

15 February 2018

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

Dear Ms McNally

Randwick Campus Redevelopment (Stage 1)
Request for Secretary's Environmental Assessment Requirements

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 (HI) request the issue of Secretary's Environmental Assessment Requirements (SEARs) for a State Significant Development (SSD) application for Stage 1 of the Randwick Campus Redevelopment (the Project) in Randwick (the site).

The Project is classified as a "hospital" in accordance with Clause 14 of Schedule 1 of the SRD SEPP and has an estimated Capital Investment Value (CIV) of \$348,358,402. On that basis SEARs are sought for the preparation of the Environmental Impact Statement (EIS).

The purpose of this letter is to provide a preliminary environmental assessment and other supporting documentation to enable the SEARs to be issued for the Project.

1 Background

A new Acute Services Building (ASB) is proposed to be built to the immediate west of the existing Randwick Hospital Campus (Campus). The site occupies a key position between the Campus and the University of New South Wales (UNSW). The Project is an important first step in realising the NSW Government's vision for the creation of the Randwick Health and Education Precinct (the Precinct).

The existing Campus consists of a variety of building types, including original Victorian era buildings, low-rise brick structures and modern multi-storey buildings providing for multi-disciplinary facilities. Four (4) hospitals are currently located on the Campus: Sydney Children's Hospital, Randwick, Royal Hospital for Women, Prince of Wales Public Hospital (POWH) and the Prince of Wales Private Hospital. Research institutions also utilise the site, including the Black Dog Institute, Neuroscience Research Australia and the Bright Alliance. The Campus is the primary servicing health precinct within the northern sector of the South Eastern Sydney Local Health District (SESLHD).

In March 2015, the NSW Premier and NSW Minister for Health announced \$500 million of funding "to undertake the first major redevelopment of POWH in 20 years". A further \$220 million of funding

Health Infrastructure
ABN 89 600 377 397

was committed in June 2017 as part of the NSW Budget 2017-2018. The Project is one of the primary objectives of the SESLHD Asset Strategic Plan 2012 – 2017 with forecasts indicating that over the next 10 years POWH faces a significant increase in demand for health services. The SESLHD predict that with the current overnight average occupancy rate between 91-94%, POWH is expected to exceed 100% occupancy by 2017/18. In this regard, it is considered that POWH needs to expand urgently to deliver patient-centred quality care.

Masterplanning has demonstrated that the existing Campus is too confined and congested to meet the health needs of the community which, coupled with the age, functionality and configuration of the Campus infrastructure, limits the ability of the SESLHD to fully implement its health service plan. By 2037, the Campus is estimated to require up to a threefold increase in gross floor area, growing from approximately 158,000m² to 474,000m², in order to meet demand for health, education and research services.

Several development options have been considered including to redevelop only within the existing boundaries. However, this was considered to result in a significant compromise and dislocation of health services and lead to construction that would be disruptive and limit future expansion opportunities. Without expansion, there is little room for the creation of additional health-related education, teaching and research and the Campus would not be able to fulfil the full potential of the Precinct. Expansion of the Campus to physically link with the UNSW campus is critical to realising the Precinct's potential where it is estimated that up to 15,000 new jobs would be created in the long-term.

2 Locality

2.1 Regional Context

The site is located approximately 6 kilometres (km) from the Sydney Central Business District (CBD) in the Randwick Local Government Area (LGA). It is approximately 4km from Sydney Airport. **Figure 1** and **Figure 2** provide a regional context map of the site showing its location with regard to the Sydney CBD and nearby centres.

