

24 November 2014

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms McNally,

Request for Secretary's Environmental Assessment Requirements for the Sutherland Hospital

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 Secretary's Environmental Assessment Requirements (SEARs) for the redevelopment of Sutherland Hospital. The purpose of this letter is to provide a preliminary environmental assessment and other supporting documentation to allow for the SEARs to be issued.

The locality

The Sutherland Hospital (TSH) is located in Caringbah, within the Sutherland Shire in New South Wales (NSW). Caringbah is located approximately 25km south of the Sydney Central Business District.

The Hospital is within the Southern Sector of South Eastern Sydney Local Health District (SESLHD). TSH was established in 1958 and is a major metropolitan hospital and associated teaching hospital of the University of NSW. There is a comprehensive range of emergency, surgical, medical, paediatric, maternity, mental health and community based services provided to the residents of the Sutherland Shire.

TSH is located on land that is bounded by The Kingsway to the north, Kareena Road to the west, Hinker Avenue to the east and the Sutherland railway line to the south. A location plan of TSH is shown over.

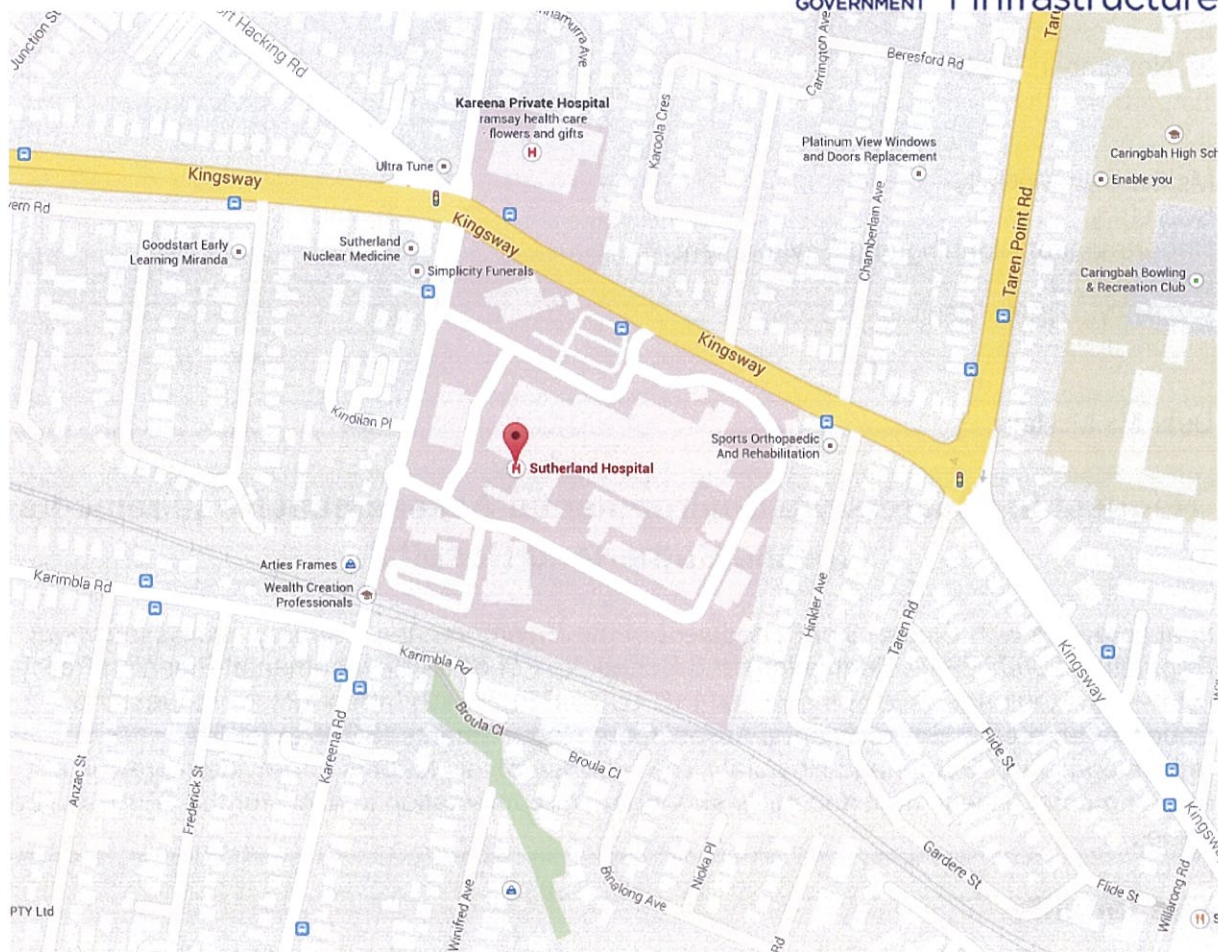


Figure 1 Location Plan

The site

The land consists of two lots owned by SESLHD:

- Lot 1 DP 119519
- Lot 1 DP 432283

An adjacent lot (Lot 1 DP 398975) houses the Ambulance NSW Station and that land is owned by Ambulance NSW not SESLHD. This land is not part of The Sutherland Hospital Redevelopment.

The two lots owned by SESLHD are the subject of this application and are referred to as “the site” for the remainder of this document.

[illegible]

Figure 3 Extract from Sutherland LEP 2006

The site is characterised by a variety of existing buildings and structures of varying condition for a range of hospital-related uses including general medicine, general surgery, obstetrics, gynaecology, paediatrics, aged care, rehabilitation and psychiatry services.

The following figure is a plan showing the general location of buildings at SH.

