



26 March 2010

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

Attention: Daniel Keary

Dear Mr Haddad

**Liverpool Hospital Stage 2.1 - Milestones 3 and 4
Cancer, Pathology and Clinical Skills Training Centre Buildings**

Liverpool is a major commercial centre within the south west region of Sydney. Liverpool Hospital, located within the Liverpool CBD, is the primary medical facility within this region and serves the Local Government Areas of Bankstown, Camden, Campbelltown, Fairfield, Liverpool, Wingecarribee and Wollondilly.

The Liverpool Hospital Redevelopment project recognised the need for additional health care beds, ambulatory care areas and supporting infrastructure to service the growing regional population.

Liverpool Hospital Stage 2.1 - Milestones 3 and 4 on the Liverpool Hospital site, represents the next stage in the redevelopment process associated with Liverpool Hospital and was identified in the Concept Plan Application which was approved by the Minister in February 2007.

The project involves refurbishment of the existing Cancer Centre, construction of a Research Bunker associated with the Cancer Centre and extensions to the Clinical Skills Training Centre.

The proponent of the project, NSW Health and Sydney South West Area Health Service (SSWAHS), is now seeking the Director General's Environmental Assessment Requirements (DGRs) for Liverpool Hospital Stage 2.1 - Milestones 3 and 4.

The attached Preliminary Environmental Assessment (PEA) has been prepared on behalf of the proponent to assist your consideration of the project and the definition of the DGRs.

ARCHITECTS URBAN PLANNERS LANDSCAPE ARCHITECTS INTERIOR DESIGNERS ABN 92 830 134 905 www.lfa.com.au
SYDNEY SUITE 4, EDGECLIFF COURT, 2 NEW MCLEAN ST, PO BOX 259 EDGECLIFF NSW 2027 T 02 9327 6822 F 02 9327 5554 E lfa@lfa.com.au
MELBOURNE LEVEL 2, 470 ST KILDA RD, MELBOURNE VIC 3004 T 03 9820 4494 F 03 9820 3574 E lfaVIC@bigpond.com
CANBERRA UNIT 20, 71 CONSTITUTION AVE, CAMPBELL ACT 2612, PO BOX 139 CIVIC SQUARE ACT 2608 T 02 62478677 F 0262478891 E lfa@ozemail.com.au



I trust the information provided is sufficient to enable the Department to issue the DGRs. Should you have any queries or require additional information please do not hesitate to contact me.

Yours sincerely
LFA (Pacific) Pty Ltd

A handwritten signature in blue ink, appearing to read 'Alf Lester'.

Alf Lester
Director

Preliminary Environmental Assessment

1.0 Introduction

In accordance with Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act) and associated guidelines, this PEA has been prepared to provide an overview of Liverpool Hospital Stage 2.1 - Milestones 3 and 4.

The project involves refurbishment of the existing Cancer Centre, construction of a Research Bunker associated with the Cancer Centre and extensions to the Clinical Skills Training Centre.

