

RECEIVED
24 FEB 2011
Director-General



St Vincents
& Mater Health
Sydney

Office of the Chief Executive
406 Victoria Street
Darlinghurst NSW 2010
Australia

T +61 2 8382 7171
F +61 2 8382 7172

24 February 2011

Mr Sam Haddad
Director-General
Department of Planning
22-33 Bridge Street
SYDNEY NSW 2001

Dear Mr Haddad

**Re: St Vincents & Mater Health Sydney
Griffith Community Private Hospital and Murrumbidgee Teaching & Learning Centre
(the Project)**

In accordance with Section 75B of the Environmental Planning and Assessment Act 1979 (the Act) and Clause 6 of the State Environmental Planning Policy (Major Development) 2005, St Vincents & Mater Health Sydney (SV&MHS), requests that the Minister consider the information provided below related to the Project and that:

- The Minister declares the Project to be a Major Project to which Part 3A of the Act applies; and
- The Director General issues the Director-General's Requirements to inform the preparation of an Environmental Assessment to accompany the Project Application for the proposed development

Subject Site (refer to figure 1)

The Project will be constructed on a site at the corner of Animoo Avenue and Warrambool Streets in the City of Griffith (Lot 1 DP 1043580). The land is owned by the Casella & Spagnolo Family Trusts (C&SFT). C&SFT has given permission for SV&MHS to seek the Minister's declaration.

The subject site currently contains a residential aged-care facility which is no longer in operational use. The present structures on the subject site are expected to be demolished and remediation carried out in the coming months to prepare the site for the Project.

The subject site is in a locality which includes the Griffith Base Hospital, a medical centre and doctors and nurses residences. The surrounding area contains a mixture of residential, commercial and institutional uses. The subject site is zoned 2 (a) Residential, within which a "hospital" and "educational establishments" are permissible with consent.

Project Description

The Project involves the creation of a new community private hospital and teaching & learning centre on land collocated with the existing Griffith Base Hospital (refer to Figure 2).

The Project is a collaborative initiative targeted at improving access to quality health care by complementing and enhancing local health services for both public and private patients in

St Vincents & Mater Health Sydney Ltd ABN 36 054 594 375

Comprises St Vincent's Hospital | Sacred Heart Hospice | St Vincent's Private Hospital | Mater Hospital | St Joseph's Hospital | St Joseph's Village
In association with St Vincent's Clinic | Garvan Institute of Medical Research | Victor Chang Cardiac Research Institute | Sisters of Charity Outreach | Mercy Foundation

regional New South Wales. The development will serve the Griffith, Carrathool, Hay, Lachlan, Leeton, Murrumbidgee and Narrandera Local Government Areas (collectively the Murrumbidgee Cluster), all of which are classified as RA 3 – Outer Regional or higher. The Cluster, which comprises an estimated 60,000 people, is socio-economically disadvantaged relative to the State average, has higher preventable death rates than the NSW average and has poorer access to local health services as evidenced by high outflow rates for basic public and private health care and lower levels of GP services.

The project is being developed with the support of St Vincents & Mater Health Sydney, NSW Health, Murrumbidgee General Practice Network and collaborators from the teaching and learning sector including The University of New South Wales, University of Wollongong, University of Notre Dame Australia, Charles Sturt University and CoastCityCountry Training.

The project will include:

- 20 overnight beds, 20 day only beds and 2 operating rooms,
- Medical suites (6 clinic rooms) for visiting clinicians and for use as an after-hours GP service and
- Teaching and learning space for medical, nursing and allied health students and pre and post vocational training opportunities for GPs.

The Project comprises two components, one being the Griffith Community Private Hospital (GCPH) of which part funding has been secured and the other is the Murrumbidgee Teaching & Learning Centre (MTLC) for which full funding has been secured. The MTLC is anticipated to be operational by 1st qtr 2013 and the GCPH will be delivered to a date to be determined to match the availability of funds.

Major Project Status

The proposed development can be 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 Development) 2005 which, in respect to Clause 18, "Hospitals" states:

"(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."

The Project has a capital investment value of approximately \$22 million which exceeds the \$15 million threshold and therefore can be considered a Part 3A project under Clause 6 of the SEPP.

Consultation

Representatives from Griffith City Council, including the General Manager have been consulted with and are fully supportive of the Project. Initial planning meetings between St Vincents & Mater Health Sydney and Griffith City Council were carried out in 2010 and draft site plans and building plans have been completed.

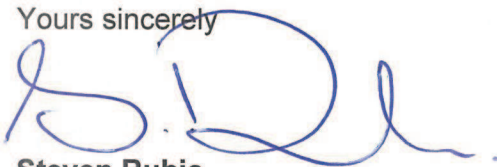
Council will be providing an additional letter asking the Minister to delegate the assessment of the application to Griffith City Council, including providing the assessment report and conditions. We believe assessment at the Council level is crucial for ensuring that the Project takes advantage of the local knowledge and expertise of Council staff, is integrated into the locality and community support for the project remains strong.

There is a critical social and economic need in the Griffith region for this Project and therefore

St Vincents & Mater Health Sydney asks that the Minister responds to this letter in an expedited manner and that in the assessment of the Environmental Assessment and Project Application that the Director-General is willing to meet target dates in the preparation of the "Director General's Report" to further expedite the approval process (if the Minister is not willing to delegate the assessment role to Council).

I trust that the information provided above is sufficient for the Minister to form an opinion as to whether the proposal should be declared a project to be assessed under Part 3A of the Act and that the Director-General's Requirements for the Environmental Assessment of the Project can be issued. If you require any further information please do not hesitate to contact the undersigned.

Yours sincerely



Steven Rubic
Chief Executive Officer

Figure 1: Locality Plan showing the proposed location of the Project collocated with the existing Griffith Base Hospital.



Figure 2: Initial Site Plan of the Project.

