

14 June 2012

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

Dear Mr Haddad,

### **Hornsby Ku-Ring-Gai Hospital Redevelopment Request for Director Generals Environmental Assessment Requirements – Stage 1**

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 Hornsby Ku-ring-gai Hospital Redevelopment (HKHR). 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 proposed HKHR Stage 1 project is the initial stage in an overall campus redevelopment and will provide new health infrastructure to accommodate the following services:

- Peri-operative Services including:
  - Pre-admission and clinic spaces
  - 8 Theatres including endoscopy and fixed x-ray imaging capability for planning and emergency cases
  - Recovery spaces
- Three x 28 bed inpatient units
- Sterilising Services Department
- Support services for linen, loading docks and stores
- Health Information Services (Medical Records)

The Hornsby Ku-ring-gai Hospital campus provides a comprehensive range of services to the local catchment. However, the campus is in need of redevelopment due to the combined impacts of aged infrastructure which has in many cases reached the end of its useful economic life, is no longer compliant with current guidelines or community expectations or no longer supports the delivery of contemporary, efficient health services.

The redevelopment project will provide the capacity for the service to:

- Accommodate changes in demand due to the upward shift in ageing demographic;
- Configure services and facilities to respond to the needs of the broader community; and
- Address the immediate and future clinical needs and activity projections for the surgical and inpatient medical services.

The historic development of the HKH campus has been piecemeal, with small and medium size developments over a period of 70+ years. The health master planning for the HKH campus has considered how to unlock the potential for the site to support the growth in services to address the increasing demand for services.

The HKH is a teaching hospital, playing an important role in training future clinicians, therefore the facilities need to be capable of supporting the delivery of high quality contemporary care in order to attract senior staff and those who are training in order to maintain its vital role as a teaching facility.

The challenge for the planning of the overall redevelopment is to identify the right location to commence the first stage in a multi-stage redevelopment, and substantially unlock the site for subsequent stages of the redevelopment.

The benefits of the Stage 1 project in terms of health service provision are that it:

- Addresses the clinical priorities of the service to meet their forecast growth in demand and range of clinical services;
- Consolidates surgical services into a purpose built facility that will improve overall functionality, efficiency and safety;
- Supports the implementation of NSW Ministry of Health's High Volume Short Stay (HVSS) model of care;
- Significantly increases the overall bed capacity of the campus to provide for the growth in both surgical and medical inpatients, and improve the ability for the service to better meet the emergency service flows;
- Improves functional linkages between the surgical services, Emergency Department and Maternity services; and
- Improves the ability for the service to attract and retain staff due to the real benefits experienced by staff working in a new, functional environment.

In asset and infrastructure terms, the proposed Stage 1 project will:

- Replace ageing infrastructure which has reached the end of its useful life;
- De-clutter the site to make way for future redevelopment of the site;
- Minimise the overall footprint of the buildings on the campus;
- Provide additional parking and other public access benefits; and
- Improve the safety of the physical environment for patients, staff and visitors

## The locality

The Hospital site is located approximately one kilometre to the east of the Hornsby Town Centre and occupies an area of approximately 6.4 hectares. The legal description of the area to be redeveloped at the hospital site is Lot A DP 329121 and Lot B DP 329121.

Hornsby Station is located approximately 1.5 kilometres east of the site, 1.8 kilometres north east of Waitara station and 2 kilometres south east of Asquith station. The Pacific Highway, F3 Freeway, Pennant Hills Road and the main North and North Shore Rail lines make Hornsby accessible and a key interchange to the wider area.

The locality is largely residential in character with low density scale properties predominantly surrounding the hospital.