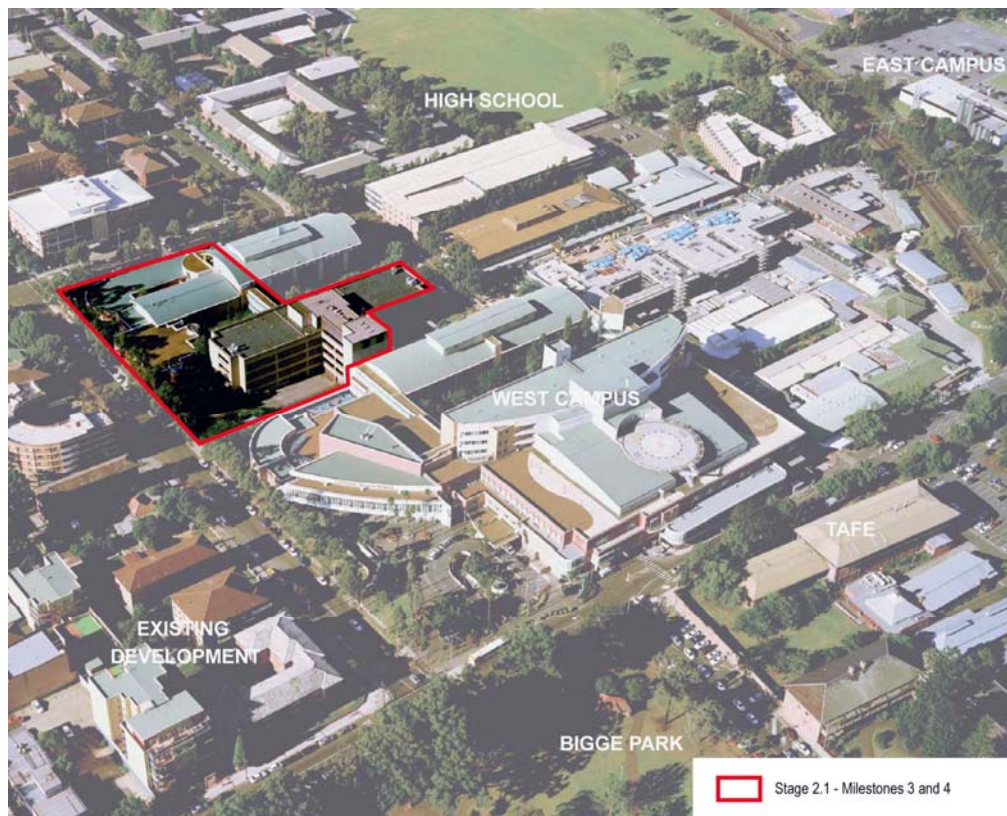


Fig. 1 - Liverpool Hospital Site Aerial

2.0 Study Team

The principal consultant team for the project includes:

- Capital Insight Pty Ltd – Project Management
- Bovis Lend Lease – Architecture
- LFA (Pacific) – Urban Planning

Specialist consultants will be engaged as required for the project implementation and preparation of the Environmental Assessment.

3.0 Zoning and Ownership

The Liverpool Hospital site is zoned SP2 Infrastructure (Health Services Facility and Educational Establishment) under the Liverpool Local Environmental Plan 2008.

Approval of a Project Application under Part 3A of the EP&A Act will allow continuity of the current redevelopment process associated with Liverpool Hospital to proceed in a logical manner.

The surrounding land uses include:

