

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

Dear Sam,

**Re: Request for Opinion under Clause 6 of State Environmental Planning Policy (Major Development) 2005 - Penrith Health Campus Redevelopment Stage 3A – Penrith Integrated Mental Health Unit**

In accordance with Section 75B of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) and Clause 6 of State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP), Health Infrastructure seek your opinion that the Penrith Health Campus Redevelopment Stage 3A is a project to which Part 3A of the Act applies, and request that the Director-General identifies the Environmental Assessment requirements.

## Preliminary Environmental Assessment

### Background

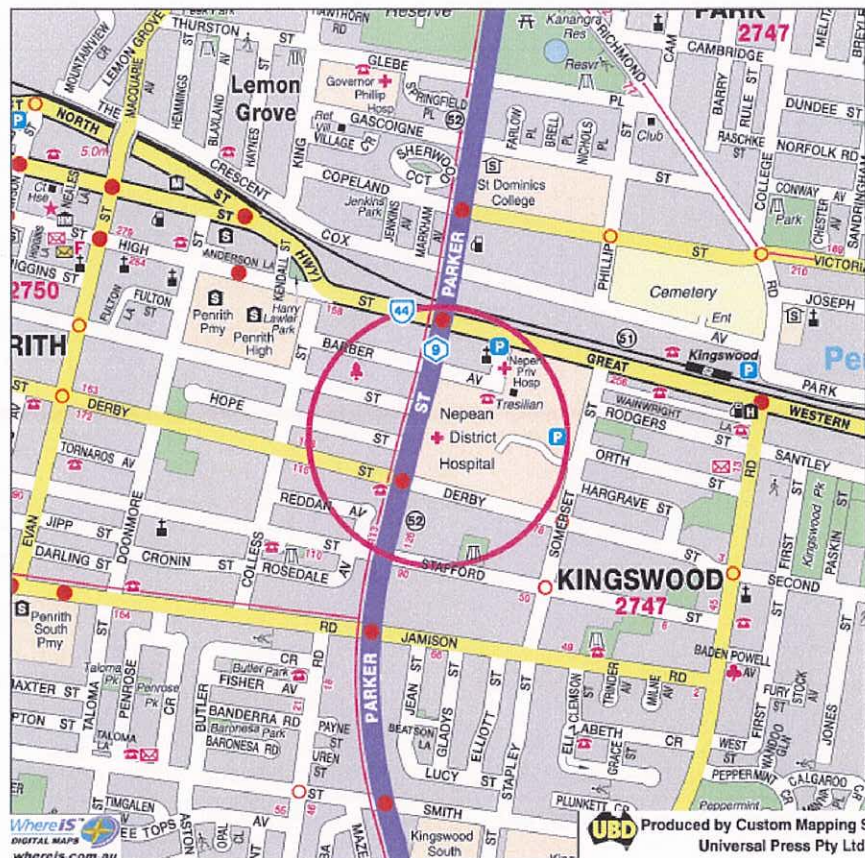
Nepean Hospital is a major tertiary referral hospital for the Penrith Local Government Area (LGA) and the surrounding LGA's of Blue Mountains, Hawkesbury, Lithgow, and parts of Blacktown. The current and projected population of this area is identified in Table 1 below.

**Table 1: Nepean Hospital wider catchment community**

LGA	2006	2011	2016	2021	Growth % 2006-2021
Penrith	179,228	187,558	197,332	207,906	+16.0%
Blue Mountains	76,510	76,970	79,054	81,725	+6.8%
Lithgow	20,881	20,876	20,888	20,901	+0.1%
Hawkesbury	64,882	67,355	69,791	72,947	+12.4%
SW Blacktown	96,050	99,467	101,265	101,151	+5.3%
<b>Total</b>	<b>437,551</b>	<b>452,226</b>	<b>468,330</b>	<b>484,630</b>	<b>+10.7%</b>

Nepean Hospital provides high-level inpatient and outpatient services across the age spectrum including emergency, critical care, acute medicine, planned and emergency surgery, maternity, neonatal, paediatric medicine and minor surgery, mental health, aged care, rehabilitation services, drug and alcohol and a broad range of specialist outpatient clinics and services.

Inpatient services at Nepean Hospital generally have the capacity to manage high complexity patients who require specialist care. From an Area perspective, Nepean Hospital is a major referral centre for a range of subspecialty medical, surgical, women's, neonatal and mental health services. Nepean Hospital is the major tertiary referral hospital for the SWAHS Western Cluster, and all services are part of area-wide networks which facilitate networking of services.

