

7 November 2011

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

Dear Mr Haddad,

Campbelltown Hospital Redevelopment Request for Director Generals Environmental Assessment Requirements for the Stage 1 Development Application

In accordance with Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), Health Infrastructure request the issue of Director Generals Environmental Assessment Requirements (DGRs) for Stage 1 of the Campbelltown Hospital redevelopment. The purpose of this letter is to provide a preliminary environmental assessment and other supporting documentation to allow for the DGRs to be issued.

Background

The Clinical Services Plan for Macarthur to 2021, identified the requirements for expansion of the existing hospital services and development of the hospital campus to operate as a fully fledged tertiary affiliated Principal Referral hospital.

Whilst initiatives have improved the performance of the system, there continues to be unprecedented increases in demand for health services. This pattern of rising demand is projected to continue. While incremental approaches will assist in the short to medium term, major increases in the capacity of our public health system are required.

In order to achieve the capacity at Campbelltown Hospital to manage the projected population growth and demand for these services, the need for a new Acute Health services Building has been identified and funded in the State budget 2011-2012.

Services Planning

The Clinical Services Plan for Macarthur to 2021 noted above highlights that significant

population growth and drivers for expansion are expected across the Macarthur LGAs (Campbelltown, Camden and Wollondilly) over the next decade leading to increased demand for health care services.

Population projections include:

- i. Population growth of 53%, compared to 20% for the rest of SSWAHS and 17% for NSW
- ii. Macarthur residents aged 65+ growth of 151%, compared to 46% for the rest of SSWAHS; 52% for NSW
- iii. Poorer health status for some people in Macarthur e.g. in overall mortality and morbidity

By 2021, these factors are expected to lead to:

- i. Acute overnight separations from wards increased by 39% for adults and 25% for children
- ii. Acute day only separations increased by 115% for adults and 259% for children
- iii. Sub and non acute overnight separations increased by 128%
- iv. Non admitted patients occasions of service at outpatients and in the community increased by 142%
- v. ED attendances increased by 50%; and
- vi. Births increased by 27%.

Key Health Planning Principles

To provide a strategic framework for development of these services, South West Sydney local Health District (SWSLHD) has adopted a number of health care principles to guide planning for the future:

1. Increasing investment in prevention and health promotion activities
2. All residents should have equity of access to services that meet their clinical need at the time
3. Achievement of continuum of care from prevention to treatment/palliation and from acute to non acute and community services
4. All services cannot be provided at all facilities, but all residents can expect to be admitted rapidly to an integrated health care network that will facilitate their access to the highest quality services
5. Services will aim to be of the highest quality that can achieved within the available resources and service delineation
6. Service models that aim to deliver a concentration of high throughput activity should be explored where there is evidence to indicate that better outcomes can be achieved
7. Where improved networking between like clinical services in data collection, research and protocols can lead to improved outcomes, service investment that provides value for money should be made
8. Advantage should be taken of the synergy between existing clinical services, building on already existing expertise and strengths and supporting the wider dissemination of proven models care

9. An emphasis on the management of unplanned demand
10. An emphasis on facilitating effective patient flow through the hospital and back to the community
11. Recognising an increasing ability to providing services on an ambulatory and day only basis
12. Promoting a culture of knowledge through teaching and research
13. Developing a highly skilled workforce.

The site

Campbelltown Hospital is located 51km south west of the Sydney CBD on the southern edge of Campbelltown commercial centre, adjacent to Ambarvale. It is located between Campbelltown and Macarthur railway stations, the closest being Macarthur which is approximately 1.3km north west of the Hospital property.

The Macarthur Square retail precinct is within walking distance from the Hospital's north west boundary. The University of Western Sydney Campbelltown campus is located north of Macarthur Station, and provides the opportunity for future research and education links with the Hospital.

The Hospital site is bounded by Campbelltown Private Hospital and a seniors housing development to the north; Parkside Crescent and Park Central to the west; and major arterial roads, Appin Road and Therry Road, to the east and south, respectively.

It is a part of the Park Central Precinct, which accommodates health, residential and commercial uses. The scale of existing development around Park Central is best characterized as medium to low density. Campbelltown Private Hospital is the highest of the surrounding development at five (5) storeys.



Figure 1 Site Context



Figure 2 The site

The Development

The development proposal covers the first stage of the hospital redevelopment which includes the Acute Health Services Building. This will involve a new building of approximately 15,400m² of new build and around 4,100m² of refurbishment.

The area affected by this application is shown on the attached drawings.

The works have a Capital Investment Value (CIV) of approximately \$108million (refer attached Quantity Surveyors statement) and specifically will involve the following work:

New Building

Six (6) storey building between existing Block A and Parkside Crescent to contain:

- Level B1 Shell space.
- Level 0 Plant, Pathology and Clinical Information.
- Level 1 Allied Health, Outpatients and Ambulatory Care.
- Level 2 inpatient units.

