

APPENDIX A CALL-IN REQUEST



23 December 2016

The Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Mr Marcus Ray

**Request for Declaration under Section 89C(3) of the *Environmental Planning and Assessment Act 1979*
Proposed Health Services Building – Precinct 4 at Royal North Shore Hospital**

Section 89C(3) of the *Environmental Planning and Assessment Act 1979* (the Act) enables the Minister for Planning (**Minister**) to declare, by order published in the Gazette, 'specified development on specified land' to be State Significant Development (**SSD**).

Any such declaration may be made once the Minister has obtained and made publicly available advice from the Planning Assessment Commission (**PAC**) about the State or regional planning significance of the development. A declaration made in addition to the prescribed development in Schedule 1 of the State Environmental Planning Policy (State and Regional Development) (**SRD SEPP**).

Health Infrastructure (**HI**) requests that the Minister for Planning request the PAC to provide advice about the State or regional planning significance of the Health Services Building proposed to be constructed at Precinct 4 of the Royal North Shore Hospital and, subject to the outcome of this advice, declare the carrying out of that development on that land to be SSD in accordance with Section 89C(3) of the Act.

This letter provides further information in relation to the development as required under the Department of Planning and Environment's 'Guideline on 'call-in' of State significant development under the Environmental Planning & Assessment Act 1979' (**Guidelines**).

1 Background

NSW Health has identified the need to relocate NSW Health agencies which provide key health related administrative support and other health related functions. In doing so, it has sought options that meet both the needs of the Ministry of Health and Government Policy on decentralisation away from the Sydney CBD.

Precinct 4 at the Royal North Shore Hospital has been identified as the most suitable location to provide accommodation for NSW Health agencies and it is proposed to construct a building for this purpose on the site. Details of the project are contained at section 4 below.

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2 The Approved Concept Plan

In April 2007, the Minister for Planning approved a Concept Plan for the Royal North Shore Hospital redevelopment (MP06_0051) under Part 3A of the Act. The approved Concept Plan identified various precincts within the RNS Campus which were intended to be redeveloped for specific purposes, including health related, residential, commercial and retail uses.

An extensive portion of the site has since been constructed in accordance with the approved Concept Plan and various Part 3A project approvals, including the new Acute Hospital Building, and the Community Health, Mental Health and Research and Education facilities.

Condition M.1(f)(2) of the Concept Plan approval requires that Precinct 4 "shall be developed for employment generating land uses and may include residential and temporary accommodation". This Precinct has not yet been redeveloped. Despite the repeal of Part 3A, the Concept Plan approval continues to have legal effect in accordance with Schedule 6A of the Act. In particular, clause 3B(2) of Schedule 6A relevantly provides that:

- ...
- (c) *any development standard that is within the terms of the approval of the concept plan has effect,*
 - (d) *a consent authority must not grant consent under Part 4 for the development unless it is satisfied that the development is generally consistent with the terms of the approval of the concept plan.*
- ...

2 The Locality

The Royal North Shore Hospital is located in St Leonards on the lower north shore within the Willoughby Local Government Area (LGA) and is approximately 10 km from Sydney CBD.

St Leonards has been identified as a 'Strategic Centre' in the December 2014, "Plan for Growing Sydney" by the Department of Planning and Environment. This is primarily due to the presence of the RNS Hospital, as well as the scale of office employment and its strategic location along rail and bus networks. St Leonards provides regionally significant concentrations of employment, health, education and lifestyle related activities at a location well serviced by public transport, as well as supporting areas of higher density residential development.