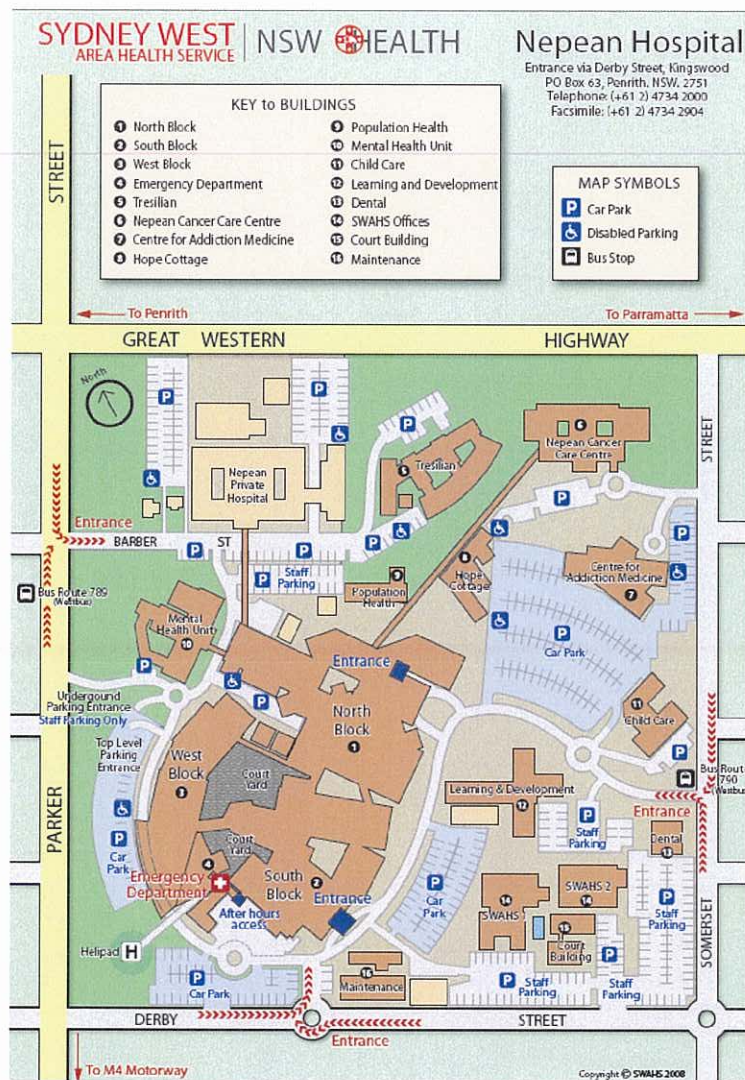


**Figure 1: Nepean Hospital and Surrounds**

In March this year the Minister approved a substantial redevelopment of the main Nepean hospital campus, including:

- construction of a new East Block which comprises:
  - an undercroft space at level one which is a future expansion zone.
  - an Ambulatory Procedure Centre (APC) at level two (with 6 operating theatres, 20 extended day only beds, 13 day only beds, and surgical outpatients clinics);
  - 30 overnight surgical beds at level three with shell space for the balance of the 60 overnight surgical beds;
- 10 medical assessment unit beds in level 3 of West Block providing short term care for medical inpatients ;
- refurbishment/expansion of ICU in its existing location in North Block from 19 to 24beds;
- minor refurbishment of the existing CSSD and major upgrade of equipment to support the increased demands of the APC;
- plumbing of up to 8 in-centre renal dialysis spaces;
- major enhancements and upgrading of engineering services infrastructure.





**Figure 2: Nepean Hospital Campus**

At that stage the funding for the Mental Health redevelopment was uncertain, but this has now been confirmed and is to be jointly funded by the State and Federal Governments. In order to meet the timing requirements funding guidelines of the Federal Stimulus Package – Health and Hospital Fund (HHF), the new facilities must be available for occupation by September 2012.

### Scope of Work

The current project application is for the demolition of an existing maintenance shed and the erection of a new **Integrated Mental Health Unit (IMHU)** at the Nepean Hospital Campus. The site is legally described as Lot 1 in DP 1114090.

The facility is to be located on the Derby Street frontage is the preferred solution following several options analysis. The facility will be located near to the main entry to South Block and will contain:

- 20 High Dependency Beds;
- 24 Acute treatment beds;
- 20 Special Mental Health Service beds for Older Persons;
- Facilities for the Consultation and Liaison Team
- Facilities for the Access and Acute Care Team; and Facilities for the Western Cluster Mental Health Management Team.



### Design and Construction

The Mental Health facility will have a Gross Floor Area of approximately 5612sqm over two and a half (2½) storeys. It will be constructed to have good relationship links to the Emergency Unit of the Acute Hospital as shown on the attached plans and the height of the building will be consistent and in context with the surrounding clinical facilities.

A schematic design has been developed and the following plans are attached:

1. AR.MP.005A – Masterplan – Preferred Option Rev 1
2. AR.MH.201 – Schematic Option 2A1 – Level 1 Rev 8; and
3. AR.MH.202 – Schematic Option Level 2 and 3 Rev 8

Health Infrastructure is currently in the process of engaging an Architect for this project and further detailed work will be undertaken and provided for the Project Application.

