

2 April 2012

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

Dear Mr Haddad,

**Redevelopment of Blacktown Hospital
Request for Director Generals Environmental Assessment
Requirements for the State Significant Development Application**

In accordance with Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), Health Infrastructure request the issue of Director Generals Environmental Assessment Requirements (DGRs) for the redevelopment of Blacktown Hospital. The purpose of this letter is to provide a preliminary environmental assessment and other supporting documentation to allow for the DGRs to be issued.

Background

The Blacktown Mount Druitt Hospital (BMDH) is experiencing significant capacity pressures as a result of rapid projected population growth, ageing, and the unfavourable health status of the Blacktown LGA compared with NSW. Clinical services planning recently completed for the BMDH demonstrates the need for significant expansion in service capacity to meet these demands.

The BMDH Redevelopment is a high priority for the NSW Government, NSW Department of Health and Sydney West Area Health Service for many reasons including the following:

- It is a key enabler to delivering the strategic direction and targets of the NSW Government such as improving and maintaining access to quality healthcare in the face of increasing demand, improving survival rates and quality of life for people with potentially fatal or chronic illness, and providing the health care services that will be required by a rapidly growing population under the NSW Government Metropolitan Strategy, North West Subregional Strategy and North West Growth Centre.
- It is a key enabler to delivering the strategic directions of the NSW Department of Health including creating better experiences for people using the health system, keeping people healthy, providing the health care that people need.

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- The Blacktown LGA has a greater level of socio-economic disadvantage than the NSW average and approximately half of the LGAs in NSW. Given this there is likely to be a continued high demand and reliance on the availability of public health services.
- The Blacktown LGA is the largest in NSW with an estimated resident population of 297,487 persons (March 2010).
- The Blacktown LGA is projected to experience rapid population growth increasing from 280,612 in 2006 to 369,983 in 2021. This is an increase of 89,371 which represents the largest numerical population growth of any LGA in NSW between 2006 and 2021.
- The Blacktown LGA is projected to experience rapid population ageing (persons aged 65 years and above) increasing from 22,454 in 2006 to 41,203 in 2021 (an increase of 18,749 or 83%).
- The Blacktown LGA is projected to experience rapid population growth beyond 2021 increasing to 414,090 persons in 2026.
- The Blacktown LGA has the largest Aboriginal and Torres Strait Islander population of any LGA in NSW (7,600 persons in 2006). The life expectancy for Aboriginal and Torres Strait Islander persons is much lower than for non-Indigenous persons and in addition to this Aboriginal and Torres Strait Islander persons have an overall higher burden of disease. The BMDH Redevelopment will provide local access to services and new models of care which will better meet the needs of the Aboriginal and Torres Strait Islander and broader community.

Strategic Importance

Strategically, the project meets many of the objectives of the NSW Government identified in the State Plan, Metropolitan Strategy, and associated North West Sub-Regional Strategy and North West Growth Centre document including:

- Improve and maintain access to quality healthcare in the face of increasing demand.
- Improve survival rates and quality of life for people with potentially fatal/chronic illness.
- Reduce preventable hospital admissions.
- North West Subregion is the largest and fastest growing of Sydney's subregions and will accommodate the greatest share of Sydney's future housing growth to 2031.
- Blacktown LGA is in the North West Growth Centre

The BMDH

Blacktown Mount Druitt Hospital is located in the Western Sydney Local Health District. The Hospital has two campuses at Blacktown and Mount Druitt which are located approximately 8km from each other. This proposal relates to the Blacktown Campus.

Blacktown Hospital campus is accessed from the roundabout intersection of Marcel Crescent and Panorama Parade. The site is predominantly land locked on 3 sides and has a major frontage to Blacktown Road. Low scale residential buildings surround the eastern and western sides of the site. The site abuts private church grounds to the south. Blacktown City Centre, Blacktown Rail Station and Technical College are located approximately 1km to the west.

