



The Director General
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attn: Michael File

Dear Michael,

**Re: Proposed Northern Beaches Hospital – Frenchs Forest
Request for Clause 6 Declaration**

Health Infrastructure is proposing the development of a new hospital at Frenchs Forest to service the Northern Beaches. The hospital is proposed to be constructed on land on the corner of Wakehurst Parkway and Frenchs Forest Road. The land was currently occupied by a number of dwellings owned by NSW Health and a Community Health facility is also adjacent to the site on Bantry Bay Road. Legally the site is described as below:

Lot	15	DP	792918
Lot	12	DP	792918
Lot	13	DP	792918
Lot	14	DP	792918
Lot	11	DP	26087
Lot	10	DP	26087
Lot	9	DP	26087
Lot	8	DP	26087
Lot	7	DP	26087
Lot	6	DP	26087
Lot	5	DP	26087
Lot	4	DP	26087
Lot	1	DP	26087
Lot	2	DP	26087
Lot	3	DP	26087

The site is within the proposed Forest High Precinct identified on the Precinct Map currently on exhibition for the State Significant Site (SSS) to accommodate the hospital and future growth in the area. In accordance with the SSS process, the land for the proposed hospital will be zoned SP2 Infrastructure (Health Service Facility and Educational Establishment).

The proposed hospital will provide upwards of approximately 40,000m² of public hospital floor space including Emergency Services, Imaging, Operational and Clinical support and accommodation for 198 beds. Additional expansion phases are also proposed. A copy of a draft high level Feasibility Study is attached for your information.

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 Northern Beaches Hospital development 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 in the order of \$600million and therefore meets the SEPP criteria as a major project.

Additional details of the proposal in the form of a Preliminary Environmental Assessment (PEA) will be provided when Director General's Environmental Assessment Requirements (DGRs) are sought, following the Minister's Declaration under Clause 6.

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 Anthony Manning on 9978 5430 or Leoné McEntee on 96618019 We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Manning', with a long horizontal flourish extending to the right.

Anthony Manning
Director Planning & Technical