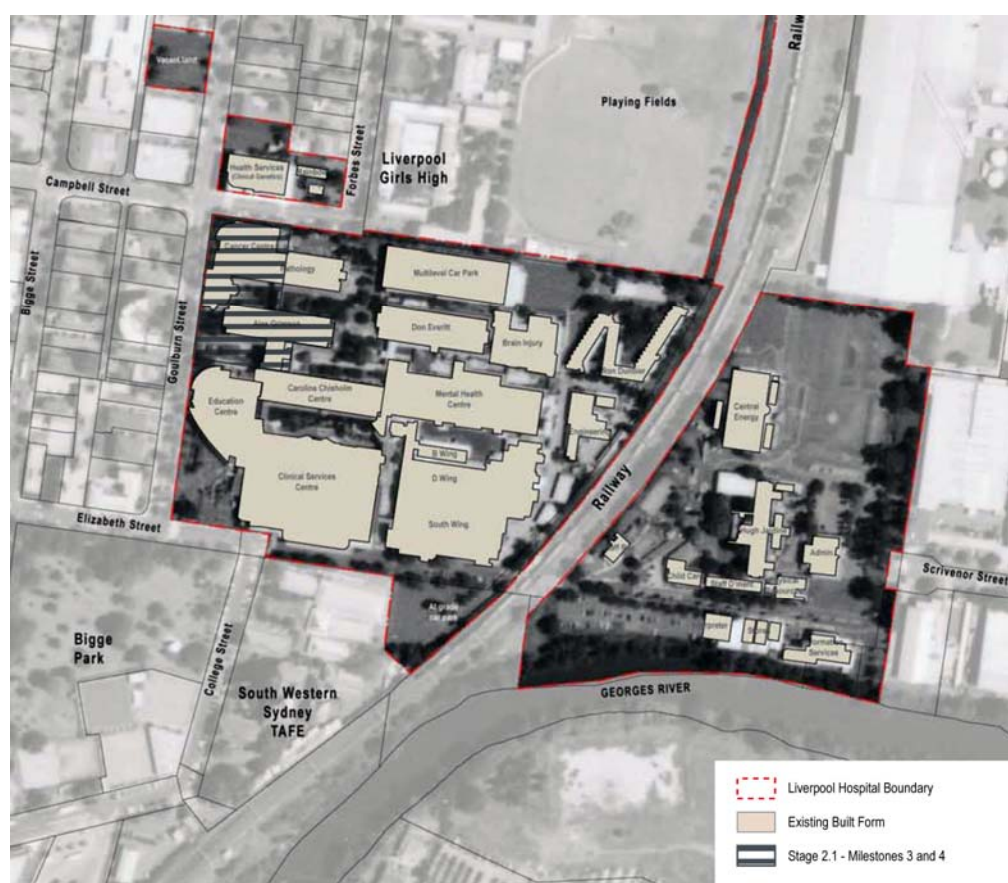


Fig. 3 - Existing Development

4.0 Approval Process

On 6 April 2006 the Minister for Planning determined that the Liverpool Hospital Redevelopment project is a development to which Part 3A of the EP&A Act applies. Concurrently, the Minister formed the opinion that Liverpool Hospital Redevelopment is a Major Project under the terms of the SEPP (Major Development) 2005. On 26 September 2006 the Minister declared the project to be a Critical Infrastructure Project.

On 2 February 2007 the Concept Plan for the Liverpool Hospital Redevelopment project, which identified Liverpool Hospital Stage 2.1 - Milestones 3 and 4, was approved by the Minister.

The Minister has since approved Project Applications for the Liverpool Hospital Stage 2 Building Works - Clinical Services Complex, on 18 December 2008; and for the Liverpool Hospital Infrastructure and Ancillary Hospital Works, on 15 April 2009.

5.0 The Project

Liverpool Hospital Stage 2.1 - Milestones 3 and 4 will contribute to the provision of new state-of-the-art health facilities on the Liverpool Hospital site to meet changing clinical needs, expanded activities and the provision of educational facilities.

The project is consistent with the approved Concept Plan and involves refurbishment of the existing Cancer Centre, construction of a Research Bunker associated with the Cancer Centre and extensions to the Clinical Skills Training Centre.

In detail the project comprises:

- Milestone 3 (Zone 2.1 C) - Cancer and Part Pathology (new build)
 - Construction of a 255m² Research Bunker together with provision for 2 new bunkers associated with the Cancer Centre
- Milestone 4 (Zone 2.1 D) - Cancer (refurbishment)
 - Level 1 refurbishment (582m² for Medical Physics and 650m² for Cancer Administration)
 - Level 2 refurbishment (727m² for Ambulatory Care).
- Extensions to the existing Clinical Skills Training Centre
 - Extension comprising an area of 600m²