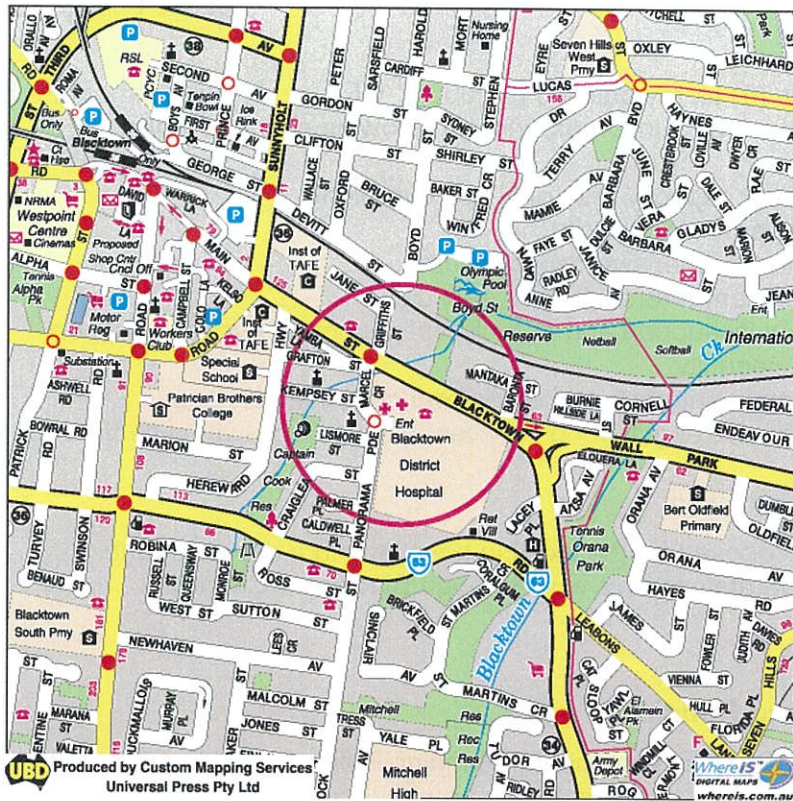


Figure 1 Locality Plan Blacktown

The site is approximately 12.5 hectares and is legally described as Lot 300, 301, 306, 308 in DP15914; Lot 1 in DP128344; Lot 3 in DP71010; Lot 1 in DP730307.

