

2 August 2013

Mr Sam Haddad
Director General
NSW Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Metropolitan and Regional Projects North

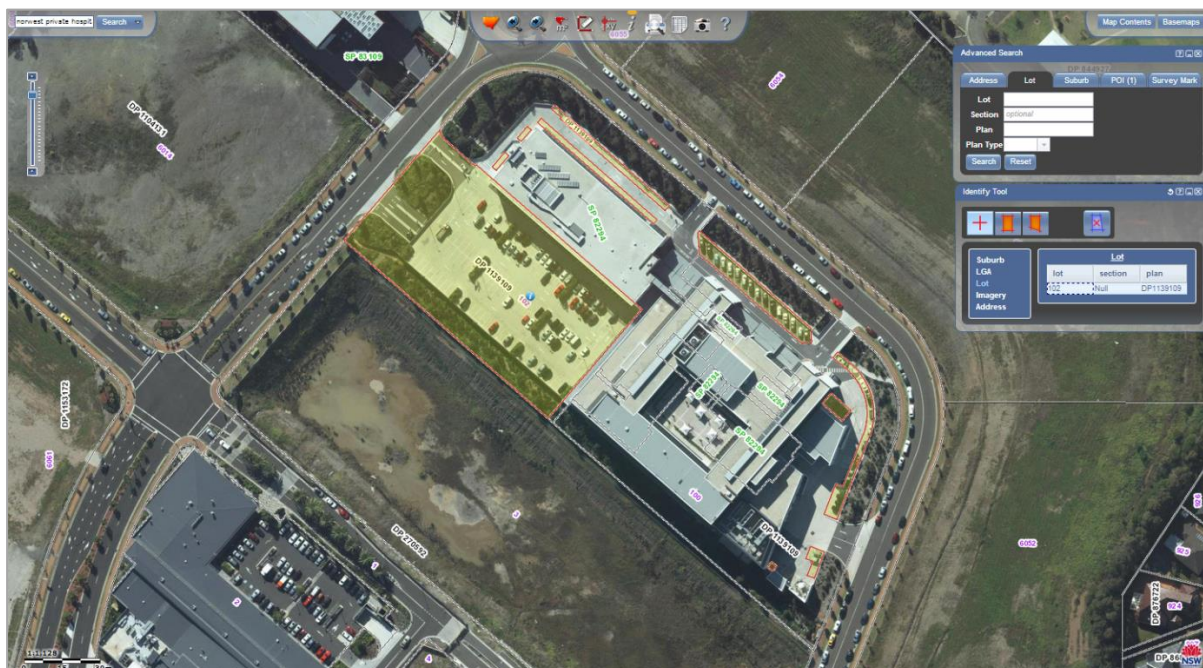
Dear Mr Haddad,

Request for Director General Requirements in respect of State Significant Development

Director General's Requirements (DGR's) for further environmental assessment are hereby requested by *Healthscope Limited* (ABN 85 006 405 152) pursuant to *Part 4 of the Environmental Planning and Assessment Act 1979* (EP&A Act) and *State Environmental Planning Policy State and Regional Development 2011* (SEPP SRD) in relation to a proposed expansion of an existing health services facilities at Norwest Private Hospital.

Context

The purpose of this proposed development is to extend Norwest Private Hospital, located at 11 Norbrik Drive, Bella Vista, NSW, 2153 within The Hills Council Local Government Area. The land is legally described as Lot 102 in Deposited Plan 1139109. Norwest Private Hospital provides medical services and patient care to the growing population of Western Sydney.



Norwest Private Hospital New Wing - Lot Plan. (Source: NSW SIX Maps)

Norwest Private Hospital currently offers state-of-the art facilities with accommodation for 216 patients, 11 operating theatres, a 24 hour Emergency Department, an Angiography Suite, 24 hour on-site medical support, a 12 bed Intensive Care Unit and a 20 bed Coronary Care Unit. In addition, a Chemotherapy and Infusion Centre and a Renal Dialysis Unit outpatient services are also available.