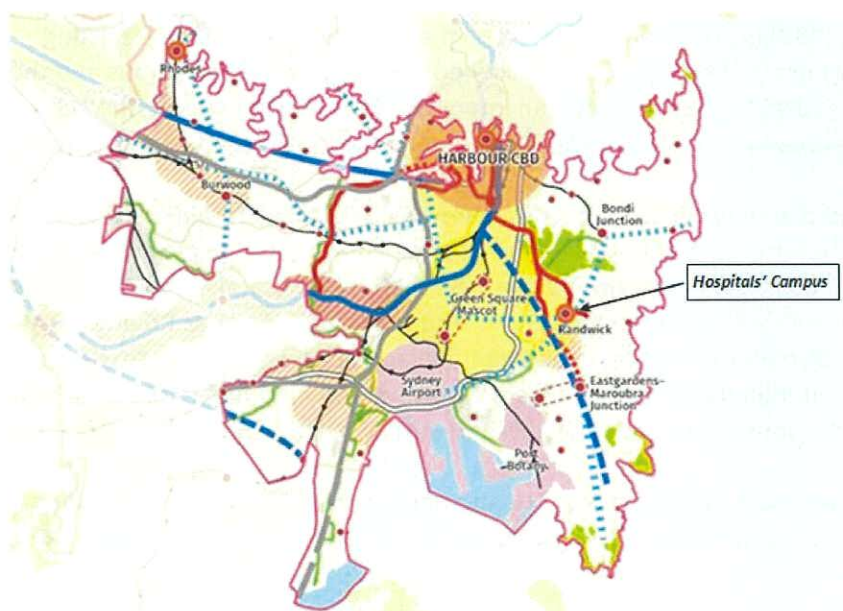
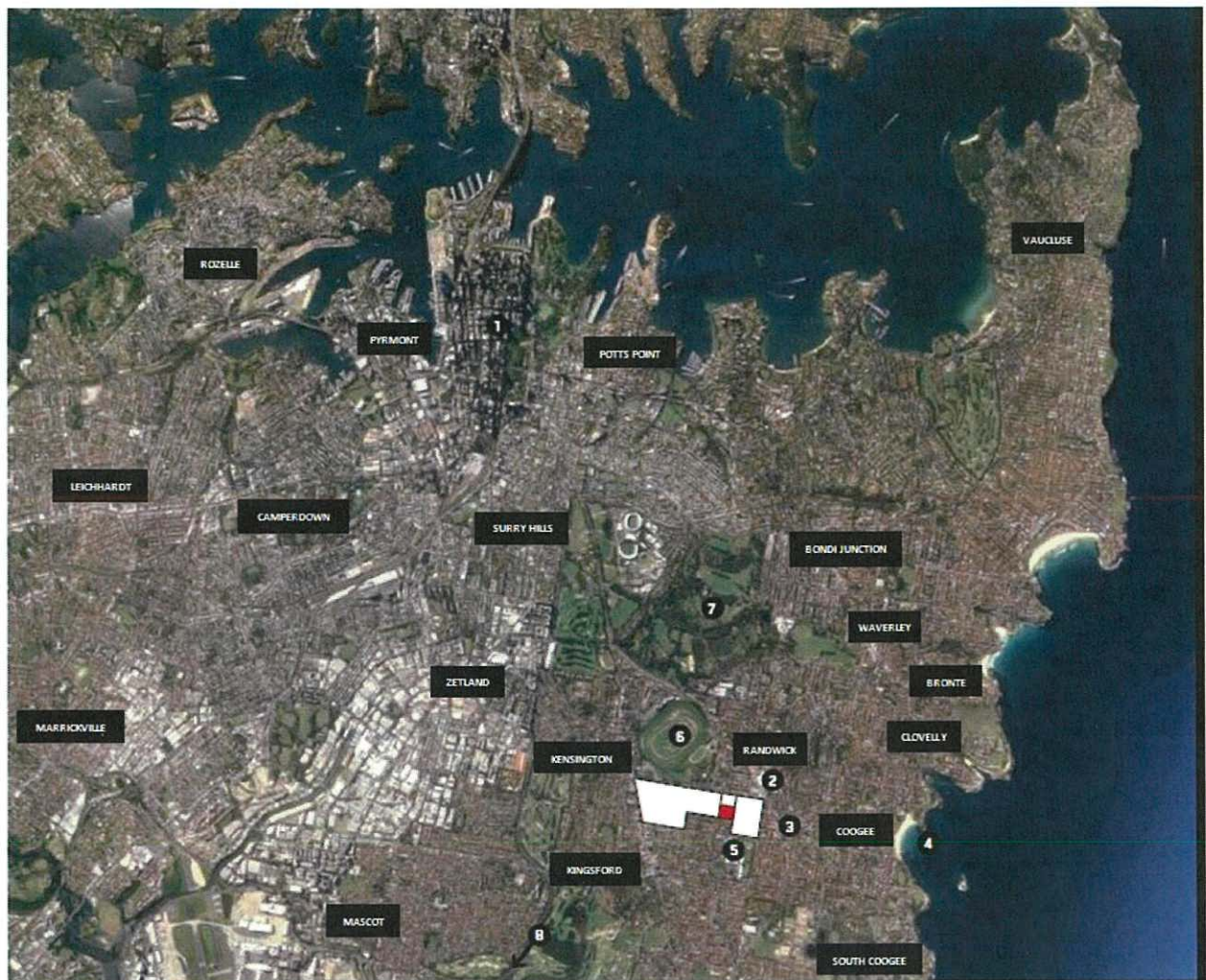


Figure 1: Regional context map of the site (Source: The Draft Eastern City District Plan)



AERIAL VIEW

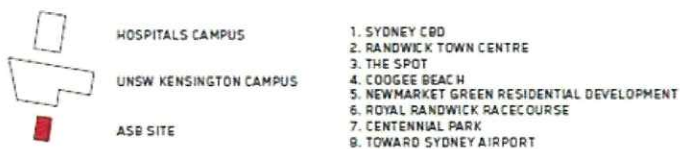


Figure 2: Aerial imagery of the site (Source: BVN, 2017)

The site forms part of the SESLHD, which is one of 19 Local Health Districts and Specialty Health Networks in NSW. The SESLHD covers the Local Government Areas (LGAs) of Woollahra, Waverley, Randwick, Botany Bay, the City of Sydney, Lord Howe Island, Rockdale, Kogarah, Hurstville and Sutherland (Figure 3).