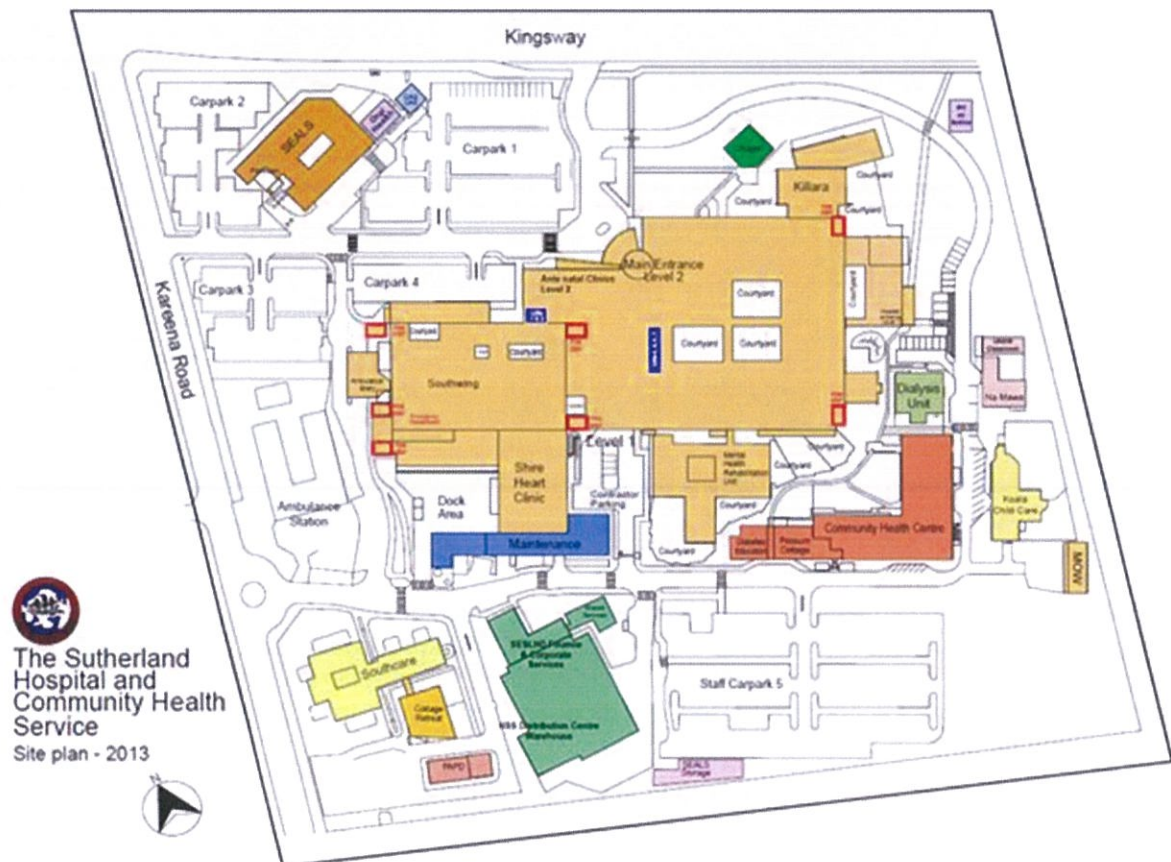


Figure 4 Existing Hospital layout

The Project

The Sutherland Hospital Redevelopment (the Redevelopment) consists of a new 2 storey building in front of the existing Emergency Department and refurbishment of the existing buildings to provide more additional space. Generally the scope of works includes:

- A new and expanded Emergency Department:
- New acute inpatient beds, including High Dependency/Intensive Care beds and a General Medical Unit
- Additional storage space for theatres to improve efficiencies and increase the capacity of the department.

The new 2 story building will be located as shown below and consist of two clinical floors (level 2 and 3) and plant located on the roof.