Further, a broad range of acute services are offered, with over 25 speciality areas including orthopaedics, cardiology, cardiothoracic surgery, general surgery, obstetrics and gynaecology, neurosurgery, plastic surgery, vascular surgery, urology and geriatric medicine.

The expansion of clinical services at Norwest Private Hospital is needed to respond to the health needs of the catchment population now and in the future. Population growth continues to be driven by significant investment in residential, business and infrastructure projects in Western Sydney. The planned \$8.3billion North West Rail Link is due to open by the end of 2019 and is expected to generate further growth in population in the region. A new rail station will also improve public transport access to the hospital and Norwest Business Park generally.

A detailed site analysis is attached, which identifies the local and regional context, surrounding land and property and the location of key infrastructure and environmental features.

Proposed State Significant Development

The expansion of Norwest Private Hospital will provide additional in-patient beds and medical suites to meet the increasing demand for health services in this growing region.

The attached preliminary architectural drawings, prepared by *Health Projects International* detail the proposed expansion of the hospital with the construction of a new wing into the air space over the existing basement and ground level car park. This is the most efficient means of expanding the existing hospital to ensure floor levels flow between the current and proposed buildings, for the purpose of safe transportation of patient beds and wheelchairs.

The proposed hospital wing consists of three additional floors with direct interface at level 1 and new link corridors at levels two and three. This will fully integrate new patient wards and surgical and medical suites with the existing hospital.

Car parking at basement and ground level will remain and will be reconfigured to increase the number of spaces. This will ensure appropriate allocation of parking for hospital and medical suites to meet the ongoing needs of staff, patients and visitors.