- Hospital
- Mixed Use
- Residential

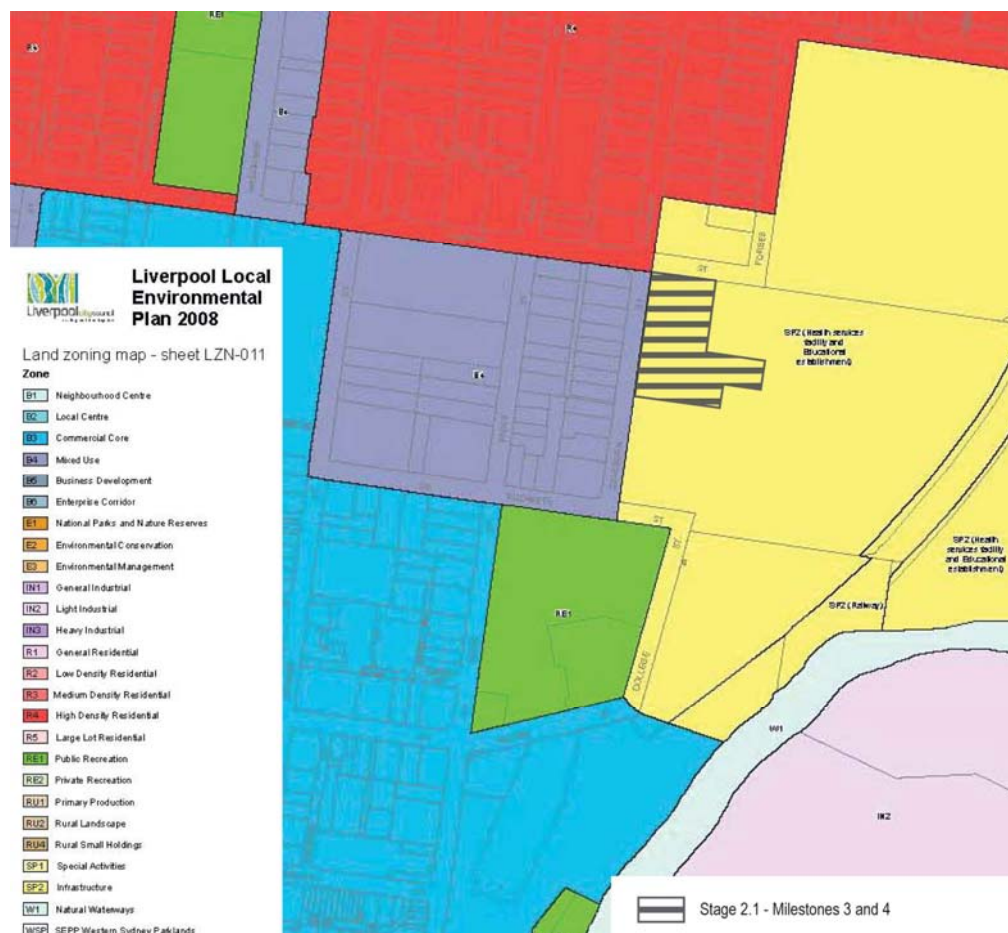


Fig. 2 - Liverpool LEP 2008 Land Zoning

4.0 Existing Development

Liverpool Hospital is the major tertiary referral hospital in the south west of the SSWAHS, providing leadership in clinical care, teaching and research, and is a teaching hospital for the University of NSW. The hospital contains a major emergency department and plays a significant role in the provision of specialist services for the Sydney metropolitan area, particularly in the areas of surgical and medical services, mental health, paediatrics, maternity and community services.

The Liverpool Hospital site covers an area of approximately 15.5 ha and is generally known as Liverpool Hospital Campus. The land on which Liverpool Hospital Stage 2.1 - Milestones 3 and 4 is proposed, the West Campus, is owned by SSWAHS and legally described as Lot 1 and Part 2 in DP596770. The West Campus covers an area of approximately 8.0 ha.

Vehicular access to the West Campus is via a number of different locations including Bigge, Campbell and Elizabeth Streets. Internal road networks provide access to various precincts and buildings within the hospital campus.

The Liverpool Hospital site currently houses a wide range of building types, styles and sizes, varying from temporary buildings to the multi-storey Clinical Services Building. In the West Campus, the Minister has approved construction of a new 7 - 8 storey Clinical Services Building and refurbishment of the existing Clinical Services Building. The Minister has further approved infrastructure and ancillary works including, road works linking the hospital to the Hume Highway; a multi-storey car park in the East Campus; at-grade car parking in the East and West Campuses; vehicular and pedestrian bridges over the rail corridor; landscaping in the East and West Campuses; Child Care Centre extensions in the East Campus; and a new Engineering Services Building in the East Campus.