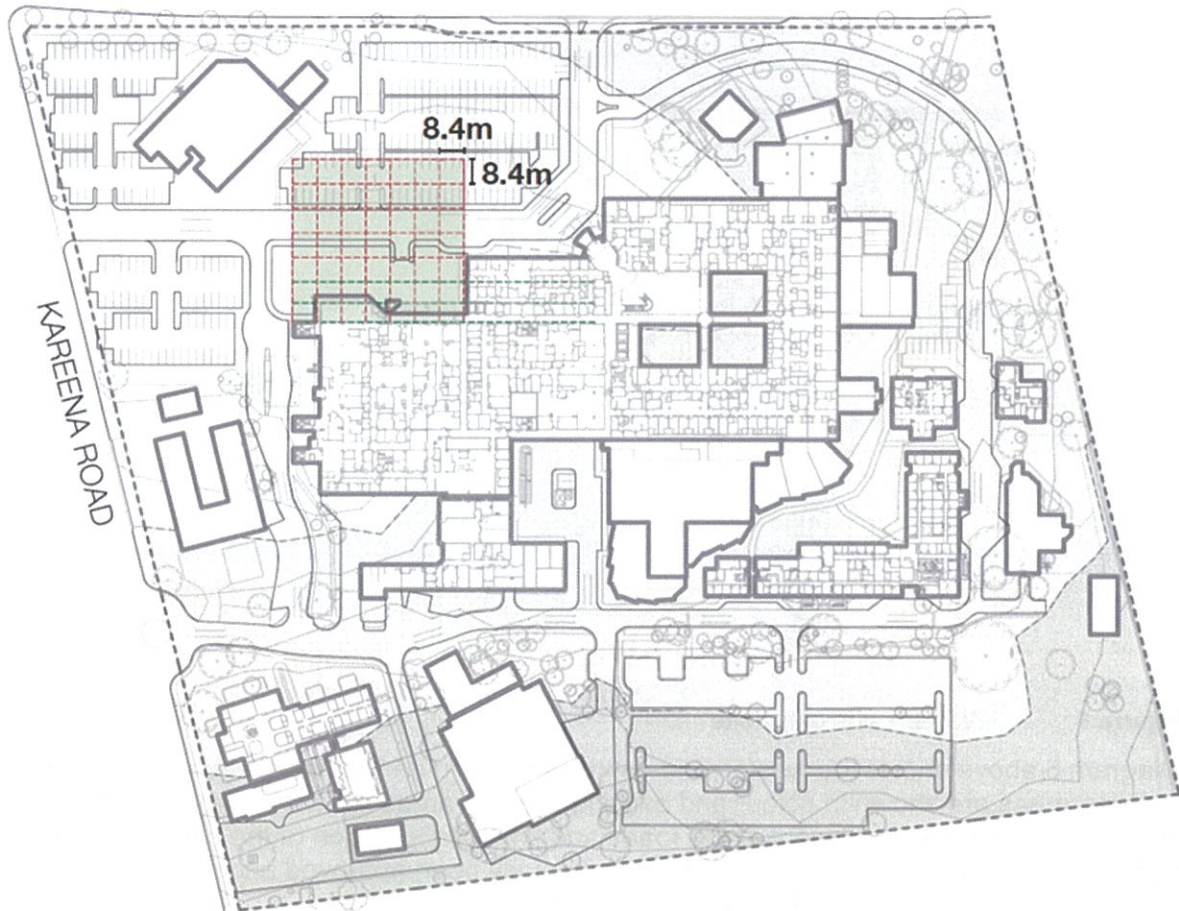


Figure 5 Existing site plan showing footprint of the new building

The extent of refurbishment involves approximately 170m² at basement level for new plant; around 400m² on ground floor to provide office space, expansion of imaging including a new CT space, and 210m² on the first floor for existing theatre expansion.

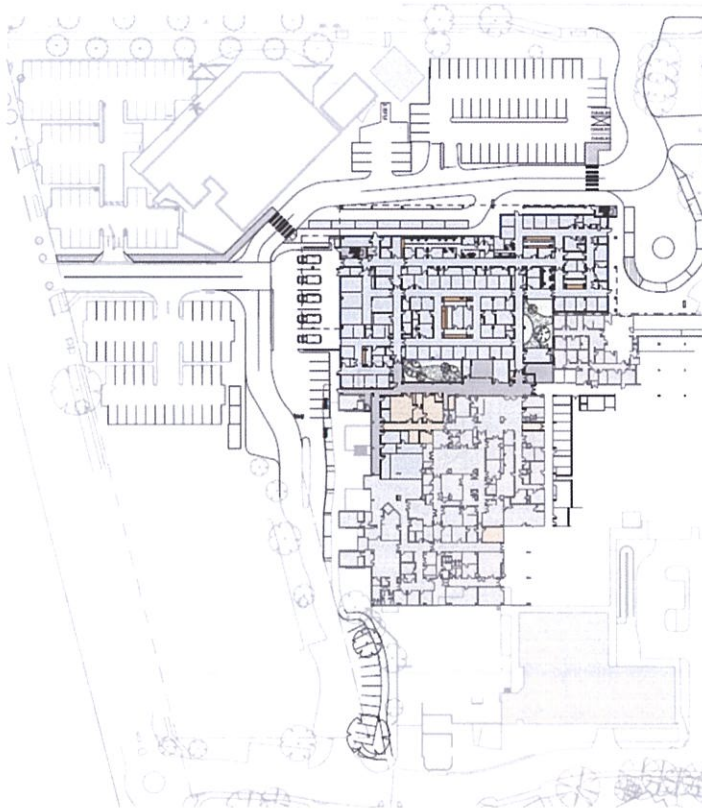


Figure 6 Western side of the site

Diagram 6 above shows the western side of the site from the Kingsway entrance. The new building areas are shown in colour and existing building areas shown in grey and white. This shows the final proposed layout of the roads and final configuration of the car parks. The car parking and road configuration works have previously been approved under Part 5 of the *Environmental Planning and Assessment Act 1979*.