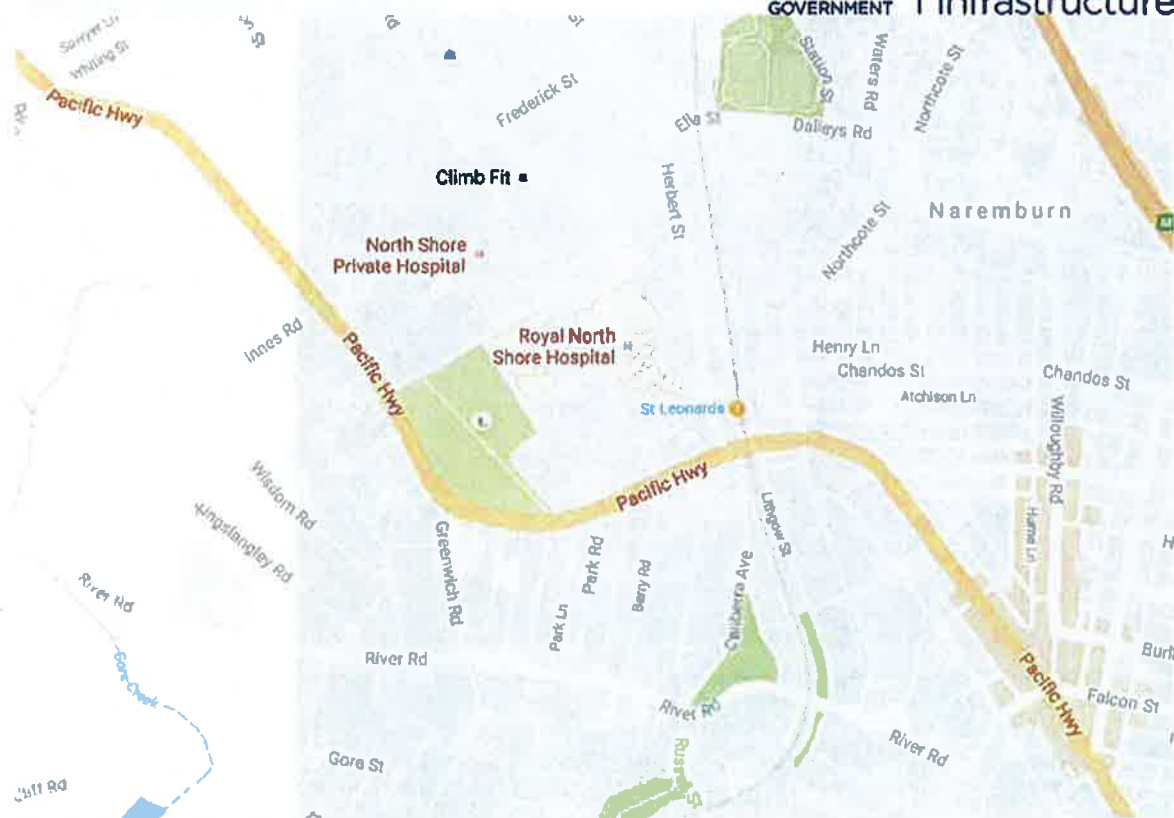


Figure 1 Locality Plan (Source: Google Maps)

3 The Site

The site has excellent access to the Sydney CBD. It is located within immediate proximity of St Leonards Railway Station, and lies on several major bus routes. It is within easy walking distance of transportation networks, shops, offices, open space and residential properties. It has convenient access to both the Pacific Highway and the Orbital Motorway (including the Gore Hill Freeway). RNS Hospital is surrounded by a wide variety of land uses, including St Leonards CBD and high density housing to the east; residential development to the south and east; special uses (UTS North Sydney TAFE, Gore Hill Memorial Cemetery and former ABC site) to the west; industry and Gore Hill Park to the immediate south west.

Precinct 4 is owned by Health Administration Corporation (HAC).



Figure 2 RNS Hospital Site (Source Google Earth)

Zoning and Permissibility

The site is zoned **SP2 Infrastructure** under the *Willoughby Local Environmental Plan 2012* for the purposes of "Hospital".



Figure 3 Extract from Willoughby LEP 2012

The project is permissible with development consent under clause 57(1) of *State Environmental Planning Policy (Infrastructure) 2007 (SEPP I)*. This clause provides that development for the purpose of 'health services facilities may be carried out by any person with consent on land in a prescribed zone'. SEPP I relevantly defines:

- 'health services facility' to mean 'a facility used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons'. The project will be used to provide key services and functions related to the NSW public health system as outlined at section 4 below.
- 'prescribed zone' to include land zoned SP2 Infrastructure.