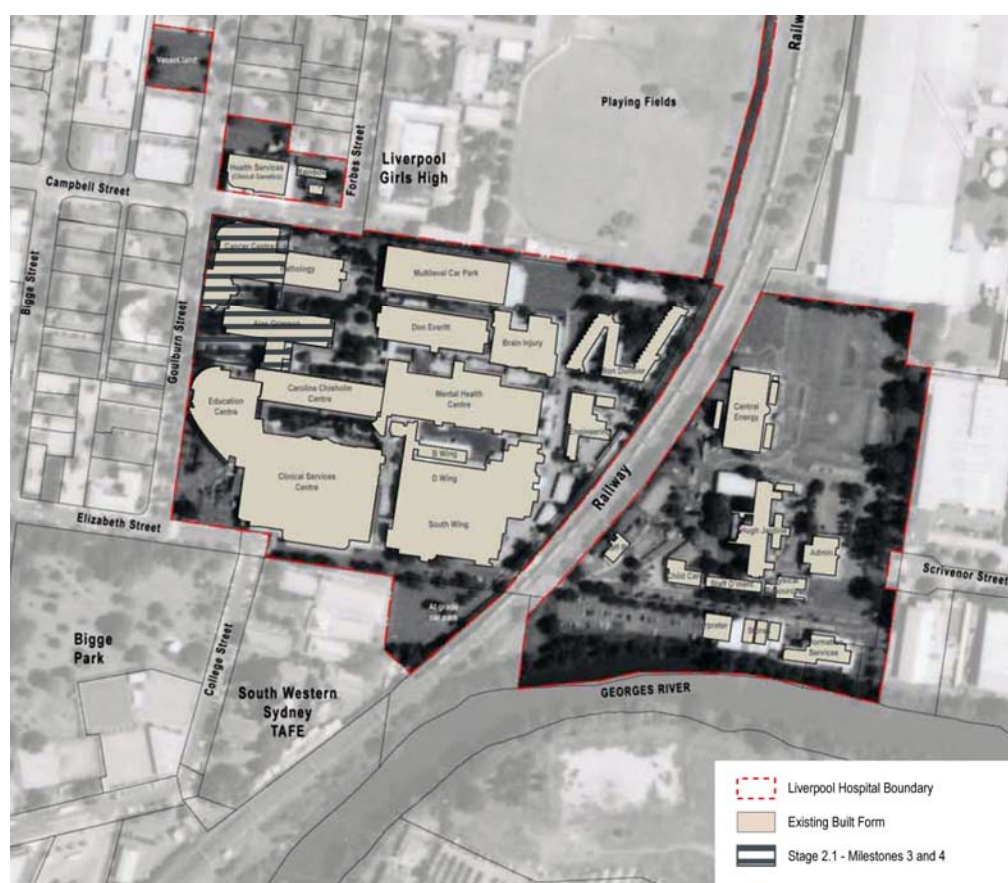


Fig. 3 - Existing Development

4.0 Approval Process

On 6 April 2006 the Minister for Planning determined that the Liverpool Hospital Redevelopment project is a development to which Part 3A of the EP&A Act applies. Concurrently, the Minister formed the opinion that Liverpool Hospital Redevelopment is a Major Project under the terms of the SEPP (Major Development) 2005. On 26 September 2006 the Minister declared the project to be a Critical Infrastructure Project.

On 2 February 2007 the Concept Plan for the Liverpool Hospital Redevelopment project, which identified Liverpool Hospital Stage 2.1 - Milestones 3 and 4, was approved by the Minister.

The Minister has since approved Project Applications for the Liverpool Hospital Stage 2 Building Works - Clinical Services Complex, on 18 December 2008; and for the Liverpool Hospital Infrastructure and Ancillary Hospital Works, on 15 April 2009.

5.0 The Project

Liverpool Hospital Stage 2.1 - Milestones 3 and 4 will contribute to the provision of new state-of-the-art health facilities on the Liverpool Hospital site to meet changing clinical needs, expanded activities and the provision of educational facilities.

The project is consistent with the approved Concept Plan and involves refurbishment of the existing Cancer Centre, construction of a Research Bunker associated with the Cancer Centre and extensions to the Clinical Skills Training Centre.

In detail the project comprises:

- Milestone 3 (Zone 2.1 C) - Cancer and Part Pathology (new build)
 - Construction of a 255m² Research Bunker together with provision for 2 new bunkers associated with the Cancer Centre
- Milestone 4 (Zone 2.1 D) - Cancer (refurbishment)
 - Level 1 refurbishment (582m² for Medical Physics and 650m² for Cancer Administration)
 - Level 2 refurbishment (727m² for Ambulatory Care).
- Extensions to the existing Clinical Skills Training Centre
 - Extension comprising an area of 600m²