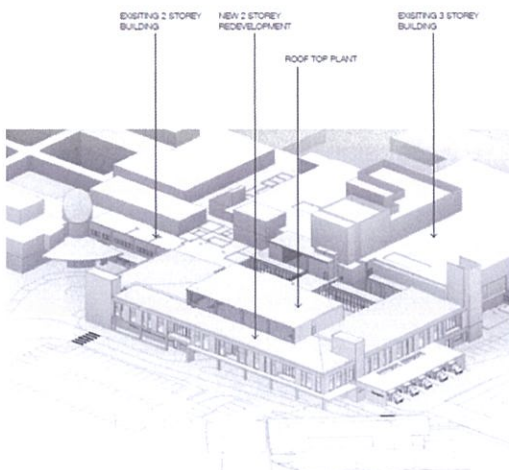


Figure 7 View from the north west corner of the site

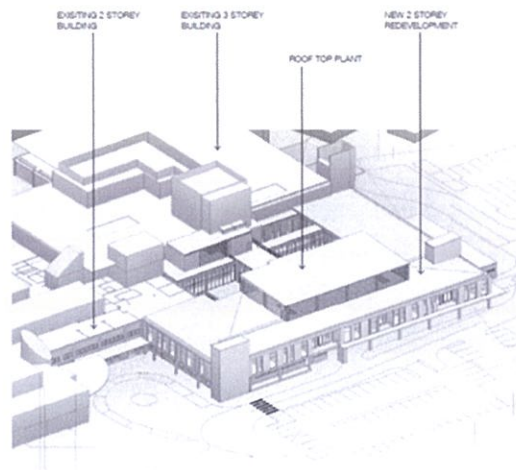


Figure 8 View from the north east of the site

Strategic Planning

NSW State Plan

The NSW State Plan, 'NSW 2021' identifies a need to "Renovate Infrastructure" as a way of achieving its goals for the State. Investment in critical infrastructure and providing world class clinical services with timely access and effective infrastructure are two key goals of the Plan. The State Plan states:

"The NSW Government will build the infrastructure that makes a difference to both our economy and people's lives. Infrastructure also underpins improvements in many services, such as roads, rail, hospitals, schools or utilities.

Infrastructure NSW has been established to provide independent expert advice, and ensure projects are strategically planned, coordinated and properly managed to restore community confidence.

A 20 year State Infrastructure Strategy with funded five year plans, will make sure infrastructure is planned and delivered according to strategic economic and community needs.

A clear long-term infrastructure strategy will improve NSW's productivity and competitiveness, deliver sustainable growth and support employment, by matching infrastructure with development to attract people, jobs and investment."

The project is consistent with the direction of the State Plan

The State Infrastructure Strategy – "First Things First"

The State Infrastructure Strategy "First Things First" is an assessment of priority infrastructure problems and solutions for the next two decades for the NSW Government, the community, business and all who have an interest in the success of NSW.

The Strategy builds on the NSW Government's existing public commitments and outlines a forward program of more than 70 urban and regional projects and reforms across a range of portfolios including health.

The report indicates that NSW's health system faces growing demand from an ageing population, lifestyle diseases and new care technologies. This will require new models of care, including more beds in smaller, specialist medical facilities and community health centres. The redevelopment of Sutherland Hospital is identified as a major hospital upgrade and therefore the proposal is considered to be consistent with the Strategy.

Planning Issues

Local Environmental Plan

Permissibility

The site is zoned “12 - Special Uses (Medical Facility) under SLEP 2006.

The objectives of this zone are to

- provide for a range of community facilities and services to meet the needs of the community,
- allow for development by public authorities,
- provide for a variety of development in accordance with local educational, religious or similar community demand,
- ensure the scale and nature of new development is compatible with the surrounding urban form and natural setting of the zone,
- recognise critical requirements, as identified by the Commonwealth, relating to the use of Commonwealth land for defence purposes.

Under SLEP, exempt development, bush fire hazard reduction work and drainage are permissible without consent. The following development requires consent:

- the use indicated in respect of land by lettering on the map,
- car parks,
- community facilities
- public hospitals, ,
- roads,
- waste recycling and management centres
- advertisements,
- childcare centres,
- educational establishments,
- recreation areas
- utility installations (except for gas holders or generating works),
- Demolition

There are currently no height or floor space ratio (FSR) restrictions on the site and the site is not identified as containing a local or State heritage item.