Existing Development

As outlined above, there has been substantial redevelopment on the RNSH site since the Concept Plan was approved including:

- New Acute Hospital;
- New Community Services and Mental Health Building;
- New Clinical Services Building;
- New Research and Education Building; and
- Refurbishment to various buildings across the site.

The map below shows the current schematic layout of the RNSH site.



Figure 4 Schematic plan of RNSH (Source: RNSH Website)

Site Access

The main access to the site is from Herbert Street for those coming from the St Leonards Railway Station or from Reserve Road or Westbourne Avenue for vehicle access from the Pacific Highway. The proposed redevelopment will be accessed from Reserve Rd in the general proximity of building 52 (refer to figure 4 above).

4 The Project

The building which is proposed to be occupied by key NSW Health agencies is located within Precinct 4A of Concept Plan 06_0051 approved under Part 3A of the EP&A Act.



Figure 5 Approved Concept Plan showing Precinct 4a

The proposed development comprises a ten (10) stories above ground plus plant configuration with two levels of basement parking. The ground floor will comprise a childcare service (internal and external space), retail (café) and the entry lobby. Above that will be 9 floors of office floor space which will house administrative and other ancillary functions of NSW Health including the following:

- Ministry of Health and other entities
- Health Infrastructure (HI)
- HealthShare
- eHealth
- Agency for Clinical Innovation (ACI)
- Bureau of Health Information (BHI)
- Clinical Excellence Commission (CEC)
- Health Education and Training Institute (HETI)
- Cancer Institute NSW

- Ambulance Service NSW

Details of the key functions of each of these agencies, and their significance in delivering the NSW public health system, are set out below.

The building will contain approximately 32000m² of gross built area plus 115 car spaces, which will be contained within two below ground basements and accessed from Reserve Road. This provides total lettable areas of approximately 29,000m². Of this area, approximately 27,000m² will be dedicated to health related uses, with 635m² to ground floor retail to support the health uses within the building and 1275m² to childcare for RNS Hospital staff.

Images of the initial design for the building are shown below.