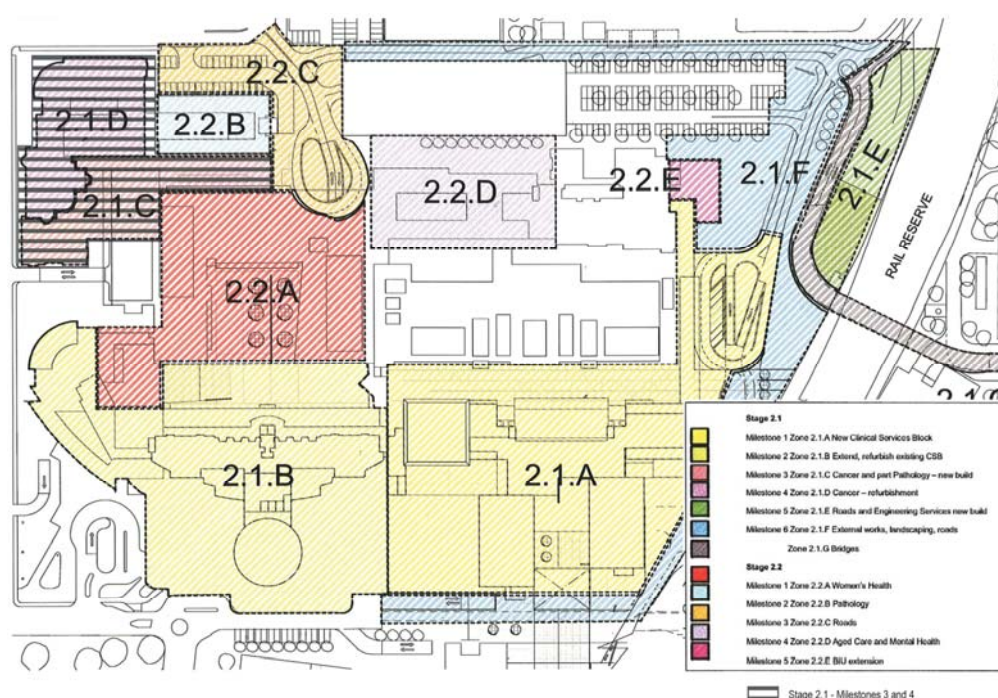


Fig. 4 - Milestones and Zoning

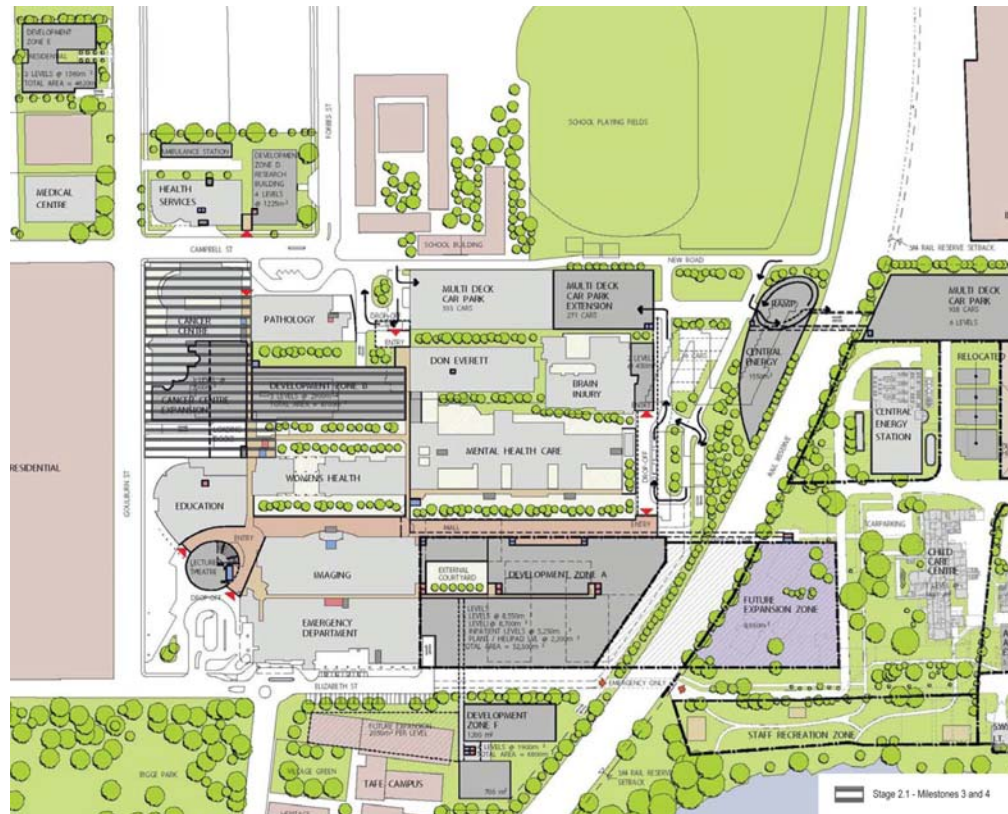


Fig. 5 - Proposed Development

5.0 Conclusion

Following the Minister's approval of the Concept Plan for the Liverpool Hospital Redevelopment project, and two subsequent Project Applications, the proponent is now seeking the DGRs for Liverpool Hospital Stage 2.1 - Milestones 3 and 4.

A Project Application will be prepared in accordance with the matters outlined in the DGRs.

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

NSW Health Infrastructure

ABN

89600377397

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

Position

STREET ADDRESS

Unit/street no.

Level 8, 77

Street name

Pacific Highway

Suburb or town

NORTH SYDNEY

State

NSW

Postcode

2060

POSTAL ADDRESS (or mark 'as above')

C/- Capital Insight, Level 6, 2-4 Speed Street

Suburb or town

LIVERPOOL

State

NSW

Postcode

2170

Daytime telephone

Fax

Mobile

Email

3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

50

Street or property name

Goulburn Street

Suburb, town or locality

LIVERPOOL

Postcode

2170

Local government area(s)

LIVERPOOL

State electorate(s)

LIVERPOOL

REAL PROPERTY DESCRIPTION

Lot 1 and Part 2 in DP596770

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.

Liverpool Hospital Redevelopment Stage 2.1 - Milestones 3 and 4 Cancer, Pathology and Clinical Skills Training Centre Buildings

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).

\$15,000,000

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)

100

Operational jobs (full-time equivalent)

50

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*

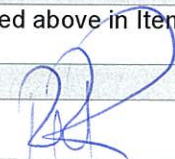
6. Landowner's consent or notification

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

Robert Rust

Date

21 April 10

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

Robert Rust

Date

21 April 10

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

Chief Executive

Name, if you are not the proponent