The construction of the Mental Health building will be undertaken in a single stage.

### Job Creation

The proposed development would increase employment and generate an additional 44 FTEs staff members and 104 construction jobs.

### Strategic Planning Context

The “City of Cities – A Plan for Sydney’s Future” (the NSW Government Metropolitan Strategy) is the key planning document guiding the long term growth of the Sydney metropolitan area. Ten subregions are identified across the Sydney metropolitan area. Penrith LGA is located within the North West sub-region. Planning for this subregion identifies the following:

- The North West subregion will accommodate 140,000 new dwellings by located within close proximity to centres to ensure accessibility to jobs and services.
- Future urban growth and intensification within the North West subregion should be located to maximise potential around existing and proposed centres. In particular growth should be located close to infrastructure such as train stations and strategic bus corridors to ensure maximum use of such infrastructure.
- Penrith will be developed as a Regional City and will attract new and improved shopping, health, education, business, recreational and cultural facilities. Key components of developing Penrith as a Regional City include:
  - focusing on regional public transport infrastructure;
  - planning to reinvigorate Penrith City Centre;
  - planning to strengthen connections between the University of Western Sydney Penrith campus, Nepean Hospital and Penrith Regional City.
  - planning to better connect and consolidate assets such as the University of Western Sydney Penrith campus with Penrith City Centre.
- Penrith Regional City is already an important location for services and facilities within the subregion. Significant growth is planned for Penrith Regional City including 10,000 new jobs and 10,000 additional residents within the centre. Part of the Western Sydney Employment Hub is located within the Penrith LGA and these areas will also be a focus for employment growth in the future. The University of Western Sydney, Penrith Campus at Kingswood and Nepean Hospital are important assets within the LGA.

The Penrith City Council “Penrith City – Centres Hierarchy” is adapted from the NSW Government Metropolitan Strategy centres typology. This hierarchy identifies that Kingswood (including the Nepean Hospital precinct) will be established as a specialised centre by 2031. Specialised centres perform vital economic and employment roles across the metropolitan area.

Based on the above strategic planning context it is apparent that the Penrith Health Campus Redevelopment Stage 3A is of regional significance and warrants the application of the Major Projects process under Part 3A of the EP&A Act 1979.

### **Permissibility**

The hospital is currently zoned Special Uses 5a for a Hospital under LEP 1998 (Urban Lands). The objective for this zone is to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions, organisations or the council to provide and protect services, utilities or transport facilities and associated activities.

Development permitted with consent is development for

- the particular purpose indicated by lettering on the map and any purpose ordinarily incidental or ancillary to that purpose
- drains
- landscaping
- public parks and gardens
- roads
- utility installations

All other development is prohibited. On that basis, the proposed development is considered to be permissible.

### **Other planning issues**

#### **Planning controls**

Other instruments applying to the land include:

- State Environmental Planning Policy (Major Development) 2005
- State Environmental Planning Policy (Infrastructure) 2008
- Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997) (deemed SEPP)
- Draft Penrith Local Environmental Plan 2008

### **Traffic and Parking**

A traffic report was prepared by Colston Budd Hunt & Kafes Pty Ltd (CBHK) in January 2010 which addressed traffic conditions and estimated the impact on the local traffic networks. This report also looked at potential parking demand for the IMHU.

However in April 2010, Health Infrastructure engaged SCAPE to prepare a draft Transport and Parking Needs Review report to take into consideration the overall development activities at the Penrith/Nepean Health Campus. The draft report (attached) provides preliminary advice on opportunities to align the Nepean Hospital carparking requirements with the objectives of the State Plan and Metropolitan Strategy 2005.

### **Other issues**

As the development is occurring on an existing hospital site, there are unlikely to be many other significant planning issues arising from the proposal. The design and ESD issues will be dealt with as part of the Project Application, once the detailed plans are available.



### Application of Part 3A

Schedule 1 of the Major Projects SEPP sets out those classes of development that qualify as major projects. Specifically, Group 7 'Health and public service facilities', Part 18 'Hospitals' notes the following:

*(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 inpatients (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.*

The proposed Penrith Health Campus Redevelopment Stage 3A is consistent with the above non-discretionary criteria with regards to the services it will deliver. The capital investment value (CIV) of the project is \$37.625 million and therefore meets the SEPP criteria as a major project.

### Request for Director Generals Requirements

If the Minister is of the opinion that the proposal is a Major Project to which Part 3A of the EP&A Act 1979 applies, Health Infrastructure formally request that the Department of Planning issue the Director General requirements (DGRs) to facilitate the preparation of the Environmental Assessment under section 75H of the EP&A Act 1979.

I trust that the above information is sufficient to enable you to declare this project as a Major Project under Part 3A of the EP&A Act 1979. However If you require any additional information please contact Carmen Taing on 9978 5431 or Leoné McEntee on 96618019. We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely  
Health Infrastructure



5/5/2010

Robert Rust  
Chief Executive