



7<sup>th</sup> September 2009

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

Attn: Wil Nino

Dear Wil

### **Auburn Hospital Redevelopment – Project Application for new Community Hub**

In accordance with Section 75B of the *Environmental Planning and Assessment Act 1979* (the Act) and Clause 6 of State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP), NSW Health seek your opinion that the development of a new Community Hub at Auburn Hospital is declared to be a project to which Part 3A of the Act applies. In addition NSW Health requests that, subject to your opinion under Clause 6 that Director-General's Environmental Assessment Requirements (DGEARS) be issued for the project.

#### **Background**

As you know the redevelopment of Auburn Hospital is currently underway with the new hospital building now complete and operational. Since the Concept Plan for the site and the adjacent Arthur Stone site was approved, there has been consideration of the most appropriate place to locate the new Community Hub building which has been located off site closer to the town centre. However, changes in policy and the preference for the Community Hub to be located in close proximity to the main acute hospital, has required an amendment to the approved Concept Plan to allow for the Community Hub to be located with Development Zone 3. An application under section 75W of the Act has been lodged with the Department of Planning to achieve this.

The purpose of this application is to seek approval for the new Community Hub, subject to approval of the Concept Plan amendment. In order to assist with the drafting of DGEARS, a preliminary environmental assessment is outlined below which provides an analysis of the key issues affecting the site and the proposal.

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## **Preliminary Environmental Assessment**

The proposed Community Hub will be located within Development Zone 3 which is bounded by Hevington Road to the east, Norval Street to the north, the proposed on grade hospital car park to the west and the new hospital building to the south. The facility will be located adjacent to the hospital and will have direct access to the hospital. In the long term, the community hub will be relocated to Stage 2 of the St Josephs redevelopment thus allowing for the long term achievement of the original development potential for multistory car park and residential uses in Development Zone 3.

The site where the Hub is proposed is cleared and leveled as part of the original application for the hospital. The Hub building will have a footprint of approximately 838sqm and a gross floor area of approximately 2500m<sup>2</sup>. The building will be over three (3) storeys and will contain services such as diabetes support, drug and alcohol counseling, needle exchange, population health, podiatry, mental health and staff and support areas.

The design of the Community Hub is influenced by and complimentary to the new hospital and will possess it's own identity whilst reading as part of the greater hospital complex. It will maintain the same setback from Hevington Road that the hospital has adopted and not exceed the approved podium height for the carpark previously planned for the location having an overall height of approximately RL40. In addition the design will adopt a floor to floor height and column spacing consistent with a carpark structure to facilitate future use of the building as part of the originally planned car park in that location.

### ***Traffic and Parking***

A traffic report prepared by Masson Wilson Twiney dated January 2004 concluded that the redevelopment would have minimal impact on the surrounding road system and intersections. The provision of parking on the site will meet the needs for staff and visitors to the new facility.

An updated traffic and parking strategy will be undertaken to assess the impact of the location of the Community Hub in terms of additional vehicle and pedestrian movements and the loss of car parking proposed previously on the site.

### ***Contamination***

A preliminary Geotechnical and Contamination Assessment of the Auburn Hospital site prepared by Coffey Geosciences Pty Ltd in January 2003 concluded that although there is potential contamination of the site from asbestos, ash from boilers, grease traps and underground storage tanks, the likely effect on the redevelopment project will be minimal.

The approved demolition of structures and excavation within the site is being undertaken undertaken in accordance with the requirements of Australian Standard AS2601-2000: The Demolition of Structures. A Hazardous materials audit will be undertaken to identify hazardous building materials within the buildings to be demolished so that the demolition and removal can occur in accordance with AS2601 and WorkCover NSW requirements.

As part of the approved redevelopment of the main hospital, a Remediation Action Plan has been prepared and a Site Audit Statement has been issued. The remediation work has been completed a site Audit has been conducted and the sign off of the Auditor is due in the near future. A copy of the Site Audit Statement is attached.

### ***Flora and Fauna***

A Flora and Fauna assessment was carried out by Conacher Travers Pty Ltd dated January 2004 which concluded that the redevelopment would not need to be referred to Environment Australia and a Species Impact Statement would not be required for the project. The site is now fully cleared (in

accordance with the approved Project Application) except for some mature trees on the periphery of the site which are intended to be kept.

### **Indigenous Issues**

There are no known indigenous issues affecting the site and there are unlikely to be any given the highly disturbed nature of the site.

Preliminary drawings of the proposed hub are attached to assist you.

### **Application of Part 3A**

The proposed development is considered to be a Major Project under Part 3A of the Act on the basis that it falls within Schedule 1 Group 7 of the State Environmental Planning Policy (Major Projects) which states in respect to hospitals:

- “(1) *Development that has a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:*
- (a) day surgery, day procedures or health consulting rooms, or*
  - (b) accommodation for nurses or other health care workers, or*
  - (c) accommodation for persons receiving health care or for their visitors, or*
  - (d) shops or refreshment rooms, or*
  - (e) transport of patients, including helipads and ambulance facilities, or*
  - (f) educational purposes, or*
  - (g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or*
  - (h) any other health-related use.*
- (2) *For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.”*

Given the capital investment value of the new Community Hub is redevelopment is approximately \$15 million, and the proposal includes facilities outlined above, **NSW Health requests that the project be considered under Part 3A of the Act.**

### **Director-General's Environmental Assessment Requirements**

Should the Minister form the opinion that the new Community Hub building is a Major Project to which Part 3A applies, we request that the DGEARS be issued so that the assessment of the project can commence as soon as possible.

I trust that the above information is sufficient. However If you require any additional information, please contact me on 9661 8019 or 0410 432 505. We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely

**Urban Planning Outcomes**



**Leoné McEntee**  
**Director**

Cc Robert Howard, Health Infrastructure  
Allan Young, Brookfield Multiplex  
Sabrina Phillips, Capital Insight