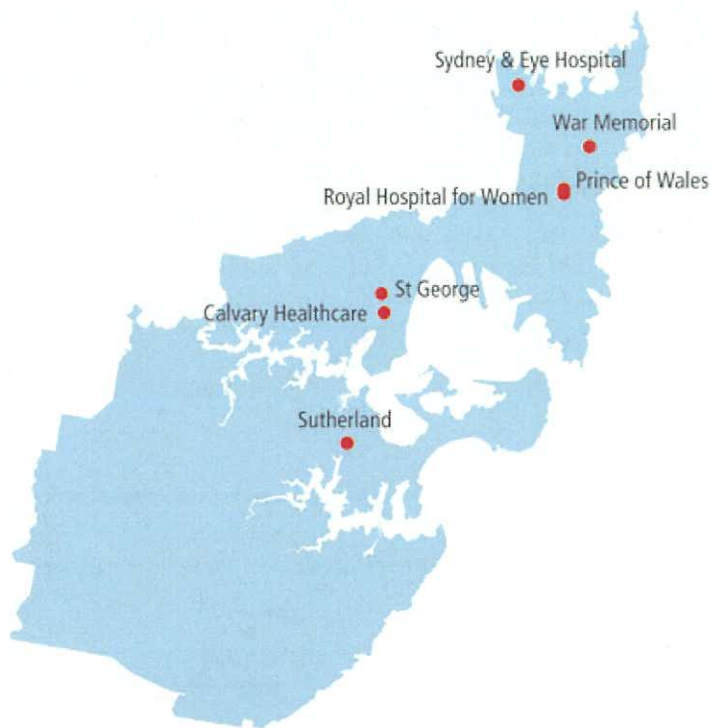


Figure 3: SESLHD Catchment (Source: NSW Health)

Construction of the new City and South East Light Rail along High Street has commenced. High Street is a major frontage for both the UNSW and Hospital campuses. The new Light Rail is a key driving factor for revitalising the High Street frontage and presents a major opportunity for the Precinct. It will, however, drive a change in transport modality across the campuses and will require a re-planning of access points for existing services, including to the Sydney Children's Hospital's Emergency Department.

2.2 Local Context

The existing Campus has an area of approximately 13.26 hectares (ha) known as Lot 1 DP870720 and sits immediately to the south of Randwick Town Centre. Its extent is defined by High Street to the north, Barker Street to the south, Avoca Street to the east and Hospital Road to the west. The Kensington Campus of UNSW is located on Botany Street, west of the Hospital's Campus.

The Project site has an area of some 3.5ha and is bounded by Hospital Road to the east, Botany Street to the west, residential properties and non-residential uses up to High Street to the north, and Magill Street to the south. The boundary of the Stage 1 site is shown in **Figure 4** and **Figure 5** and has an area of approximately of 2ha. Land to the north of the Stage 1 site would be the subject of separate development proposals.

The Stage 1 new ASB is proposed to be sited on residential land which currently comprises a mix of detached and semi-detached dwellings immediately west of the existing Hospital's Campus and part of the existing Eurimbla Avenue. This land is the subject of an ongoing acquisition process by the Health Administration Corporation and will ultimately be consolidated into the existing health campus.