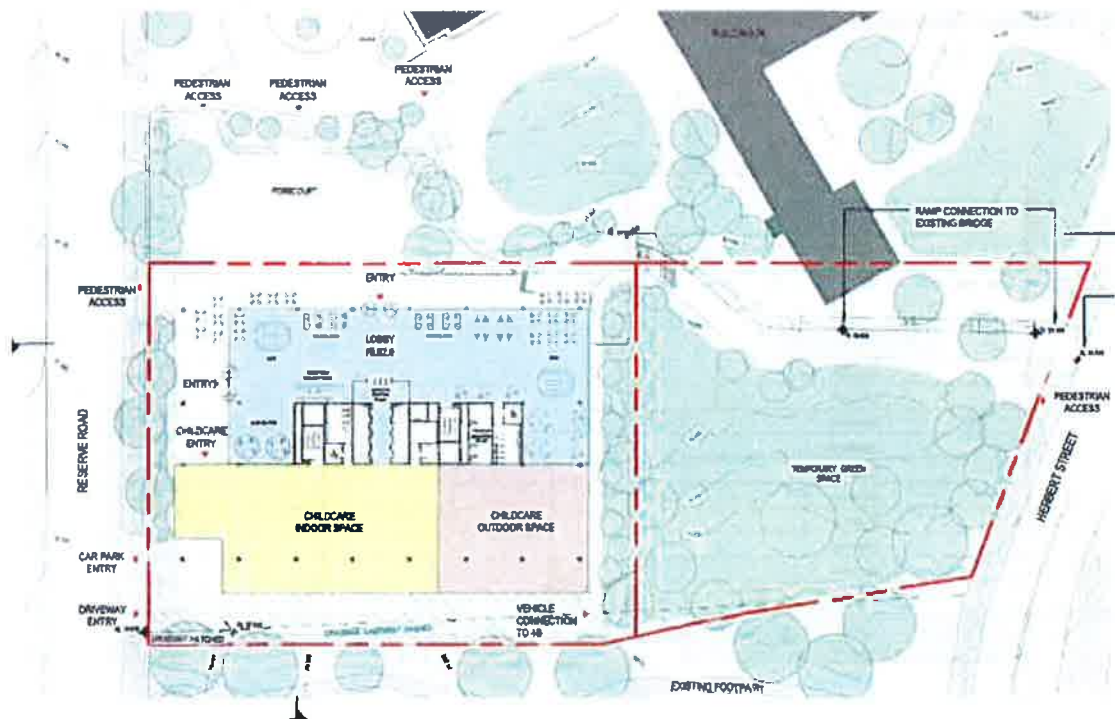


Figure 6 Proposed plan (Source Architectus)

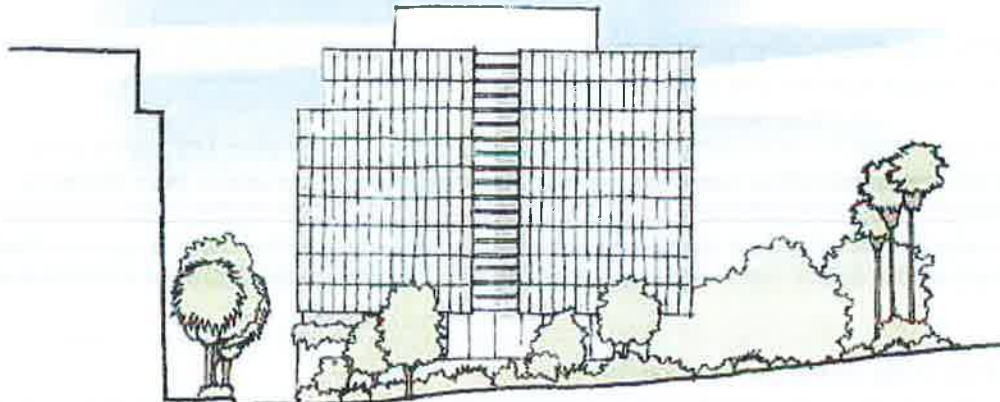


Figure 7 Proposed Elevation (Source Architectus)

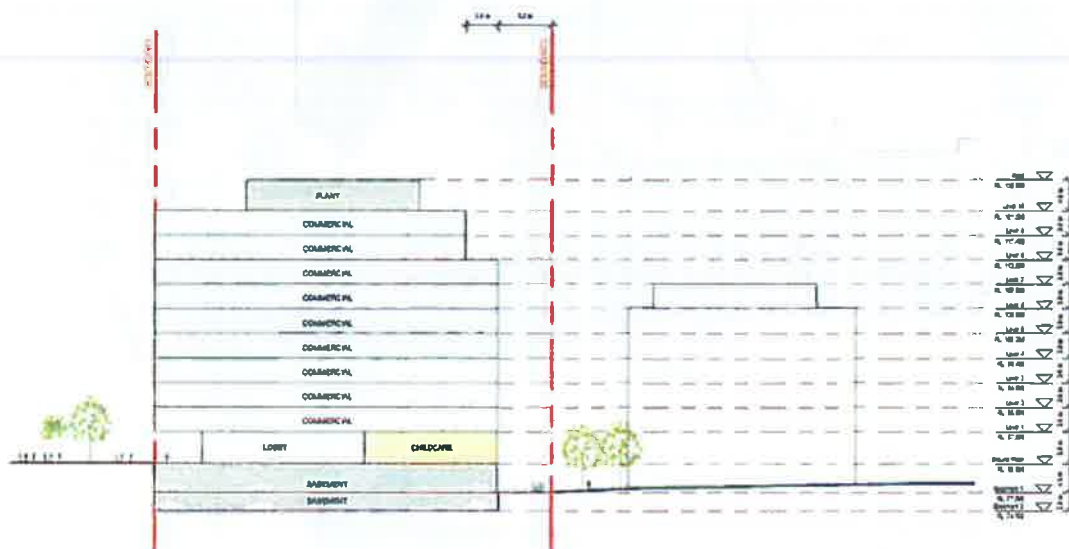


Figure 8 Proposed Section (Source Architectus)

While the form of the proposed building is generally consistent with the approved Concept Plan, there are minor changes proposed to the built form to meet the accommodation requirements of the key health related NSW governmental agencies who will occupy the building.