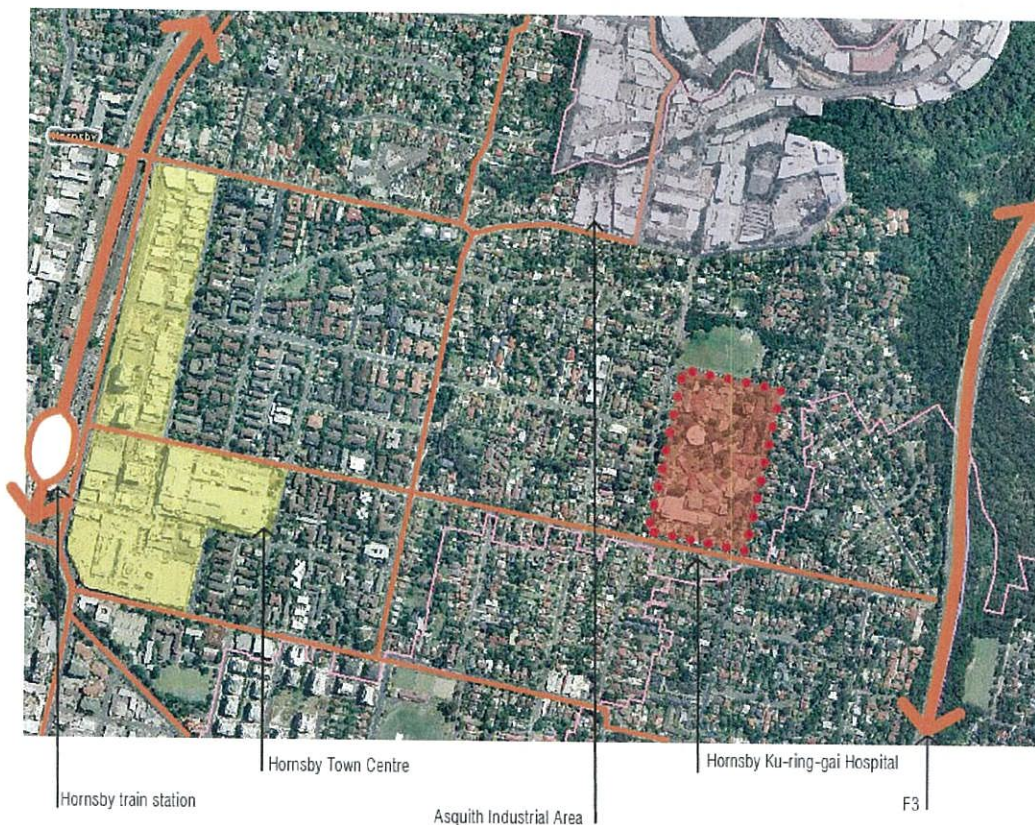
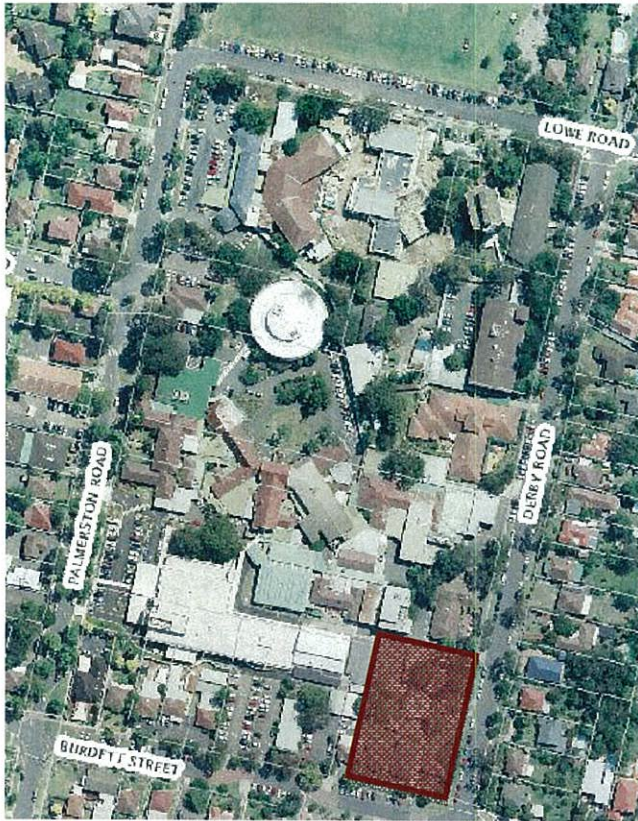


Figure 1 - Locality Plan

## The site

The hospital site is bound by Palmerston Road to the West, Lowe Road and James Park to the North, Burdett Street to the South and Derby Road to the East. The full Hospital site will not be affected by this application. The area of the Hospital which is the subject of this application is located in the south east corner adjacent to Burdett Street and Derby Road. James Park mentioned above is also used as the helipad for the hospital as well as a sports field.

A number of small cottages will be demolished as part of this proposal, with existing services relocated to temporary or refurbished spaces. The private property within the building footprint will be acquired in due course. Figure 2 below identifies the area subject to this proposal which is legally described as Lots 2 and 3 in DP 14774, Lot B in DP 363790; Part Lot 23 in DP 814181 and Lot 1 in DP 512432



*Figure 2 Approximate area for proposal within existing Hospital*

The project will have connections to the existing Hornsby Obstetric Paediatric and Emergency (HOPE) building to facilitate the easy flow of patients and staff of the maternity and emergency services to the new Theatres. Patients, staff and visitors will also be able to access the new building via the level 1 corridor to the north of the HOPE building and arrive in a purpose designed lift lobby / thoroughfare.