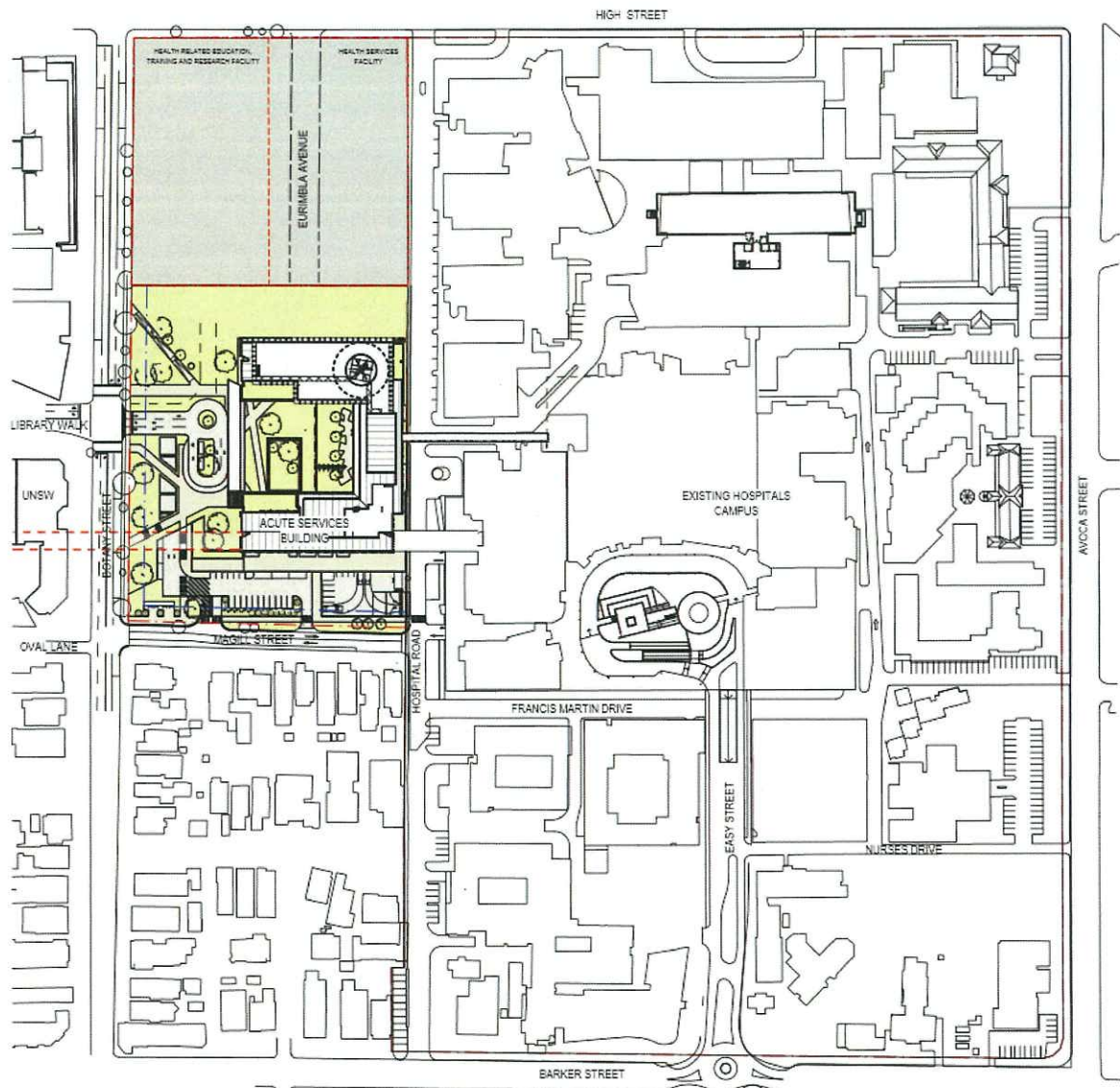


Figure 5: Proposed Campus Site Plan including ASB (Source: BVN, 2018)

3. Description of the Project

The construction of the new ASB comprises a gross floor area of approximately 50,000m² and is shown in plan on **Figure 5** above and in massing form in **Figure 6**. The construction of the ASB represents Stage 1 of a multi-stage redevelopment process.



Figure 6: Southern elevation massing view of proposed ASB (Source: BVN, 2018)

Development consent is proposed to be sought for the following:

- Bulk excavation.
- Site preparation works including shoring and piling.
- Construction of a 13 level building with an indicative maximum building height of 55m comprising:
 - Level -02 Adults' Emergency Department and Back of House services
 - Level -01 Front of House
 - Level 0 Front of House
 - Level 1 Operating Theatres
 - Level 2 Plant, Central Sterilising Service and Logistics Interchange
 - Level 3 Intensive Care Unit & Medical Assessment Unit
 - Levels 4 to 8 Inpatient Units
 - Level 9 Plant
 - Level 10 Helipad
- Loading dock and ambulance bays.
- Three level bridge for clinical and operational connections to the existing hospital campus.
- One level public bridge for connection to existing hospital campus.
- Upgraded road infrastructure at Magill Street and Botany Street including potential signalised intersection and pedestrian crossing on Botany Street.
- Capacity for a potential future pedestrian bridge link to UNSW.
- New circulation roads to be constructed on the newly excavated grade to the west and south of the new building.
- Capacity for additional internal access road to be constructed to the northern part of the Project site.
- Hospital square with vehicular access and public drop off areas.
- Building services infrastructure and connections to utilities.
- Stormwater drainage infrastructure including on-site detention.
- Site landscaping.

The schematic design of the ASB is shown in the drawings contained in Attachment 1.

4 Capital Investment Value

The estimated construction cost for the proposed concept is approximately \$348,000,000. This figure will be confirmed in a detailed Quantity Surveyor's Cost Report that will accompany the EIS.

5 Strategic Planning Context

5.1 NSW State Plan

The NSW Premier has recently re-written the NSW State Plan to sharpen its focus on a dozen "Premier's priorities". The Project is consistent with three of these priorities as it will: (1) create jobs during construction and the ongoing operation of the ASB; (2) create new infrastructure; and (3) improve access to health care for the eastern Sydney region.

In terms of the previous iteration of the State Plan, a key component of the focus on health was to restore confidence in the public health system by rebuilding hospitals and health infrastructure. The expansion of the Hospitals' Campus will increase the capacity of the public health system in this region.

5.2 The State Infrastructure Strategy – "First Things First"

The *State Infrastructure Strategy - "First Things First"* (the Strategy) provides independent advice to the NSW Government on future infrastructure demands of the next 20 years. The Strategy focuses on multiple sectors and provides strategies and solutions to advance infrastructure within each of the sectors. The main objective of the Strategy is to enable the NSW Government to plan and deliver infrastructure successfully.

