

APPENDIX A

Part 3A Application Letter and Application Form



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

RECEIVED

22 FEB 2010

Director-General

Chris Wilson
For early attention
pls.

Dear Mr Haddad

**Declaration under Clause 6 of State Environmental Planning
Policy (Major Projects) 2005
LifeHouse at RPA – The Chris O'Brien Cancer Centre**

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, Sydney South West Area Health Service seek your opinion that the Lifehouse at RPA –Chris O'Brien Cancer Centre is declared to be a project to which Part 3A of the Act applies. Subsequently, we seek your advice as to your requirements for an Environmental Assessment of the project.

Project Description

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) in respect of this project, and construct a new purpose built Cancer Care Centre which will provide comprehensive cancer services including radiotherapy and chemotherapy to the catchment population of the Sydney South West Area Health Service. The proposal involves the establishment of new facilities, linked to existing radio therapy 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.

Construction will also include capacity for further fit-out to include surgical suites and wards for private in-patients. Under a service agreement currently being negotiated, public patients will be treated in the new centre, with inpatients to be housed in existing facilities at RPA.

The project has attracted significant funding support from the Commonwealth and aims to build on RPA's long-standing and substantial reputation as a centre of excellence for cancer care.

Head Office

Liverpool Hospital (Eastern Campus)
Elizabeth Street Liverpool NSW 2170

Mailing Address

Locked Bag 7017 Liverpool BC 1871
Tel 61 2 9828 5700 Fax 61 2 9828 5769

General Correspondence

Email SSWAHS.ESU@sswahs.nsw.gov.au
Website www.sswhealth.nsw.gov.au
ABN 55 338 004 696

Royal Prince Alfred Hospital

KGV Building Level 11 Missenden Road
Camperdown NSW 2050
Tel 61 2 9515 9600 Fax 61 2 9515 9611

Demolition Works Already Commenced

Lifhouse has already been appointed to act on our behalf with regard to the demolition of buildings on SSWAHS land at RPA Camperdown. State

Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) allows for demolition by or on behalf on a public authority without consent, in certain circumstances. I am advised that the demolition complies with the requirements of the Infrastructure SEPP in this case.

A Review of Environmental Factors (REF) in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) has been prepared for the proposed work and this has been independently assessed on our behalf to ensure that any impacts are being appropriately mitigated. The conclusion of this process is that, subject to the Mitigation Measures identified in the REF in Section 5.0 and the additional modifications outlined in the attached report by T&R Urban Planning Consultants dated 4th December 2009, there is no significant environmental impact and on that basis, an environmental impact statement is not required. Accordingly, the following works are proceeding:

- Strip out and decontaminate the Brown Street Clinic, ready for demolition,
- Removal of hazardous materials from the site as part of the demolition works
- Demolition of the Brown Street clinic
- Strip out and decontaminate the Page Chest Pavilion ready for demolition
- Demolition of the Page Chest Pavilion
- Waterproof and close off lower ground floor rooms (level 4) made redundant by demolition
- Demolition of ancillary components of the buildings above and below ground
- Remove ramp and stairs along Missenden Road
- Remove railing along Susan Street

A copy of the REF and the attached report was provided to the demolition contractor and is to be kept on site during the demolition process. I understand that Lifhouse has provided a copy of the REF to 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,*
- (3) psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals."*

Given the capital investment value of the project is approximately \$174 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

A Preliminary Environmental Assessment (PEA) has been prepared outlining the key issues likely to arise from the proposal. This document is attached and can be used to assist in developing Directors-General's Requirements for the preparation of the Environmental Assessment of the Project.

On the basis of the above information NSW Health seeks the Director-General to:

- 1. Declare the project to be a Major Project under Part 3A of the Act, and*
- 2. Issue Director-General's Environmental Assessment Requirements for the Project.*

I trust that the above information is sufficient. However, If you require any additional information, please contact Mr Tim Dugan of Lifehouse on (02) 9515 6018 or by email tdugan@lifehouserpa.org.au. We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely



Mike Wallace
Chief Executive

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.