This affects the bulk and footprint of the proposed building. The approved Concept Plan envisaged that two separate buildings be constructed within Precinct 4a. The proposed building is a single structure which has a larger footprint than each one of the buildings envisaged by the Concept Plan. In addition, the open space identified between the two towers is not provided in the proposed development, rather the landscaped areas are provided in an alternative arrangement. The height, floor space and overall scale of the building is however generally consistent with what was proposed for Precinct 4.



In order to address this issue, HI has applied for a modification under section 75W of the Act to the Concept Plan Approval so as to reflect the proposed built form of the Project.

It is anticipated that around 1900 construction jobs will be created as a result of the proposal. The proposed building will have a Capital Investment Value in excess of \$200million.

The following agencies will be occupants of the building:

NSW Ministry of Health

The administration of NSW's public hospitals, including the Royal North Shore Hospital, is a core function of the Ministry of Health.

The Ministry of Health provides the key Westminster functions supporting the Ministers and the Government, as well as licensing and regulatory functions, direction of public health functions (pandemic management, emergency public health action, disease surveillance, control and prevention) and "system manager" functions (state-wide planning, purchasing, performance monitoring and management of hospitals and health services).

The purpose of NSW Health is to plan the provision of comprehensive, balanced and coordinated health services to promote, protect, develop, maintain and improve the health and wellbeing of the people of New South Wales as identified by the *Health Administration Act 1982*.

NSW Health is the largest health care system in Australia, and one of the largest in the world. Each year, NSW Health cares for millions of people and oversees billions of dollars' worth of investment in patient care, building, equipment, technology and research and employs around 111,000 staff (FTE 2015-16). NSW is home to one third of the Australian population and NSW Health has worked at state and local levels to address any systemic gaps and improve health outcomes. NSW Health is delivering a more integrated health system, through the adoption of new approaches to care delivery, services are connected across many different providers and focused on individual patient needs as well as cost effectiveness.

The Secretary has overall responsibility for the management and oversight of NSW Health. The Secretary chairs key management meetings for the system including the NSW Health Senior Executive Forum and the Executive Leadership Team. The NSW Health Senior Executive Forum brings together Chief Executives from across the health system, while the Executive Leadership Team is a smaller group comprising of the NSW Ministry of Health Executive and Chief Executives from the ACI, CEC, HETI and HSS. Both groups are critical in considering issues of health system-wide interest, including the NSW Health budget, development and implementation of health policy and monitoring of health system performance.

Within the Ministry of Health, the following key roles are provided across the State:

- **Office of the Secretary:** the Secretary's Policy and Co-ordination Unit provides high-level executive and administrative support to the Secretary across a broad range of issues and functions. The Unit works with the Deputy Secretaries and members of the NSW Health Executive to ensure the Secretary receives advice that is accurate, timely and reflects a cross agency view on critical policy and operational issues.
- **Internal Audit:** provides an independent review and advisory service to the Secretary and the Risk Management and Audit Committee. It provides assurance that the Ministry of Health's financial and operational controls, designed to manage the

organisation's risks and achieve the entity's objectives, are operating in an efficient, effective and ethical manner.

- **Finance:** the Finance Branch has the lead role in managing and monitoring the financial performance of the NSW public health system within the NSW Health Performance Framework. The Finance Branch is dedicated to delivering its strategic goals; supporting sustainable resource allocation within the NSW public health system to support the delivery of patient care; and supporting health decision makers to make the right financial decision at the right time.
- **Strategy and Resources:** the Strategy and Resources Division is responsible to the Secretary for strategic health policy development, inter-government negotiations, implementation of the national health reform agreement, funding strategies and budget allocation, system-wide planning of health services and capital planning and investment. The division also supports the Standing Committee on Health, the Australian Health Ministers' Advisory Council and the NSW Health Minister's Advisory Committee.