The Strategy predicts that potentially an extra 5,500 hospital beds will be required by 2031. This is a 28% increase on existing demand. The condition of hospitals within NSW is identified to be good; however, 40% of infrastructure is over 50 years old. New models of care and greater capacity overall will be required to respond to growing demand from an ageing population, lifestyle disease and introduction and use of new health care treatment technologies. The Project will contribute to responding to those demands by providing improved access and capacity of public health care services in the region.

5.3 A Plan for Growing Sydney and Draft Greater Sydney Regional Plan

A Plan for Growing Sydney (the Plan) was released in 2014 and designed to guide land use planning decisions for the next 20 years. It provides a strategy for accommodating Sydney's future population growth, with an aim to create strong and resilient communities within a highly liveable city.

The Plan's four main goals are:

- Goal 1: A competitive economy with world-class services and transport.
- Goal 2: A city of housing choice, with homes that meet our needs and lifestyles.
- Goal 3: A great place to live with communities that are strong, healthy and well connected.
- Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

The Plan identifies the "Randwick Education and Health" Precinct as one of Sydney's strategic centres. The delivery of the Project would be consistent with Direction 1.10, Action 1.10.2 and Action 1.10.3 of the Plan which promotes the growth of complementary health and tertiary

education activities in strategic centres and focuses on the expansion of health facilities to service Sydney's growing population.

The Plan classifies the site within the Central Subregion which, in turn, identifies the priorities for the Randwick Education and Health strategic centre including: *"Support health-related land uses and infrastructure around Prince of Wales Hospital and Sydney Children's Hospital"*. The Project aligns with this priority.

The Greater Sydney Commission (GSC) released "Towards our Greater Sydney 2056" for public comment in November 2016. Subsequently the Draft Greater Sydney Regional Plan (DGSRP) was released incorporating feedback from that initial public exhibition and other engagement activities. The DGSRP represents a draft amendment to the Plan that will be reviewed and updated concurrently with the finalisation of the suite of respective Draft District Plans that realise the land use planning objectives of the DGSRP. The Randwick Strategic Centre is located within the "Eastern City" that is part of the strategy for a metropolis of three cities (Eastern City, Central City and Western City).

5.4 Draft Eastern City District Plan

The revised Draft Eastern City District Plan provides a 20 year plan to manage growth and achieve the 40 year vision, while enhancing Greater Sydney's liveability, productivity and sustainability into the future. It has been developed by the GSC in collaboration with State agencies, the community and councils. It outlines management for economic, social and environmental growth in the Eastern City District. This includes the LGAs of Bayside, Burwood, Canada Bay, Inner West, Randwick, Strathfield, City of Sydney, Waverley and Woollahra.

The Draft Eastern City District Plan identifies the Randwick Health and Education Precinct (refer **Figure 1**) as a Collaboration Area. The collaboration of UNSW and the Campus is a key planning priority of the Draft Eastern City District Plan, which will provide an opportunity for education, research and health services to further integrate.

5.5 NSW State Health Plan

The *NSW State Health Plan: Towards 2021* (State Health Plan) provides a strategic framework to unite existing plans, programs and policies regarding state wide health services. It sets priorities across the health system for delivering an appropriate level of patient centred care for all NSW residents. This includes creating an integrated health system by connecting primary and acute health settings. As a result, patient outcomes will be improved and unnecessary hospitalisations will be reduced.

The State Health Plan identifies four key strategies, including

- Supporting and developing our workforce.
- Supporting and harnessing research and innovation.
- Enabling eHealth.
- Designing and building future-focused infrastructure.

The Project delivers each of the four key strategies of the State Health Plan. Operation of the proposed ASB will be a catalyst for creating new jobs. Existing conditions provide limited infrastructure for medical research. Expansion of the POWH will provide capacity for research initiatives to be further integrated across the Hospitals' Campus and UNSW. As described in Section

1, much of the existing infrastructure is significantly aged. The proposed ASB will provide contemporary and innovative new models of care.

5.6 SESLHD Asset Strategic Plan 2012 – 2017

The *SESLHD Asset Strategic Plan 2012 – 2017* (SESLHD Asset Plan) was developed by clinicians, service delivery partners and local communities within the SESLHD. The SESLHD Asset Plan is largely informed by personal experiences, available data and information relating to access of health services within the SESLHD. The SESLHD Asset Plan recognises the increased future demand that will be placed on medical services within the SESLHD. On a daily average, 520 people are presented to the Emergency Department (ED), 250 people are hospitalised for acute care and 25 people are hospitalised for subacute care.

The five key focus areas of the SESLHD Asset Plan include:

- Communities and patients
- Partners
- Clinical networks and services
- Resource accountability
- Workforce culture and capability

This project is the number one priority in the SESLHD Asset Plan and is reflective of the service needs set out in the SESLHD Healthcare Services Plan 2012-2017 (discussed below).

