



NSW GOVERNMENT

Department of Planning

Mr David Gates
Director – Asset & Contract Services
NSW Health
Locked Mail Bag 961
North Sydney NSW 2059

Contact: Oliver Klein or Stephanie Ballango
Phone: 02 9228 6581 or 6101
Fax: 02 9228 6155
Email: Oliver.Klein@planning.nsw.gov.au or
Stephanie.Ballango@planning.nsw.gov.au

Our ref: 9041704
Your ref: H0/34
File:

17 March 2006

Dear Mr Gates,

**PROPOSED STATE SIGNIFICANT SITE – ROYAL NORTH SHORE HOSPITAL SITE
(WILLOUGHBY LGA)**

I refer to your letter from John Hatzistergos, Minister for Health, to Frank Sartor, Minister for Planning, requesting the Royal North Shore Hospital (RNSH) site be nominated as a State significant site in Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005. The letter also requests the Minister for Planning form the opinion that the proposed redevelopment of the RNSH site is a Major Project to which Part 3A of the Environmental Planning and Assessment Act 1979 (the Act) applies.

I am pleased to inform you that on 8th March 2006 the Minister for Planning agreed to consider the site as a potential State significant site for listing under the instrument. The Minister also agreed that the proposed redevelopment of the RNSH site constitutes a Major Project under the terms of the Major Project SEPP and authorised the submission of a concept plan for the site. A copy of the record of opinion for the concept plan is enclosed for your records.

In considering whether to include the site in Schedule 3 of the Major Projects SEPP, the Minister has requested that the Director General make arrangements for a study to be undertaken (by your organisation) that will assess:

- (a) the State or regional planning significance of the site (having regard to the 'Draft Guideline – State Significant Sites', dated 24 July 2005);
- (b) the suitability of the site for any proposed land use taking into consideration environmental, social or economic factors, the principles of ecologically sustainable development and any State or regional planning strategy;
- (c) the implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning;
- (d) local and regional economic impacts of permitting additional commercial/research floor space within the site and adjacent to the St Leonards employment area and within the context of the "Global Economic Corridor";
- (e) impacts on other identified employment and/or health-related specialist centres including Westmead, Randwick, and Macquarie Park in relation to shifting economic opportunities;
- (f) local and regional traffic and transport impacts and modal share of private and public transport;
- (g) those parts of the site which should be subject to Part 4 of the EP&A Act, with Willoughby Council as consent authority;
- (h) the development controls for the site that should be included in Schedule 3;

2

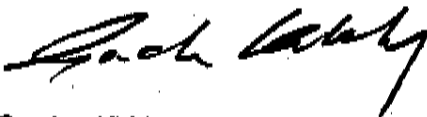
- (i) the means by which developer contributions should be secured in respect of the site;
and
- (j) heritage and archaeology issues (including Aboriginal).

The study will also be used by the Director General to make recommendations to the Minister with regard to appropriate development controls for the site, and whether any subsequent development on the site should be declared to be a project subject to the provisions of Part 3A of the Act, local development (with the Council as the consent authority) or exempt and complying development.

With regard to the concept plan process, you may be aware that the Department has recently facilitated a planning focus meeting at which key stakeholders were briefed on the proposal. Following your request for environmental assessment requirements, the Department is now consulting with stakeholders to identify the key issues which may be included in the Director General's environmental assessment requirements. The requirements will be issued to your organisation no later than 5 April 2006.

I look forward to working with you on this project. Should you have any questions regarding the State significant site process or the concept plan process please do not hesitate to contact either Oliver Klein or Stephanie Ballango as per the details above.

Yours sincerely



Gordon Kirkby
Director
Strategic Assessment



NSW GOVERNMENT
Department of Planning

**Record of Minister's opinion for the purposes of Clause 6(1) of the
State Environmental Planning Policy (Major Projects) 2005**

I, the Minister for Planning, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 – namely Clause 18 "Hospitals" - 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.

- and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

Schedule

A proposal for the redevelopment of the Royal North Shore Hospital site generally as described in an undated letter (ref H66/34) from the Minister for Health, the Hon. John Hatzistergos, to the Minister for Planning, the Hon. Frank Sartor – as supported by a document titled *Royal North Shore Preliminary Environmental Assessment* prepared for NSW Health by Urbis JHD, Burnside et al.


Frank Sartor
Minister for Planning

Date: 8 March 2006