Pillars

Following a Commission of Inquiry conducted by Peter Garling SC in 2009, four statutory Health Corporations were created or confirmed to support clinicians to improve the way in which health care is delivered. As part of the Governance Review, a further corporation was created in 2012 to put a particular focus on kids and families.

The following agencies which will occupy the Proposed Development are 'statutory health corporations' constituted under the *Health Services Act 1997 (NSW)*:

- the Agency for Clinical Innovation;
- the Bureau of Health Information
- the Clinical Excellence Commission; and
- the Health Education and Training Institute.

The objects of the *Health Services Act 1997 (NSW)* relevantly include:

- ...
- (b) *to constitute statutory health corporations to deliver health services and health support services ...*
 - (c) *to recognise as affiliated health organisations certain non-government institutions and organisations that provide health services and health support services within the State that contribute significantly to the public health system, ...*
 - (d) *to re-affirm the adoption of the Medicare Principles and Commitments as guidelines for the delivery of public hospital services ...*
- ...
- (i) *to make provision for the funding of public health organisations, and*
 - (j) *to facilitate the efficient and effective administration of the public health system generally by providing mechanisms for such matters as inquiries, inspections and transfers of resources.*



The following Pillar organisations will be located in the proposed building:

The Agency for Clinical Innovation (ACI) is responsible for reviewing clinical variation and supporting clinical networks in clinical guideline/pathway development, with encouragement towards standardised clinical approaches based on best evidence. It is the primary agency for engaging clinical service networks and designing and implementing new models of care for NSW hospitals, including the Royal North Shore Hospital.

ACI works with clinicians, consumers and managers to design and promote better healthcare for NSW.

A primary focus for the ACI is partnerships in the NSW health system to ensure high standards of clinical service in NSW, including in NSW hospitals. As part of the strategic planning process ACI consult with the local health districts (LHDs), speciality health networks, pillars and Ministry of Health seeking feedback on current work and establishing priorities for working with the ACI over the next three years.

The ACI works closely with the following agencies:

- Ministry of Health;
- Bureau of Health Information;
- Cancer Institute NSW;
- Clinical Excellence Commission;
- Health Education and Training Institute; and
- Ambulance Service of NSW.

The Bureau of Health Information (BHI) was established by the NSW Government in following the Garling Special Commission of Inquiry into Acute Care Services in NSW Public Hospitals. BHI is the primary source of quality information to the community, healthcare professionals and policymakers to ultimately support improved patient care and wellbeing.

BHI's primary focus is to deliver timely, accurate and comparable information on the performance of the NSW public healthcare system, including NSW hospitals. BHI's functions include:

- preparation and publication of regular reports on the performance of the NSW public health system (including hospitals), including the safety, quality, effectiveness, efficiency and responsiveness of the system to the health needs of the people of NSW;
- providing an annual report to the Minister and Parliament on the performance of the NSW public health system (including hospitals);
- publication of reports benchmarking the performance of the NSW public health system (including hospitals) with comparable health systems;
- development of reports and tools to enable analysis of the performance of health services, clinical units and clinical teams across the NSW public health system (including hospitals);
- providing advice to the NSW Ministry of Health on the quality of existing data sets and the development of enhanced information analysis and reporting to support performance reporting to clinicians, the community and Parliament; and



- providing advice to the Minister for Health and the Secretary of the Ministry of Health on issues arising out of its function.

The Clinical Excellence Commission (CEC) has responsibility for quality and safety and providing leadership in clinical governance to hospitals across NSW, including the Royal North Shore Hospital. It was established in 2004 as one of the five key structural reforms outlined in the NSW Health Patient Safety and Clinical Quality Program (PSCQP) and as an evolution of the Institute for Clinical Excellence,

Since its development, the CEC has gained local, national and international recognition by developing and driving programs and initiatives in collaboration with clinicians, managers, consumers and health service partners. Its role and functions are articulated in the Ministerial Determination of Functions for the Support Organisation pursuant to section 53 of the *Health Services Act 1997 (NSW)*. These are:

- a) to provide system wide clinical governance leadership with local health districts and specialty networks, including support of the implementation and ongoing development of local quality systems;
- b) to develop policy and strategy related to improvements of clinical quality and safety across the NSW public health system, including hospitals, and promote and support improvement in clinical quality and safety in public and private health services;
- c) to identify, develop and disseminate information about clinical quality and safety in health care, including in hospitals, on a State wide basis, including (but not limited to):
 - i. working with the Health Education and Training Institute (HETI) to provide advice and inform the Institutes development, provision and promotion of training and education programs;
 - ii. identifying priorities for and promoting the conduct of research about clinical quality and safety in health care;
- d) to review adverse clinical incidents arising in the NSW public health system, including in hospitals, and develop responses to those incidents including (but not limited to):
 - i. co-ordinating responses to specific incidents with system or Statewide implications; and
 - ii. providing advice to the Secretary, Ministry of Health on urgent requests or emergent patient safety issues and staff safety issues in a clinical setting;
- e) to monitor clinical quality and safety processes and performance of public health organisations and to report to the Secretary, Ministry of Health and Minister thereon;
- f) to provide the Bureau of Health Information with relevant data about clinical quality and safety in the public health system, including in hospitals, to support the Bureau's public reporting function;
- g) to consult broadly with public health organisations, health professionals and members of the community in performing its functions;
- h) to provide advice to the Secretary, Ministry of Health and Minister for Health on issues arising out of its functions; and
- i) to develop three year Strategic Plans and an Annual Work Plan, linking these activities and priorities of the Commission to the Statewide directions and priorities of



NSW Health and work in accordance with these plans and Service Compact agreed with the Secretary, Ministry of Health.

Health Education Training Institute (HETI) draws together highly skilled staff in health education, training, governance, finance and management. It has a focus on training and capability development in the system, including post-graduate training, clinical and non-clinical leadership development and undergraduate and vocational training. A core function of HETI is to provide education and training to NSW health workers and staff, including in NSW hospitals.

HETI's mission is to improve the health of NSW and the working lives of NSW Health staff through education and training. This is achieved by delivering contemporary, high quality education and training that responds to partner needs and focus on care.

HETI works closely with its partners and stakeholders including Local Health Districts, Specialty Health Networks, other public health organisations and health education and training providers.

HETI has the following role and functions:

- a) to design, commission, conduct, coordinate, support and evaluate education and training programs (including in hospitals):
 - i. for clinical, corporate and support staff, including VET, vocational, undergraduate, professional entry/clinical trainees, new graduates; and
 - ii. such other education and training and workforce development programs as the Director-General may direct from time to time;
- b) to design, commission, conduct, coordinate, support and evaluate management, leadership and professional development programs, as appropriate, including for hospitals;
- c) to support reform and improve workforce capability, including for hospitals, through:
 - i. identification and development of State wide programs for clinicians to become skilled teachers, trainers and supervisors;
 - ii. managing a registered training organisation;
 - iii. maintaining and administering an online learning management system, including provision of quality assurance standards and resource development; and
 - iv. State wide oversight, coordination and implementation of best practice learning including simulated learning environments, and other technologies;
- d) to institute, coordinate, oversee and evaluate education and training networks (including for hospitals) and ensure they support service delivery needs, meet operational requirements, optimise the use of State wide and Local Health District education and training resources and are, as far as possible, consistent with, clinical service networks;
- e) to set standards for education and training (including for hospitals) including medical training and accredit institutions for prevocational education and supervision;
- f) to establish effective monitoring and reporting systems to meet State wide and national reporting requirements for education and training in the health sector (including for hospitals);

- g) to ensure education and training programs and other projects it undertakes in performing its functions:
- i. are responsive to local needs (including local needs such as those pertaining to the Royal North Shore Hospital);
 - ii. are cost effective, affordable and accessible;
 - iii. meet both individual local health district, specialty network and whole of system needs; and
 - iv. support staff in providing safe, high quality, multi-disciplinary team based, patient centred care;
 - v. to work closely with Local Health Districts, Specialty Networks and education providers;
 - vi. to develop a three year Strategic Plan and an Annual Work Plan, linking activities and priorities of the Institute to the State wide directions and priorities of NSW Health and work in accordance with these plans and the Service Compact agreed with the Secretary; and
 - vii. to provide advice to the Secretary on matters relevant to its functions.