5.7 SESLHD Healthcare Services Plan 2012-2017

The *SESLHD Healthcare Services Plan 2012 – 2017* (SESLHD Plan) provides the overall vision and strategy of the SESLHD, including its community and clinicians. The SESLHD Plan outlines how this will be achieved through health care services within the SESLHD. The POWH is identified to be one of Sydney's largest tertiary referral centres, acting as a crucial piece of infrastructure for rural and regional patients. The SESLHD identifies five key focus areas, which aim to deliver the priorities of the SESLHD. The SESLHD Plan focuses on the same five key focus areas as the SESLHD Asset Plan.

5.8 The Greater Randwick Integrated Health Services Plan

The Greater Randwick Integrated Health Services Plan (GRIHSP) aims to inform the capital planning of the Project. It provides guidance to ensure that newly developed services align with community needs and expectations, contemporary and emerging models of care and the most efficient use of available and future resources. The GRIHSP identifies the need for the significant capital expansion of POWH. This will provide an opportunity to develop the partnership between the Hospital and UNSW campuses.

5.9 Greater Randwick Urban Masterplan

The Randwick Health Collaboration (RHC) prepared the Greater Randwick Urban Masterplan (GRUM), which provides a guiding framework for investment into education and health services in the Randwick Education and Health Super Precinct (REHSP). The RHC parties are SESLHD, the Sydney Children's Hospital Network (SCHN) and UNSW.

The REHSP includes the following services:

- The private and public portions of the POWH.
- The Royal Hospital for Women.
- The Sydney Children's Hospital.
- UNSW.

- The Black Dog Institute.
- Neuroscience Research Australia.
- The Bright Alliance.

The GRUM recognises the future service requirements of the REHSP, considering health, education and research demands. It primarily ensures planning is not fragmented across the REHSP and recognises opportunities for capital investment into infrastructure of the Greater Randwick Area. The GRUM has been endorsed by Precinct stakeholders with support from the Council.

5.10 Randwick Academic Health Science Centre Masterplan

The Randwick Academic Health Science Centre Masterplan (RAHSCM) was developed to guide the expansion and redevelopment of the Campus. The RAHSCM identifies methods to carry out the requirements of the REHSP and the GRUM.

6 Statutory Planning Context

6.1 Environmental Planning and Assessment Act 1979

Part 4, Division 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the assessment framework for SSD. Under Section 89D, the Minister is the consent authority for SSD. Section 78A (8) requires an EIS to accompany an SSD application in the form prescribed by the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

6.2 State Environmental Planning Policy (State and Regional Development) 2011

The SRD SEPP identifies development which is declared to be State Significant. Clause 14 of Schedule 1 of the SRD SEPP provides that:

“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).”*

As the Project is for the purposes of a “hospital” that has an estimated CIV in excess of \$30 million, it is considered to be a SSD.

6.3 State Environmental Planning Policy (Infrastructure) 2007

The *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) assists the NSW Government in providing infrastructure such as hospitals, roads, railways, emergency services, water supply and electricity delivery. It provides specific planning provisions and development controls for various types of infrastructure works or facilities.

The site is currently zoned part R2 Low Density Residential and part SP2 Health Services Facility under Randwick LEP 2012 (**Figure 7**). Division 10 of the Infrastructure SEPP deals with Health Services Facilities and at Clause 57(1) provides that “...development for the purposes of health services facilities may be carried out by any person with consent on land in a prescribed zone”. Clause 56 defines R2 Low Density Residential as a “Prescribed Zone”. Therefore, the proposed development is permissible with consent under the Infrastructure SEPP.