Strategic Land Use Planning

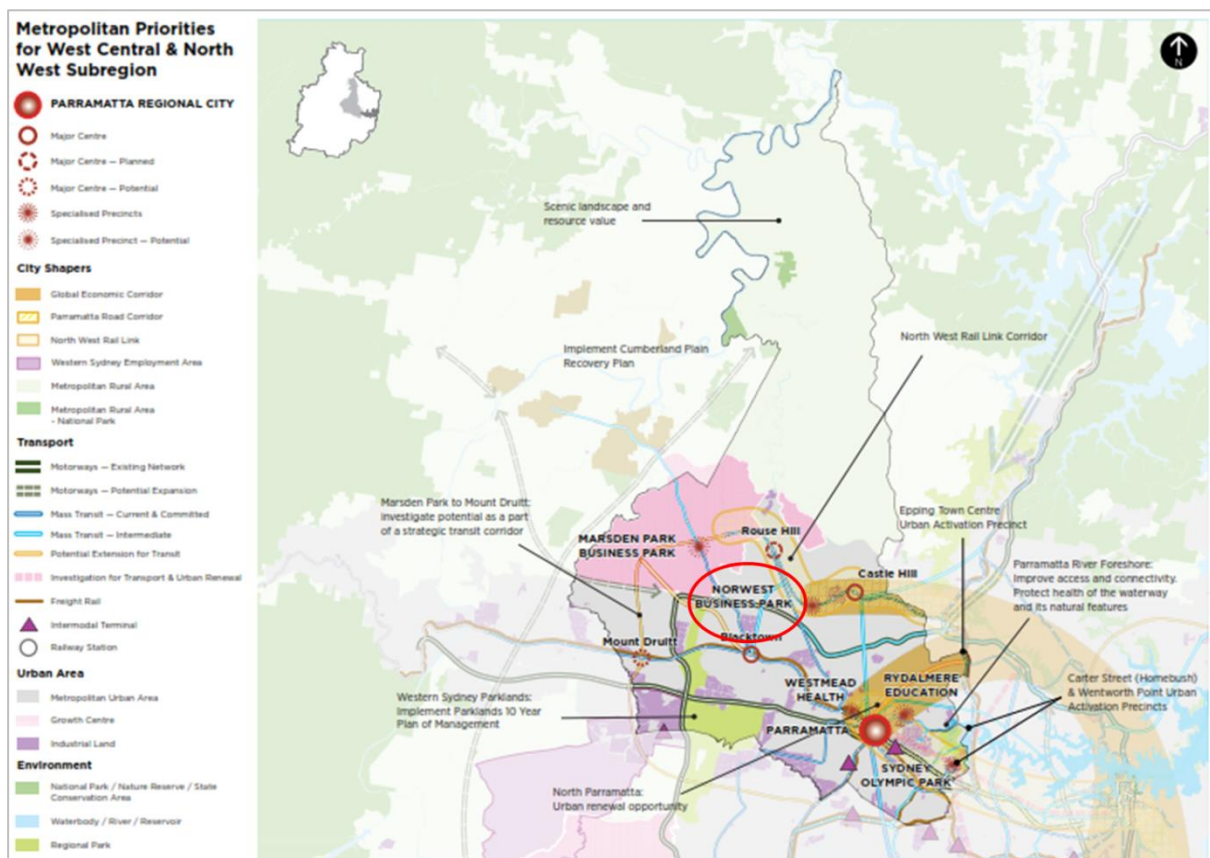
NSW Government

The **Metropolitan Plan for Sydney 2036** identifies Norwest as a *specialised centre*, which are considered *places such as hospitals and business centres that perform vital economic and employment roles*. The **Sydney North West Subregional Strategy** recognises that Norwest is of

metropolitan significance ...with good accessibility by road to the M2 and M7 ... and the new train station could provide incentive for further redevelopment and intensification with a growing residential catchment in future.

The **Draft Metropolitan Strategy for Sydney to 2031** identifies the following priorities for **Norwest Specialised Precinct**:

- *enhance its role as a metropolitan-scale business park with an intensification of business uses, especially within approximately one kilometre of the proposed North West Rail Link stations*
- *provide capacity for at least 15,000 additional jobs to 2031.*



Source: Figure 19 of Draft Metropolitan Strategy for Sydney to 2031 (DP&I)

The Draft Metropolitan Strategy indicates the following forecast population, employment and residential outcomes for the sub region:

Area: 779 km ² 2011 Population density: 1,086 people/km ² 2010-11 % of GRP: 16.7% (\$48.50 billion)	Current	Target to 2021 (2011-2021)	Target to 2031 (2011-2031)
Population	846,000	1,039,000 (192,000)	1,201,000 (355,000)
Housing	302,000	376,000 (74,000)	450,000 (148,000)
Employment	389,000	464,000 (75,000)	531,000 (142,000)

Source: Draft Metropolitan Strategy for Sydney to 2031 (DP&I)

In general, the following Metropolitan priorities will influence the long term role and function of Norwest and will increase the local workforce and catchment population of Norwest Private Hospital:

- *providing higher order services and job opportunities for greater Western Sydney's growing population*
- *connect and invest in the subregion's network of major employment hubs*
- *extend the Global Economic Corridor to connect with Parramatta CBD and Castle Hill and Norwest*
- *diversify housing opportunities by providing greenfield housing in the North West Growth Centre and on other major sites and intensifying housing development around Parramatta CBD and adjacent suburbs, as well as identified centres and precincts along the new North West Rail Link, Western Rail Line, South Line, Cumberland Line, Inner West Line, Bankstown Line, and the Liverpool to Parramatta Transitway.*

State Environmental Planning Policy (State & Regional Development) 2011 - The proposed hospital expansion is classified State Significant Development (SSD) under the provisions of Development Class 14 in Schedule 1 of State Environmental Planning Policy (State & Regional Development) 2011 (SEPP SRD).

14. Hospitals, medical centres and health research facilities

Development that has a capital investment value of more than \$30 million for any of the following purposes:

- (a) hospitals,*
- (b) medical centres,*
- (c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).*

Local Government

The Hills Local Environmental Plan 2012 (LEP) land use zone applicable to this land is *B7 Business Park*. The development standard for Maximum Height of Buildings is limited to RL 116 (metres) as indicated on the LEP Height of Buildings Map and the Maximum Floor Space Ratio (FSR) is 1:1 as indicated on the LEP Floor Space Ratio Map. **State Environmental Planning Policy (Infrastructure) 2007** permits Health Services Facilities in zone B7 Business Park across NSW.

