

# **Preliminary Environmental Assessment**

## **Lifehouse at RPA Redevelopment Project Application for new hospital**

Following the Ministers Opinion Clause 6 of State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) that the above project was one to which Part 3A of the Act applies, we now seek Director-General's Environmental Assessment Requirements (DGEARS) be issued for the project so that an environmental assessment may be undertaken.

### **Background**

Lifehouse at RPA is a not for profit company limited by Guarantee (of which the Health Administration Corporation is to be a member). Lifehouse will act as an agent of Sydney South West Area Health Service (SSWAHS) to construct a new, purpose built Cancer Care Centre within the catchment population of the Sydney South West Area Health Service.

### **The Project**

Lifehouse at RPA – The Chris O'Brien Cancer Centre is proposed as a comprehensive cancer centre comprising clinical, educational and research activities in a collaborative and cooperative environment. The centre will deliver innovative, effective and compassionate cancer care, coupled with translational and trials research, the education of clinicians and others involved in cancer diagnosis, treatment and care.

The site that is subject to this application is described as Lot 1 DP133045, Lot 1 DP721834, Lot 1 DP116729, Lot 1 DP79785, Lot 1 DP74291, Lot 1 DP66645 Lot 1 DP79561 and part of Lot 79 DP866035. It is located on the corner of Missenden Road and Susan Street Camperdown. The site is owned by SSWAHS and is currently the subject to a demolition process approved in accordance with the State Environmental Planning Policy (Infrastructure) 2007. The Review of Environmental Factors for the demolition of the Page Chest Pavilion and the Brown Street Clinic has previously been submitted to the Department of Planning.

The Lifehouse at RPA proposal involves the establishment of new facilities, linking to the existing radiotherapy bunkers for the treatment of cancer patients, a treatment area for patients undergoing chemotherapy and clinic facilities for the consultation and examination of patients by staff prior to, during and subsequent to the treatment period. In addition, staff offices and support facilities will be established as part of the new centre.

A Business Case for the new facility was approved by the NSW Government in 2008, and subsequently the Commonwealth Government has announced funding of \$150m, provided through the Health and Hospitals Fund.

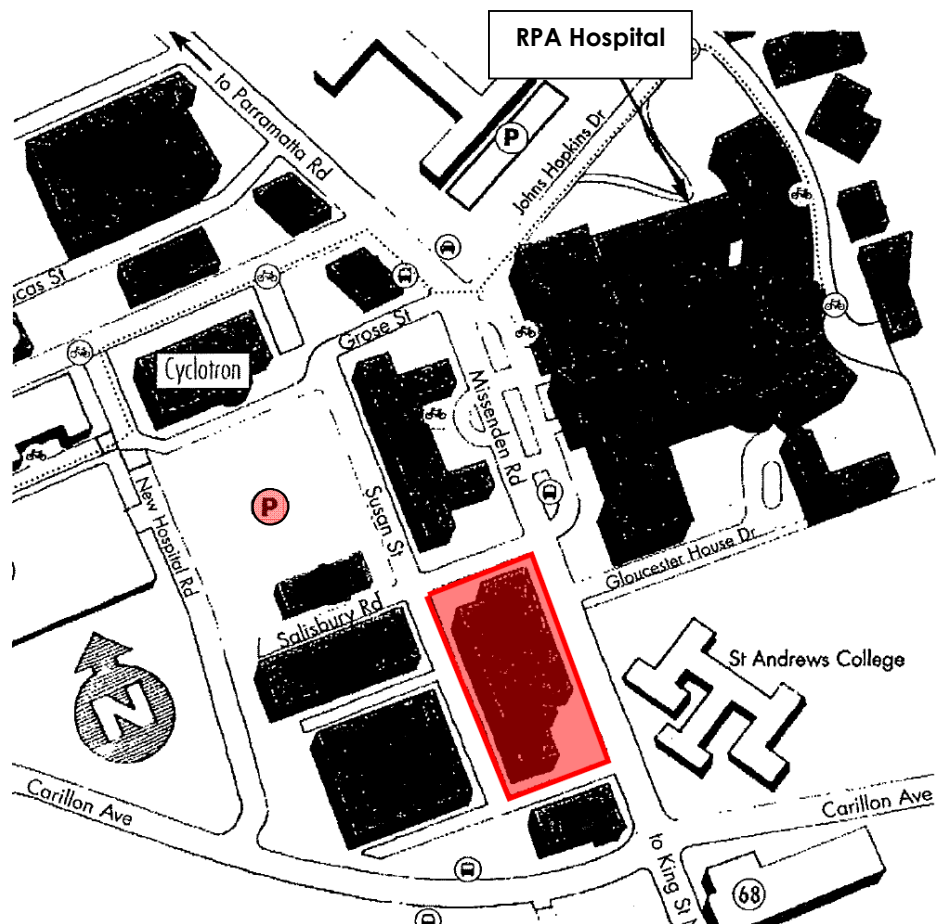
In order to assist with the drafting of the DGEARS, a preliminary environmental assessment is outlined below which provides an analysis of the key issues affecting the site and the proposal.

### **Preliminary Environmental Assessment**

Lifehouse at RPA – The Chris O'Brien Cancer Centre facility, is proposed to be developed in two stages, with Stage A completed in 2012 and Stage B by 2016. The staging of the development reflects the projected growth and development of the facility to transfer cancer services from RPA into the new facility. Stage A will include accommodation for diagnostic services, ambulatory care, chemotherapy, day surgery theatres, office accommodation, cancer research and education. Stage B will introduce inpatient services to the building, additional theatres and support services. The overall gross floor area of Stages A and B will be approximately 42,000m<sup>2</sup>.

RPA Hospital is one of the leading hospitals in NSW, providing a wide range of services to both the inner Sydney area and as a specialist referral facility for the wider NSW population. The Lifehouse at RPA – The Chris O'Brien Cancer Centre is planned to become an internationally recognised facility in the delivery of cancer services.

The new facility will be connected to the existing Radiotherapy Building enabling an integrated facility with improved access for patients. The site of the facility is illustrated in Figure 1 below.



The site is zoned 5 Special Uses – Hospital under South Sydney LEP 1998 and the proposed use is permissible with consent under that plan in accordance with Clause 15.

### **Traffic and Parking**

The proposed facility will integrate with the KGV building also on the western RPA campus. Limited public parking is to be provided on site, as the facility is well served by existing public transport and can utilise parking provided across the broader RPA campus. However it is anticipated that around 100 car spaces will be included in the facility.

A detailed traffic report will be prepared as part of the Project Application.

### **Contamination**

A preliminary geotechnical and contamination assessment has been undertaken. Contamination of the site relating to the existing buildings has been dealt with as part of the demolition process currently underway. The likely effect of contamination on the redevelopment project will be minimal if any.

### **Flora and Fauna**

The proposed site has been occupied by two buildings for the past 40+ years with the exception of two open areas at ground level, one grassed with minimal vegetation fronting Missenden Road and the other occupied by services infrastructure. The impact on flora and fauna is therefore considered minimal.

### **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. However, should this become an issue during the demolition phase appropriate steps will be taken to ensure proper investigations are carried out. As a result the impact on Aboriginal or European heritage of this project is likely to be minimal.

### **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 facility is approximately \$170 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***

On the basis of the Ministers opinion under Clause 6 and the information contained herein, we request that the DGEARS be issued so that the assessment of the project can commence as soon as possible.