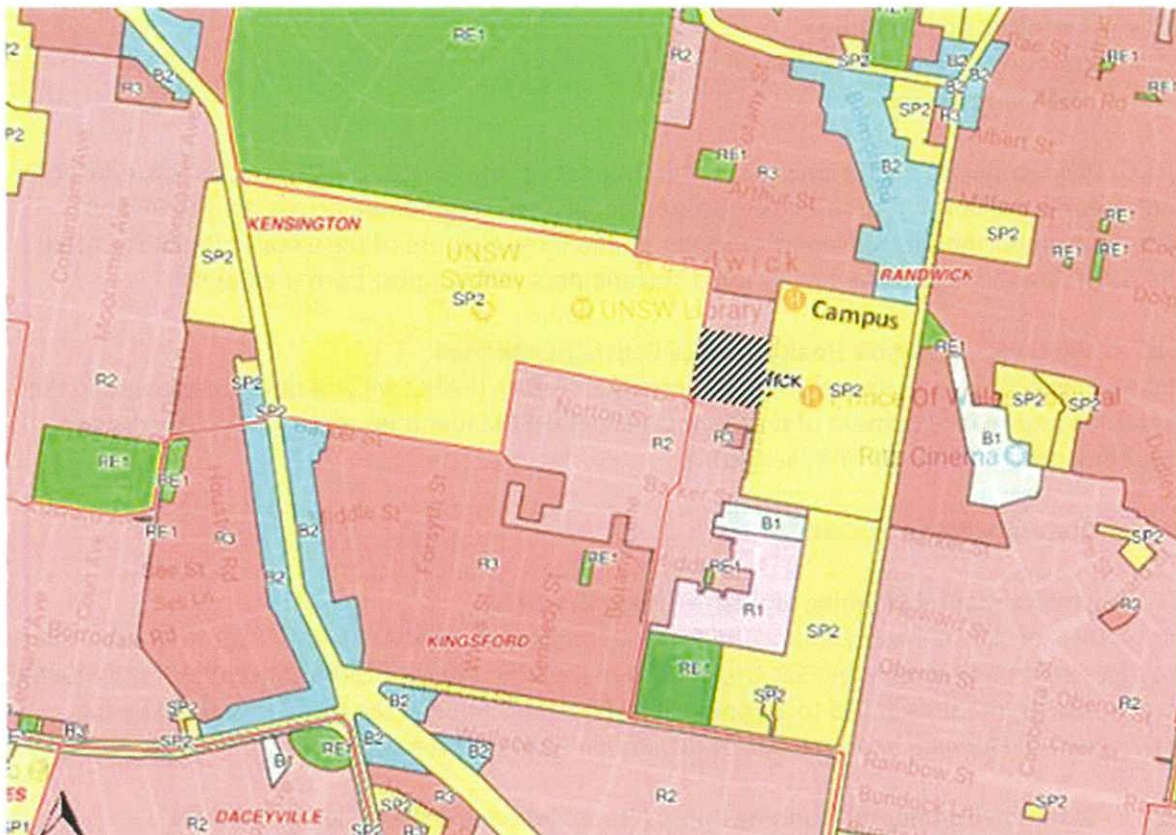


Figure 7: Land use zoning of the existing Campus and the site hatched (Source: NSW Planning Portal)

Accordingly, NSW Health Infrastructure seeks SEARs for the lands edged red in **Figure 7**.

6.4 Other State Planning Policies

In addition to the above, the following state planning policies will also apply to the site and will need to be considered as part of the SSD application:

- SRD SEPP as identified in this letter.
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development.
- State Environmental Planning Policy No. 55 – Remediation of Land.

6.5 Randwick Local Environmental Plan 2012

The Randwick Local Environmental Plan 2012 (the LEP) establishes the zoning and development standards that apply to the site.

6.5.1 Land Use Zoning and Permissibility

The proposed ASB can be defined as a 'health services facility' under the (the LEP). This means "a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- a) A medical centre
- b) Community health service facilities
- c) Health consulting rooms
- d) Patient transport facilities, including helipads and ambulance facilities,
- e) Hospital."

Development for the purpose of a “health services facility” within the R2 zone is a prohibited use under the LEP.

Following consultation with the Department of Planning and Environment and the Council, NSW Health Infrastructure will prepare a Planning Proposal to seek the rezoning of the lands from R2 Low Density Residential and R3 Medium Density Residential, respectively to SP2 Health Services Facility. The objective of the Planning Proposal is to amend the LEP to reflect the appropriate statutory planning controls so as to facilitate the ongoing expansion of the Campus for the purpose of new health, research or education facilities to service the community and the future growth of the Precinct.

6.5.2 Height of Buildings and Floor Space Ratio

The existing campus is zoned SP2 Health Services Facility and does not have a maximum building height or floor space ratio (FSR) controls. Land zoned R2 Low Density Residential has a maximum building height of 9.5m with setback of 30m along the Hospital Road boundary and maximum FSR of 0.5:1.

6.5.3 Design excellence and requirements for a Development Control Plan

Clauses 6.11 and 6.12 of the RLEP respectively require land over an area of 10,000m² to be subject to design excellence provisions and to prepare a site specific DCP for the land.

6.5.4 Infrastructure Development and use of Existing Buildings of the Crown

Clause 5.12 of the LEP provides that...

“(1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure) 2007.

(2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.”

On that basis, the proposed development of the ASB is not subject to those restrictions and therefore a Clause 4.6 variation is not required.

6.5.5 Heritage

No heritage items or heritage conservation areas exist within the proposed ASB site. One heritage item listed under Schedule 5 of the LEP is located some 65m south of the proposed ASB site, identified as ‘Cotswold’ (Item No. I387). A Statement of Heritage Impact will be prepared as part of the SSD submission. Aboriginal and Historical Archaeological Assessments will also be prepared.

7 Preliminary Impact Identification and Risk Assessment

Based on preliminary site investigations and risk assessments, the potential key impacts associated with the Project are summarised below and will be addressed in detail in the EIS.

7.1 Traffic and Parking

Development of the proposed ASB involves the construction of new road access at Magill Street, Botany Street and Hospital Road. This includes internal circulation roads to be constructed on newly excavated grade to the west and south of the building. Additional road access will connect to Botany

Street allowing access by ambulances and public drop off areas. This will generate increased traffic and parking impacts in this location.