- Level 3 inpatient units.
- Level 4 Plant

Block A

Partial refurbishment:

- Level 1 Expanded and refurbished Emergency Department.
- Level 2 Interventional Suite and Cardiac Catheter Laboratory.

Block B

Partial refurbishment:

- Level 2 Expanded Maternity Outpatients, additional dock and office space.

Block C

Partial refurbishment:

- Level 1 Additional Paediatric Outpatients.
- Level 2 Expanded Birthing Suite and reconfigured Inpatient Unit.

Links

- New main enclosed circulation corridor constructed between existing Main Entry and Block C at Level 1.
- Existing café to be relocated.
- New connection to Block A lift core.
- New enclosed corridor between Block A and New Building at Levels 1 and 2.

Planning Issues

Strategic Planning Context

NSW State Plan

Chapter 4 of the NSW State Plan 2010 deals with Healthy Communities with priorities to:

- Improve and maintain access to quality healthcare in the face of increasing demand;
- Improve survival rates and quality of life for people with potentially fatal or chronic illness;
- Promote health lifestyles;
- Reduce preventable hospital admissions; and
- Improve outcomes in mental health.

As noted above the proposal is consistent with these objectives and will implement both the State Plan and the Clinical Services Plan for Macarthur.

Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 is the current strategic planning document for Sydney building on the Metropolitan Strategy 2025: Cities of Sydney. Both documents aim to determine the forward planning of the City in terms of managing growth, connectivity, public transport, urban development and sustainability.

The Metro Strategy determines where the key centres in the Sydney Metropolitan area are located to determine opportunities for growth and employment generation. The proposal is consistent with the Metropolitan Plan.

State Environmental Planning Policies

The following table identifies the State Environmental Planning Policies (SEPPs) that apply to the land or type of development that is subject to this proposal, and the proposals compliance with those Policies.

SEPP #	Name	Applies	Compliant
1	Development standards	✓	✓
33	Hazardous and offensive development	NK*	
55	Remediation of land	✓	✓
	Infrastructure 2007	✓	✓
	State and Regional Development	✓	✓

* Not Known at this stage

Local Environmental Plan

The site is currently zoned Special Uses 5a (Hospital) under Campbelltown (Urban Area) Local Environmental Plan (LEP). The objectives of this zone are:

- (a) to provide land for special uses which would otherwise be prohibited by the zoning of the surrounding area, and
- (b) to identify land used or required for railway purposes.

A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

Permitted within the zone is development for the purpose shown on the Land Zoning Map. On that basis, the use of the site for a hospital and related uses is **permissible with consent**.

Clause 39 of the LEP deals with earthworks and preservation of trees and requires development consent for works proposing either activity. The clause also establishes criteria which the consent authority must consider when assessing applications for these works.

Where tree removal and excavation are proposed, consent will be sought.

Clause 42A deals with Bushfire Hazard and requires development impacted by bushfire risks to be undertaken in accordance with the Planning for Bushfire protection guidelines. These will be considered in the proposed application.

Campbelltown-Macarthur Structure Plan

This document adopted by Council in late 2009 provides the guiding principles for the future development of Campbelltown. It identifies Campbelltown Hospital as one of Macarthur's key precincts and considers the precinct a major Community Service. The proposal is considered consistent with this Plan.

Other issues:**Traffic and public transport**

A preliminary traffic and parking report has been undertaken which identifies parking demands of the proposed redevelopment. Further detailed analysis will be undertaken in preparation of the application.

Architectural design and sustainability

It is our intention to seek a high level of architectural design which incorporates environmental sustainability initiatives from design to operational phases. This will be further explored during the detailed design phase.

Heritage

There are no known heritage items within the vicinity of the proposal.

Bushfire Protection Assessment

This will be further assessed for the applications.

Services

Initial consultation with service providers has indicated that some upgrades to electrical and other services. These will be addressed in the Concept and Project applications.

Consultation

A meeting has been arranged with Campbelltown Council to discuss the proposal and identify issues for consideration in early November .



Health
Infrastructure

Request for Director Generals Requirements

On the basis that he proposal falls within the criteria identified in Schedule 1 of the State and Regional Development SEPP, Health Infrastructure formally request that the Department of Planning issue the Director General requirements (DGRs) to facilitate the preparation of the Environmental Impact Statement to accompany the development application for the proposal.

If you require any additional information please contact Sean Brasier on 9978 5467 or Leoné McEntee on 0410 432 505. We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely
Health Infrastructure

Robert Rust
Chief Executive

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