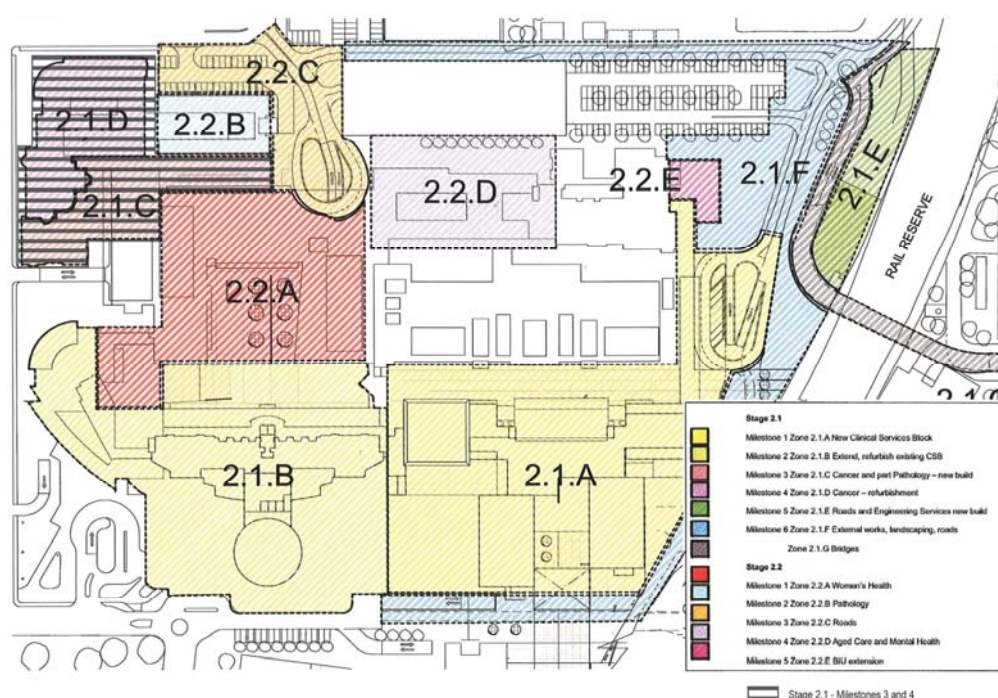


Fig. 4 - Milestones and Zoning

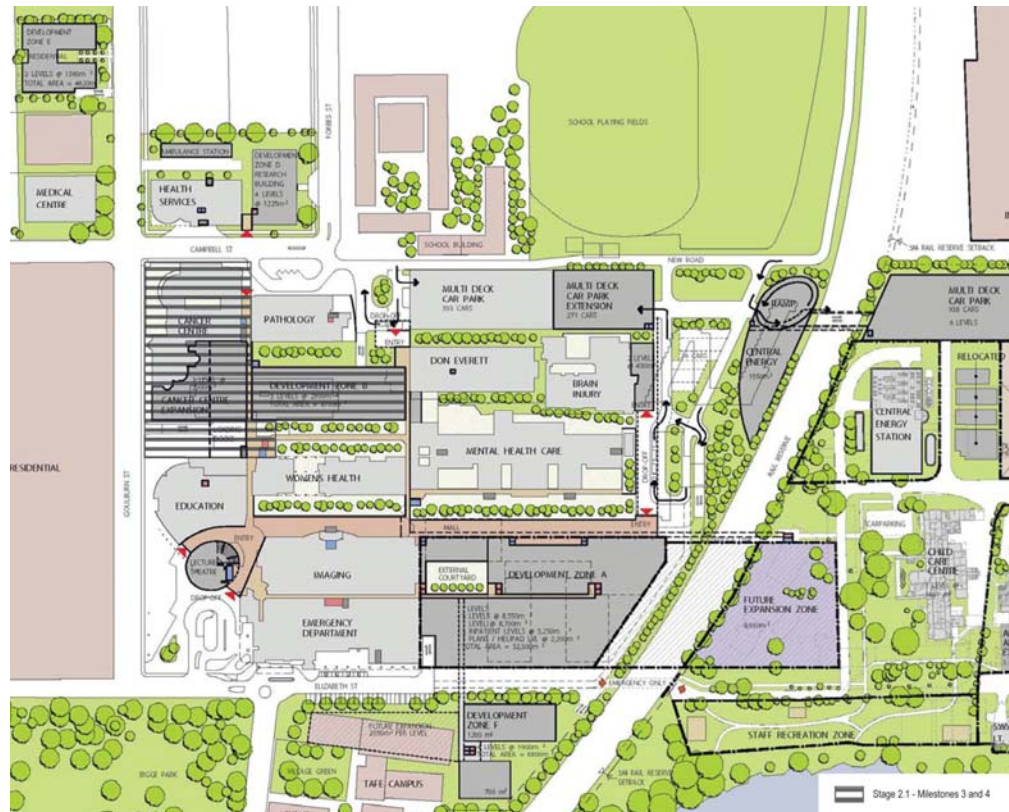


Fig. 5 - Proposed Development

5.0 Conclusion

Following the Minister's approval of the Concept Plan for the Liverpool Hospital Redevelopment project, and two subsequent Project Applications, the proponent is now seeking the DGRs for Liverpool Hospital Stage 2.1 - Milestones 3 and 4.

A Project Application will be prepared in accordance with the matters outlined in the DGRs.