Key issues to be addressed in the detailed traffic and parking assessment to be prepared for the Project includes the following:

- Construction site access points and locations for ancillary facilities.
- Construction vehicles types, frequencies and routes.
- Operation vehicle types, frequencies, routes and ingress and egress points in Botany Street, Magill Street and Hospital Road.
- Access to residential properties during construction and operation.
- Potential re-opening of Magill Street.
- Loss of on-street car parking during construction and operation including from “patient and or visitor” parking.
- Measurement of increase in traffic movements, type of traffic and assessment of degree of impacts from increased traffic.
- Consideration of options to ameliorate impacts to Magill Street residents such as controlled access.
- Need for a Travel Demand Management Plan
- Vehicle and pedestrian access connections with surrounding road network, land uses and public transport including UNSW and the new Light Rail.

7.2 Amenity

The EIS and accompanying specialist reports will include a detailed assessment of amenity issues including:

- Construction noise impacts such as use of plant and equipment, traffic and hours of operation.
- Operation noise impacts such as traffic noise, use of helipad and hours of operation.
- Construction vibration impacts.
- Construction air quality impacts.
- Potential overshadowing impacts to residential properties on the southern side of Magill Street during operation.
- Visual privacy to adjoining properties during construction and operation.
- Pedestrian wind environment including any impacts from the helipad during operation
- Impacts from lighting during operation.

7.3 Structural and Civil

Preliminary design work has been undertaken in relation to structural and civil engineering having regard to the existing site conditions and investigations underway. It is proposed that two on-site detention (OSD) tanks will be installed in the north-western corner and in ground at the lowest point of the proposed ASB site, respectively. Roof run-off will be collected by the building hydraulic system and directed into the larger OSD tank to the north-western corner. The roof, courtyards and terraces on the podium level will be collected via a down pipe system and floor pits to the OSD system. A system of pits and pipes will drain ground areas. The ambulance bay will drain directly to the in-ground OSD tank.

The preliminary flood study prepared to date for the Project indicates that the site is affected by overland flooding from the upstream catchment. A detailed flood study is underway to assess and mitigate this impact for proposed development at the site. Structural and civil documentation along with a flooding statement will be submitted with the future SSD application.

7.4 Air Space Intrusions

Sydney Airport is located 4km southwest of proposed ABS site. Height limits of buildings located within flight paths are governed by an Obstacle Limitation Surface (OLS) and the Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS). The OLS extends from RL 85m to 95m across the site whilst the PANS-OPS extends from RL 109m to 114.0m. The total proposed building height is RL 111.8.

Applications for intrusions into the OLS by the building and for use of cranes during construction into the OLS and PANS-OPS will be submitted concurrently with the SSD application for approval by the Commonwealth Department of Infrastructure and Regional Development. There is potential for some properties on the southern side of Magill Street to be subject to “weather vaning” from the proposed construction crane jib.

7.5 BCA/DDA

A preliminary BCA assessment has been undertaken which indicates that the building will generally comply with the deemed-to-satisfy provisions of the BCA.

Ongoing dialogue with the design team and hospital management is being undertaken to define the extent and degree of accessibility to be achieved throughout the proposed ASB in accordance with the relevant legislation, standards and codes.

Detailed BCA and DDA assessments will be submitted with the future SSD application.

8 Consultation

In planning for the Randwick Campus Redevelopment, consultation with key stakeholders has been underway since 2016 and was broadened after the announcement was made in June 2017. A broad range of stakeholders have been engaged throughout planning including health consumers, patients and carers, immediate neighbours and community, clinicians and staff, utility providers, education providers, Randwick City Council, Civil Aviation Safety Authority, Emergency Services, and NSW Government agencies including Transport for New South Wales, Centre for Property Acquisition, Roads and Maritime Services, Ministry of Health and NSW Treasury. Consultation with these stakeholders and other government agencies will be ongoing as the project progresses through the SSDA process.

NSW Health Infrastructure is committed to working closely with residents and owners affected by property acquisition, during what is acknowledged as a challenging time for them. Health Infrastructure has been working directly with residents and owners impacted by the land acquisition since the announcement in June 2017. Each resident and land owner has been allocated a Personal Manager who are committed to supporting them throughout the process. In addition, door-knocks and letterbox drops have been undertaken with residents surrounding the acquisition area and a community newsletter has also been distributed.

By proactively establishing meaningful working relationships between health consumers, the community and the Randwick Campus Redevelopment team, the new ASB can significantly enhance the patient experience by delivering a new building that responds to community needs now and in the future. A Consumer and Community Advisory Committee (CCAC) has been initiated to lead community involvement in planning and provide advice on consumer and community issues, considering the project in a local and regional context. To date, the CCAC has advised the project on

wayfinding and access, planning for clinical areas and community engagement strategies. As planning evolves through the SSDA process, engagement with the community will strengthen.

9 Request for SEARs

On the basis that the Project falls within the criteria identified in Schedule 1 of the SRD SEPP, having an estimated CIV of \$348,358,402, NSW Health Infrastructure formally requests that the Department of Planning and Environment issue the SEARs to facilitate the preparation of the EIS to accompany a SSDA application for Stage 1 of the Randwick Campus Redevelopment Project in Randwick.

If you require any additional information please contact Leone 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,



Sam Sangster
Chief Executive
Attachment 1 – Schematic Drawings and Sections