## **The Project**

The HKHR Stage 1 project is the first of a multi-stage, whole of campus redevelopment that has yet to be fully scoped. This application is only seeking approval for the Stage 1 scope of works. Plans showing the proposal are attached at Appendix A.

This Stage 1 project will locate all surgical services within a new four storey health facility all above ground. The building will be rectilinear in shape and occupies the south east corner of the campus on the Burdett Street and Derby Road frontage.

The new building footprint will be in place of a number of small cottages and light weight structures that are proposed to be demolished.

The building will front Burdett Street changing the streetscape and improving the hospital's address to the street. Briefly the uses of each level can be described as follows:

**Level 1**

- A newly created entrance to the facility will be provided on the western façade primarily for the purpose of surgical patient drop off and pick-up.
- Health information services.
- Linen, docks and stores will be on the eastern face of the building.
- The loading docks entry for trucks will continue to enter via Derby Road.
- Sterilising Services department will be located in the south east corner of the building with side access from Burdett Street.
- A substantial undercroft is proposed to allow future opportunities to decant other services from around the campus to help facilitate future stages of the development, and/or expansion of select services in the future.

**Level 2**

- Peri-operative services will be accessed via the public entrance stair or alternatively the public or patient lifts

**Level 3**

- 2 x inpatient units

**Level 4**

- 1 x inpatient unit
- Roof top plant will be located on the southern side of the building and set back from Burdett street to minimise overshadowing and improve the overall visual amenity.

**Level 5 (roof)**

- Roof top plant will be located on the northern most structure and set back where possible from Derby road to minimise overshadowing and improve the overall visual amenity.

Access to the building will be via the following routes:

- Patient and visitor access for pre-admission clinics, day of surgery or patient collection will be via Burdett Street
- Patients and visitors who park centrally on campus will access the building by covered walkways via the main hospital building and traverse the HOPE building on the eastern and northern level 1 corridors
- Visitors, delivering and staff may arrive via the loading docks and staff stairs off Derby road

Additional parking is proposed early in the project program to assist with alleviating pressure on the site and locality. Additional parking is also to be provided once the existing theatre block is demolished.

Early delivery of parking amenity is to be considered as part of the overall development application.

## **Planning Issues**

### **Strategic Planning Context**

#### **NSW State Plan**

NSW 2021 is the current State Plan for NSW. In respect to Health Services, the plan identifies the goal as being to “*restore confidence in the public health system by rebuilding hospitals and health infrastructure, re-engaging medical practitioners, and giving communities and health care providers a strong and direct voice in improved patient care*”.

The key goal in respect to health infrastructure delivery is to provide world class clinical services with timely access and effective infrastructure. Within this there are several major goals and actions to implement the targets. These targets are:

1. Reduce hospital waiting times
2. Improve transfer of patients from emergency departments to wards
3. Reduce unplanned readmissions
4. Decrease healthcare associated bloodstream infections
5. Ensure all publicly provided health services meet national patient safety and quality standards
6. Increase patient satisfaction

This project contributes to meeting the goals and targets by delivering the first stage in the redevelopment of the HKH Campus.

#### **The Metropolitan Strategy -**

The Metropolitan Plan for Sydney 2036 (Metro Strategy) is the major planning initiative of the Department of Planning and Infrastructure to meet the challenges associated with:

- Population Growth over the next 25 years. Residential accommodation and employment opportunities are needed for an additional 1.1 million people who are projected to be living in the Greater Metropolitan Region by 2025.
- Dwindling land supply and the need to contain growth to protect conservation areas and agricultural land.
- Improvements to infrastructure, particularly public transport.
- More effective use of natural resources, particularly energy and water.

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

There are seven (7) Strategic Directions that drive the delivery of the strategy.

#### **1. Strengthening a City of Cities**

- Make Sydney a more resilient, compact, connected, multi-centred and networked city
- Strengthen Sydney’s role as a globally competitive city
- Strengthen Parramatta’s role as the premier Regional City and second CBD
- Support key economic gateways with integrated land use, infrastructure and transport planning
- Plan to grow global businesses, investment, innovation and research & development
- Strengthen links to Regional Cities, Australian capital cities and South East Asia

2. **Growing and renewing centres**
  - Locate at least 80 per cent of all new homes within the walking catchments of existing and planned centres of all sizes with good public transport
  - Focus activity in accessible centres and limit out-of-centre commercial development
  - Plan for centres to grow and change over time
  - Plan for new centres in existing urban areas and greenfield release areas
  - Plan for urban renewal in identified centres
  - Support clustering of businesses and knowledge-based activities in Major and Specialised Centres
  