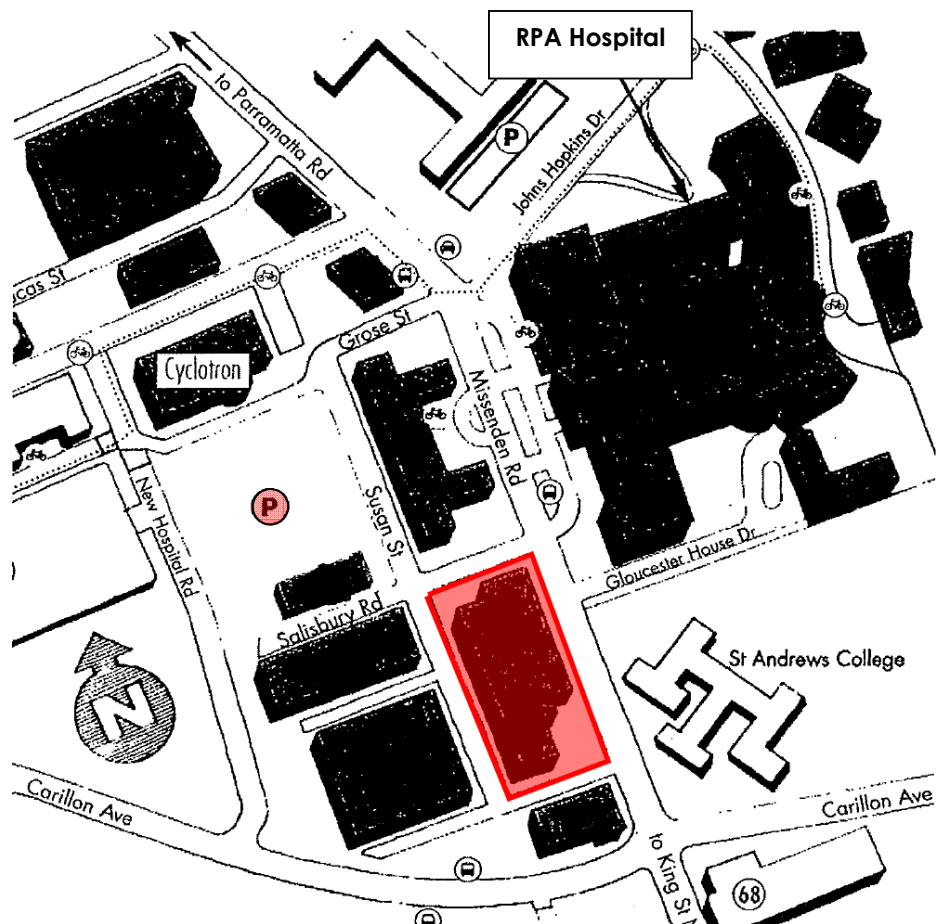
In order to assist with the drafting of the DGEARS, a preliminary environmental assessment is outlined below which provides an analysis of the key issues affecting the site and the proposal.

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 42,000m².

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.

Major project application



NSW GOVERNMENT
Department of Planning

Date duly made: ____/____/____

Project application no. _____

1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project.

A Planning Focus Meeting may need to be held for this project involving the Department, relevant agencies, council or other groups identified by the Department. If a Planning Focus Meeting is held, the Department will issue the Director-General's requirements for the Environmental Assessment following the meeting.

Disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

All applications must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be emailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23-33 Bridge Street, Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
Phone 1300 305 695.

2. Details of the proponent

Company/organisation/agency

Lifehouse at RPA Limited

ABN

70388962804

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Tim

Family name

Dugan

Position

Chief Executive Officer

STREET ADDRESS

Unit/street no.