Site Investigations carried out to date

Traffic

Arup has undertaken a review of the existing and anticipated demand on car park spaces in a preliminary traffic impact assessment report. An anticipated increase in demand for parking of approximately 86 spaces is envisaged based on the future levels of activity for the Stage 1 redevelopment at the Sutherland Hospital. The new multi-storey car park will provide enough parking to cover this increased demand.

A new at-grade car park with 140 spaces has been approved under Part 5 and will be provided on the north eastern part of the site including re-provision of the existing 32 car parking spaces on the north-eastern part of the site. This will be a net gain of 108 new spaces. An additional 22 car parking spaces on the western side of the site in the old Ambulance area will also be provided, with a net gain of 130 spaces to offset the loss of spaces as a result of the redevelopment.

Geotechnical

A geotechnical investigation undertaken by Douglas Partners indicates that the site appears to be underlain by filling, natural clayey soils in some areas and weathered shale bedrock. The existing filling is considered to be uncontrolled and if the filling is required to support building slabs, it will need to be reworked in accordance with the geotechnical advice in the report. The proposed column loads of 6000 kN are relatively high and will therefore need to be supported on piles founded in the shale bedrock. Bored piles would be appropriate for this site and could be designed in accordance with parameters indicated in the geotechnical report.

The regional groundwater table is likely to be well below the bedrock surface

Contamination

Preliminary and detailed site investigations were undertaken by Douglas Partners including comments on historical uses of the site, the potential for soil and groundwater contamination to be present and recommendations provided for follow up action, if required.

All soil samples were within the adopted health-based investigation/ screening levels for commercial site. One sample had a higher copper concentration which is above the adopted ecological-based investigation/ screening level and another sample had higher zinc concentration which is above the adopted ecological-based investigation/ screening level.

All other samples had concentrations below the adopted ecological-based investigation/screening levels.

Asbestos was not observed in the auger returns from the boreholes and was not detected in the samples.

Hazardous Materials

Douglas Partners have undertaken a hazardous materials assessment in the existing South Wing building. Results show that:

- High priority Asbestos Containing Materials were not identified at the time of the survey.
- No high risk hazardous materials were identified at the time of the survey.

Acoustic Study

An acoustic assessment was undertaken for the project for schematic design by Wood & Grieve Engineers (WGE). For exterior mechanical plant and equipment noise criteria, the NSW Office of Environment & Heritage (OEH) Industrial Noise Policy was followed as the guideline. The Sutherland Shire Council Draft Development Control Plan (DCP) 2014 doesn't refer to any particular noise criteria for development. The most stringent noise criterion was adopted as Project-Specific Noise Levels (PSNL). A noise survey was undertaken in order to assess the construction noise criteria.

Traffic Noise

The assessment also considered traffic noise criteria for the proposed road in NSW Road Noise Policy. For existing hospitals specific criteria have been set so the characteristic activities for these land uses will not be unduly disturbed.

Ambulance Noise

The report has also considered ambulance noise on the hospital site. The Ambulance Services of NSW advised that sirens are not used within hospital site, with the only exception of using 'short burst' alerting potential motorists of the ambulance's presence when absolutely necessary.

Construction Noise and Vibration

The acoustic engineers have recommended contractual obligations that should be included in the construction contract scope.

Request for Secretary's Environmental Assessment Requirements

On the basis that the proposal falls within the criteria identified in Schedule 1 of the State and Regional Development SEPP, including a CIV in excess of \$30million, Health Infrastructure formally requests that the Department of Planning and Environment issue the Secretary's Environmental Assessment Requirements (SEARs) to facilitate the preparation of the Environmental Impact Statement to accompany the SSD application for the Sutherland Hospital 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 sincerely
Health Infrastructure



Sam Sangster
Chief Executive