3. **Transport for a connected city**
  - Implement the Metropolitan Transport Plan's \$50.2 billion in projects and enhancements
  - Target development around existing and planned transport capacity
  - Improve passenger rail capacity for Sydney's South West and North West and the Sydney-Parramatta-Penrith corridor
  - Enhance freight rail paths and intermodal terminals
  - Enhance capacity on Sydney's motorways at key locations
  - Identify long-term transport corridors for passengers and freight
  - Improve local opportunities for walking, cycling and using public transport
  
4. **Housing Sydney's population**
  - Plan for 770,000 additional homes with a range of housing types, sizes and affordability levels for a growing and ageing population
  - Locate at least 70 per cent of new homes in existing suburbs and up to 30 per cent in greenfield areas
  - Drive delivery through subregional targets and Local Environment Plans with follow-through on outcomes and yield
  
5. **Growing Sydney's economy**
  - Plan for 760,000 new jobs, with half in Western Sydney and most in cities or centres
  - Extend Sydney's Global Economic Corridor to Parramatta from Macquarie Park
  - Develop detailed land use, transport and infrastructure plans for Western Sydney employment areas
  - Support high growth and high value industries through clustering
  - Increase the proportion of homes within 30 minutes by public transport of jobs in a major centre, ensuring more jobs are located closer to home
  
6. **Balancing land uses on the city fringe**
  - Contain Sydney's urban footprint by focusing greenfield development in the North West and South West Growth Centres
  - Maintain and protect Sydney's rural and resource lands
  
7. **Tackling climate change and protecting the natural environment**
  - Reduce greenhouse gas emissions from the manufacturing and commercial sectors
  - Expand BASIX to include further measures for the residential sector
  - Prepare a climate change adaptation strategy for Sydney
  - Integrate environmental targets into land use and infrastructure decisions
  - Implement water, air and biodiversity plans for Sydney

## 8. Achieving equity, liveability and social inclusion

- Consider social impacts in planning and assessment
- Protect places of special cultural, open space and heritage value
- Strengthen the State's lead on best practice urban renewal for improved liveability
- Set affordable housing targets for State urban renewal projects

It is considered that the project complies with the general aims of the Metropolitan Strategy for Sydney as it supports the aim to strengthen economic growth by creating jobs while balancing social and environmental impacts. The proposal will assist to meet the aims of the Sydney Metropolitan Strategy by strengthening the region's economic prosperity, providing jobs away from the declining industrial uses and offering diversity and specialist services in line with the above strategies for Sydney as a whole.

### 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
55	Remediation of land	✓	
	Infrastructure 2007	✓	✓
	State and Regional Development 2011	✓	✓

### Local Environmental Plan

The relevant local planning instrument for the site is the Hornsby Shire Local Environmental Plan 1994.

The subject site is zoned **Special Uses A (Community Purpose)** under the LEP.

The objectives of this zone are:

- to provide for the cultural needs of the community.
- to identify land for the provision of community services and facilities.
- to ensure that community uses are compatible with the amenity of the area in which they are located.

Development for the following purposes are permitted within the zone with consent:

*Boarding houses; bus stations; car parks; cemeteries; child care centres; commercial home catering; commercial operation of any sites or facilities administered by the Department of School Education; communications facilities; community facilities; defence purposes; demolition; depots; dwellings; educational establishments; entertainment facilities; group homes; home occupations; home offices; **hospitals**; housing for aged or differently abled persons; materials recycling facilities; medical centres; multi-unit housing; passenger transport terminals; places of worship; public buildings; recreation areas; recreation facilities; registered clubs; utility installations; veterinary hospitals.*

User the LEP, Hospital is defined as:

*'A building or place used for the purpose of providing **professional health services** (including preventative care, diagnosis, medical or surgical treatment or counselling) to people admitted as **in-patients**, whether or not out-patients are also cared for or treated at the building or place.'*

On that basis it is considered that the development *is permissible with consent*.

### **Draft Hornsby Local Environmental Plan**

Council has completed its Comprehensive LEP and it is on public exhibition from 5 June 2012 to 7 August 2012. Under this draft plan the hospital site is zoned SP2 Infrastructure (Health Service Facility). Hospitals are permissible with consent.

### **Other issues**

#### **Heritage Conservation**

The HKH site Collinridge House Chapel which is a locally listed heritage item. The Chapel is not located in the vicinity of the proposed development and will therefore be unaffected.

#### **Request for Director Generals Requirements**

On the basis that the proposal falls within the criteria identified in Schedule 1 of the State and Regional Development SEPP having a Capital Investment Value of approximately \$90million, 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 Leoné McEntee on 9978 5420 or 0410 432 505. We would be happy to meet with your Department to discuss the proposal at any time.

Yours faithfully,



Robert Rust  
**Chief Executive**