Development Control Plans (DCP's) do not ordinarily apply to State Significant Development on the presumption that they *"are generally concerned with local or specific issues and do not provide appropriate planning controls for large, complex development of importance to the State"* (DP&I Fact Sheet, February 2012). However, the following DCP controls have been considered in the preliminary design of this new hospital wing:

Part B Section 6, Business and in particular, Appendix B Norwest Business Park, C Bella Vista Precinct and D Bella Vista Photo Montages.

Preliminary Review of Environmental Impacts

The expansion of Norwest Private Hospital will be constructed over the existing ground level concrete slab and does not require ground works other than the reinforcing of and provision of supplementary foundations to accommodate the new structure. Therefore, the development is expected to present nominal environmental impacts.

The attached shadow diagrams and photomontage illustrate the impact on the existing structure in the context of the Norwest Business Park and a view analysis considers the wider area and Bella Vista view corridors. It is noted that existing and proposed development enters the Council DCP plane set for district views for the area, although the general built form and landscape of the area has changed significantly since the construction of the M2 motorway and emergence of the zoned business park.

Notwithstanding, the proposed extension to the existing hospital is beneath the RL height limits set in the development standards in The Hills LEP 2012.

The land is not affected by the following environmental land use planning matters:

- Bushfire
- Acid Sulfate Soils
- Landslide Risk
- Flood Risk Planning
- Biodiversity, vegetation or bushland
- Land Reserved for Acquisition
- Contamination

Consultation

At this preliminary stage, Healthscope International has developed a consultation package to engage directly with the body corporate and medical consultants at Norwest Private Hospital. This will inform the detailed plans for the next stage in the State Significant Development application process. The Hills Shire Council has also been engaged to liaise with them in advance of the submission of this request for DGR's, at a meeting scheduled for 8 August, 2013.

Subject to DGR's, a full consultation plan will be prepared in accordance with DP&I *Guidelines for Major Project Community Consultation* for implementation during exhibition of the SSD application.

Capital Investment Value

The Capital Investment Value (CIV) of a project is defined in the *Environmental Planning and Assessment Regulation 2000* as follows:

capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,*
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,*
- (c) land costs (including any costs of marketing and selling land),*
- (d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

The CIV of Norwest Private Hospital expansion is \$48 (forty eight million and eight hundred thousand dollars) and therefore exceeds the \$30 million threshold to be assessed as State Significant Development (SSD) for *development class: hospitals, medical centres and health research facilities health services facilities*.

As required, this CIV is verified in the attached Quantity Surveyors Report, prepared by *WT Partnership*.

Communication

This request for DGR's has been prepared by MacroPlan Dimasi. All correspondence relating to this proposed State Significant Development from the NSW Department of Planning and Infrastructure should be directed to *MacroPlan Dimasi* for the attention of *Healthscope Limited*.

Summary of request for DGR's

On the basis of Development Class 14 in Schedule 1 of State Environmental Planning Policy (State & Regional Development) 2011 and a CIV in excess of \$30 million, MacroPlan Dimasi on behalf of Healthscope International formally request that the Department of Planning and Infrastructure issue DGR's to enable preparation of the Environmental Impact Statement to accompany this SSD for expansion of Norwest Private Hospital.

Thank you for considering this request. We anticipate DGR's will be issued within the Department's specified period of 28 days of receipt of this request. We look forward to the Major Projects Panel's response.

If you require any further information please contact Patricia Docherty on 9221 5211 or at docherty@macroplan.com.au.

Yours sincerely,



Wayne Gersbach
General Manager – NSW

See enclosed by separate attachment:

1. Preliminary architectural drawings and view analysis prepared by Health Projects International
2. Quantity Surveyors CIV Report prepared by WT Partnership