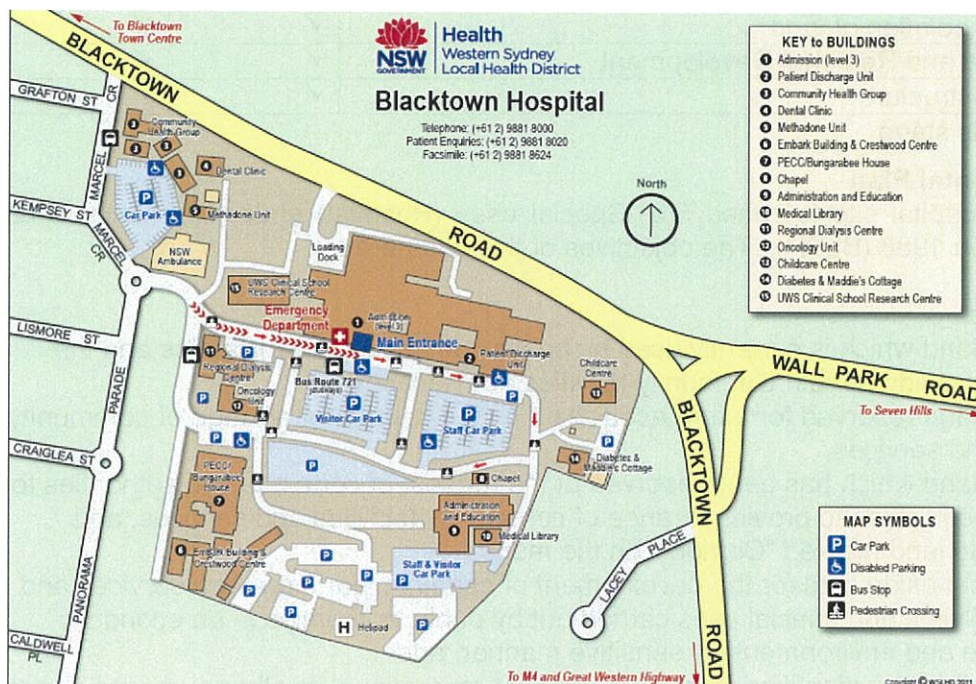


Figure 2 Existing Site Plan Blacktown Hospital Campus

The Proposal

The proposal involves a new five (5) storey building (31,000m² GFA) and refurbishment to existing buildings of around 8000m² GFA incorporating the following scope of work:

- Increased ICU and inpatient capacity (day only and overnight).
- Increased emergency department capacity.
- Establishment of a new comprehensive cancer centre.
- Establishment of a new in-centre renal dialysis service.
- Enhancements to key clinical support and non-clinical support services to support growth in overall service capacity.
- Establishment of a new main entrance and other front of house services.
- Enhancements to building and engineering services to support growth in service capacity.
- Revised access to and circulation

A multistorey car park is being proposed for the existing hospital and a development application has been sought separately for this work through Blacktown Council.

Planning Issues

State Environmental Planning Policies

The following table identifies the State Environmental Planning Policies (SEPPs) that apply to the land or type of development that is subject to this proposal, and the proposals compliance with those Policies.

SEPP #	Name	Applies	Compliant
1	Development standards	✓	✓
33	Hazardous and offensive development	NK*	
55	Remediation of land	✓	✓
	State and Regional Development	✓	✓
	Infrastructure	✓	✓

* Not Known at this stage

Local Environmental Plan

The Blacktown Hospital site is zoned 5(a) Special uses (Hospital) under Blacktown Local Environmental Plan 1988 (BLEP). The objectives of this zone are to:

The objectives are:

- (a) to identify land which is currently used by public authorities, organisations and the council to provide certain community facilities and services,
- (b) to identify land reserved for future acquisition by the council for a range of community facilities and services,
- (c) to identify land which has been reserved at the request of certain public authorities for its future acquisition to provide a range of community facilities and services, and
- (d) in relation to land marked "Corridor" on the map:
 - (i) to set aside land for the development of certain major long-term services and facilities, and special uses carried out by public authorities in an economic, safe and environmentally sensitive manner, and
 - (ii) to allow the identified land to be used for recreational or other purposes where that use does not conflict with the existing or likely future use of the land by public authorities.

Development for the particular purpose indicated by black lettering on the map and purposes normally associated with and ancillary to that purpose are permissible with consent.

On that basis the use of the site as a hospital is **permissible**.

Environmental Impacts

The proposed development is not anticipated to have any significant environmental impacts that can't be mitigated and addressed. However the following key issues have been identified.

Traffic

The most significant issue for the site is traffic and movement around and to the site. Preliminary traffic analysis has been undertaken and further work is being carried out to determine the most appropriate access to the site. This is being done in consultation with the RMS and Council.

Contamination

A contamination assessment has been undertaken and suggests a low to medium likelihood of contamination in the development zone at Blacktown Hospital.

Archaeology and Heritage

An archaeological assessment has been undertaken for Blacktown Hospital and has confirmed that there are no items listed for the Blacktown campus on the NSW Heritage Register under the NSW Heritage Act and or listed by Local Government or State Agencies. Consultation with the local Aboriginal Community in accordance with the OEH guidelines has also been conducted. No issues were raised as part of this work.

Request for Director Generals Requirements

On the basis that the proposal falls within the criteria identified in Schedule 1 of the State and Regional Development SEPP with a Capital Investment Value of \$270 million, Health Infrastructure formally request that the Department of Planning issue the Director General requirements (DGRs) to facilitate the preparation of the Environmental Impact Statement to accompany the development application for the proposal.

If you require any additional information please contact Andrew Paris on 9978 5432 or Leoné McEntee on 9661 8019. We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely,



Robert Rust
Chief Executive