

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

RECEIVED
- 6 SEP 2006
Director General

10 4 SEP 2006

Jason Perica

Sam
Dear Mr Haddad

WESTMEAD HEALTH CAMPUS REDEVELOPMENT

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 (Major Projects SEPP), NSW Health seek your opinion that the redevelopment of Westmead Health Campus is declared to be a project to which Part 3A of the Act applies.

Project description

The Westmead Health Campus provides the primary medical facility within this region and acts as the district health facility for the surrounding community. The predicted steady growth of health service demands (including those related to the ageing population and significant predicted residential growth in Sydney's north west) and emerging health technology create the need to develop the health facilities on the Westmead Health Campus.

The Metropolitan Strategy forecasts significant employment growth in Parramatta between the present and 2021 and it is anticipated that the Health Campus is likely to experience parallel growth patterns due to increased health service demands and development of further education and research facilities and the growth of related medical industries. Significant opportunity exists to develop facilities that continually support the evolution of Westmead as a health, research and education Campus of international renown and preferred employment location. In terms of land use, key strategies are to:

- ensure existing health and research based facilities continue to be accommodated within the Campus;
- allow for the expansion, reconstruction, refurbishment and decanting of health and research facilities;
- improve amenity and character through the creation of permeable boundaries, green corridors, courtyards and squares;

- provide opportunity for the development of health related services, education and training; and
- provide opportunity for appropriate private sector commercial developments to fund the expansion, reconstruction, refurbishment and decanting of health and research facilities.

The proposed project includes the development of new and expanded health facilities on the Westmead Health Campus to meet expanding and changing clinical needs. Consolidation of health facilities will provide opportunities for the development of complementary health, research, education, commercial and residential development by the private sector to support and fund the procurement of the new health facilities. Specifically the project would comprise:

- health facilities expansion, consolidation and rationalisation;
- future shared clinical services zone;
- new medical research hub;
- related health service / research industries;
- privately developed commercial, retail and related health facilities (private consulting rooms, child care facilities etc);
- expanded education facilities and a medical conference centre;
- staged development of Cumberland East site;
- provision of accommodation for nursing and medical staff as well as students;
- accommodation for health patients and relatives;
- private residential accommodation;
- new pedestrian links and consolidated and new car parking facilities;
- development of existing roads to allow access for public transport;
- new emergency vehicle access;
- new and re-developed courtyards;
- new health facility entry points; and
- new pedestrian walkways, green corridors and landscaping.

A series of development options are currently under detailed evaluation and will be subject to Value Management Study process.

Aspects for which concept approval will be sought include:

- land use distribution;
- heights;
- floor space ratios (FSR);
- road hierarchy/layout;
- open space networks;
- access networks;
- car parking numbers;
- landscaped areas (% of site);
- heritage re-use strategy; and
- construction staging.

Based on the zoning of the site as 5(a) Special Uses Zone and the adjoining uses, the proposed redevelopment of Westmead is permissible with consent under PLEP 2001.

Pursuant to the 'Concept Plan' provisions of Part 3A of the EP&A Act, approval for the detailed design of buildings and works will be sought separately following concept approval.

At this stage job creation figures and new beds numbers have not been finalised.

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 notional capital investment value of the Westmead Health Campus Redevelopment is approximately \$750 million, and the proposal includes facilities outlined above, ***NSW Health requests that the project be considered under Part 3A of the Act.***

Section 75M of the Act allows for certain projects to submit a Concept Plan and seek an approval on that basis, prior to Project Approval.

The Westmead Health Campus redevelopment is a highly complex project and will require careful consideration of surrounding land uses and future expansion possibilities. ***NSW Health therefore seek your authorisation to submit a Concept Plan for the redevelopment of the Westmead Health Campus site in accordance with Division 3 of Part 3A of the Act.***

View of Council and Other Agencies

A broad range of consultations have occurred to date and these have been discussed in the attached Preliminary Environmental Assessment, Parramatta City Council and the Department of Planning have highlighted their key issues which relate to connectivity with Parramatta CBD and heritage reuse.

Preliminary Environmental Assessment

A Preliminary Environmental Assessment has been prepared which addresses the proposal and the likely environmental issues that it may raise. Should the Minister form the opinion under Clause 6 that the project is one to which Part 3A applies and that a Concept Plan Proposal may be submitted in accordance with Section 75M, ***NSW Health requests that the Director-Generals' Environmental Assessment Requirements be issued in accordance with Section 75F of the EP&A Act.***

I trust that the above information is sufficient to enable you to declare this project as a Major Project under Part 3A and to recommend to the Minister for Planning that a Concept Plan Approval be sought for the redevelopment of the Westmead Health Campus. However If you require any additional information, please contact Leoné McEntee on 9661 8019 or 0410 432 505. We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely



Robyn Kruk
Director-General