Level 6

Street name

Gloucester House, Missenden Road

Suburb or town

Camperdown

State

NSW

Postcode

2050

POSTAL ADDRESS (or mark 'as above')

PO Box M5, Missenden Road

Suburb or town

Camperdown

State

NSW

Postcode

2050

Daytime telephone

(02) 9515-6018

Fax

Mobile

0408 588-810

Email

tdugan@lifehouserpa.org.au

3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

119-143

Street or property name

Missenden Road

Suburb, town or locality

Camperdown

Postcode

2050

Local government area(s)

City of Sydney

State electorate(s)

Marrickville

REAL PROPERTY DESCRIPTION

Lot 1 DP 66645; Lot 1, DP 74291, Lot 1 DP 79561, Lot 1 DP 79785; Lot 1 DP 116729,
Lot 1 DP 133045, Lot 1 DP 721834, Lot 79 DP 866035

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the project applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR detailed description of land attached. ☐

MAP: A map of the site and locality should also be submitted with this application.

4. Major project description and other requirements

Provide a brief title for your project.

Construction of a new Cancer Care Centre including clinical,
educational and research activities.

PROJECT APPROVAL

If you are applying for approval of a project, include in the project title, all significant components for which approval is being sought. If the application relates to part only of a project, the project title should reflect this.

Is the application for approval of a project?

☒ Yes ☐ No

Is the application related to part only of a project?

☐ Yes ☒ No

CONCEPT PLAN APPROVAL

If you are applying for approval of a concept plan, include in the project title, all components for which approval 'in concept' is being sought. If the application also relates to approval of a project, a description of this should also be included in the project title.

Is the application for approval of a Concept Plan?

☐ Yes ☒ No

Is a project application being made concurrently for all or part of the project?

☒ Yes ☐ No

You are also required to provide a Project Description and address any matters required by the Director-General in accordance with section 75E or section 75M of the Act. Failure to do so may lead to your application being rejected.

Is a Project Description attached?

☒ Yes ☐ No

Does the Project Description include any additional matters required by the Director-General under section 75E or section 75M of the Act?

☐ Yes ☒ No

Note: An electronic copy of the project description is also required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the project. The CIV 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 (but excluding GST and land costs).

\$163,370,000.00

EQUIVALENT FULL-TIME JOBS

Please indicate the number of jobs created by the project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

400

Operational jobs (full-time equivalent)

520

5. Approvals from State agencies

Does the project require any of the following: (tick all that are appropriate)

- ☒ an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- ☒ an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- ☒ a mining lease under the *Mining Act 1992*
- ☒ a production lease under the *Petroleum (Onshore) Act 1991*
- ☒ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☒ a consent under section 138 of the *Roads Act 1993*
- ☒ a licence under the *Pipelines Act 1967*

6. Landowner's consent or notification

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the proponent:

Land

As described above in item 3

Signature



Name

Mike Wallace
CE Sydney South West Area Health
Service

Date

11. 3. 2010

Land

Signature

Name

Date

Note: Under clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require the consent of the landowner, however, the proponent is required to give notice of the application:

- in the case of linear infrastructure projects, by notice in a newspaper circulating in the locality prior to the commencement of the public consultation period;
- in the case of mining or petroleum production projects, by notice in a newspaper circulating in the locality within 14 days of this application being made;
- in the case of critical infrastructure projects, to the owner of the land within 14 days of this application being made; and
- in other cases, to the owner of the land at any time before the application is made.

7. Political donation disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application or request.

Have you attached a disclosure statement to this application?

- ☐ Yes
☒ No

Note: For more details about political donation disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the project and address all matters required by the Director-General pursuant to section 75E and/or section 75M of the Act, and
- apply, subject to satisfying clause 8D of the Environmental Planning and Assessment Regulation, for the Director-General's environmental assessment requirements pursuant to Part 3A of the Act, and
- declare that all information contained within this application is accurate at the time of signing.

Signature



Name

Timothy Dugan

Date

11/03/2010

In what capacity are you signing if you are not the proponent

Name, if you are not the proponent