Shared Services

The shared services agencies, including HealthShare NSW, eHealth and HI, which will occupy the Proposed Development each constitute administrative units of the Health Administration Corporation (HAC). HAC is constituted under the *Health Administration Act 1982 (NSW)* and, as its name suggests, provides key administration services to the NSW public health system, including public hospitals and the Royal North Shore Hospital.

HealthShare NSW provides linen, food, payroll, warehousing and logistics, procurement and transactional finance and other shared services to public hospitals, including Royal North Shore Hospital, and Local Health Districts. HealthShare NSW is the largest public sector shared services organisation in Australia. It is a statewide body of more than 6,500 employees who support the delivery of patient care in NSW Health.

The HealthShare NSW Board commenced on 1 August 2012 and includes senior representation from Local Health Districts, the Ministry of Health and independent members with extensive commercial experience. It plays an active role in guiding the delivery of shared services, including to public hospitals, as well as having oversight of activities aimed at improving customer service and the continued creation of value through more efficient services.

HealthShare NSW provides around 24 million meals each year for patients, and manages the supply of linen to NSW hospitals, including Royal North Shore Hospital. It provides over 40,000 tonnes of sheets, blankets, towels and surgical gowns each year, making it the largest single supplier of linen to health services in Australia.

eHealth is supported through HealthShare NSW and is a system leader for the NSW Health Clinical Information strategy, forward planning and delivery. NSW Health ICT capability is decentralised with eHealth responsible for leading ICT strategy based implementation of state-wide plans working closely with Local Health Districts and the clinical community. It provides ICT services to all NSW public hospitals including the Royal North Shore Hospital. In partnership with Local Health Districts, eHealth NSW has a number of state wide responsibilities, including overseeing new governance forums, setting technical, clinical and

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corporate application standards, supporting the roll out of localised and interoperable programs, ensuring accountability and performance, and maintaining NSW Health ICT infrastructure.

Health Infrastructure provides capability in major capital works planning and delivery for the health system. HI procures the planning and delivery of all capital projects over \$10m in value and develops procurement systems and templates for use in the procurement of works under \$10m on behalf of the Local Health Districts. A core focus of HI is the delivery of capital work projects for NSW hospitals, including for the Royal North Shore Hospital.

The 2016-17 NSW public health system budget is \$20.6 billion for health services plus \$1.6 billion for health infrastructure. HI manages Australia's largest portfolio of health capital works projects (totalling \$5 billion) with over \$800 million spent last financial year. HI works to meet New South Wales' ever-evolving healthcare needs by ensuring health infrastructure is delivered on time and on budget. This means working closely with Local Health Districts clinicians/doctors, nurses, healthcare workers and the local population across New South Wales, providing relevant advice and guidance to help them serve the local population's specific needs.

HI specialises in:

- procuring the delivery of fit for purpose healthcare facilities, including at the Royal North Shore Hospital;
- ensuring value for money via innovative procurement methods;
- long-term master planning for health campuses;
- community consultation and stakeholder engagement across our projects and programs; and
- economic appraisals and risk mitigation

5. Considerations Under Part 5 of the Guidelines:

- a. ***Whether the proposal is of regional or State importance because it is in an identified strategic location, or is critical in advancing the nominated strategic direction or achieving a nominated strategic outcome, contained in a relevant State policy, plan or strategy, or regional or sub-regional strategy***

The State Infrastructure Strategy "First Things First" is an assessment of priority infrastructure problems and solutions for the next two decades for the NSW Government, the community, business and all who have an interest in the success of NSW. The Strategy builds on the NSW Government's existing public commitments and outlines a forward program of more than 70 urban and regional projects and reforms across a range of portfolios including health.

A Plan for Growing Sydney

The NSW Department of Planning and Environment's "A Plan for Growing Sydney" has the overarching Vision for Sydney to be "a strong global city, a great place to live". It identifies St Leonards as a Strategic Centre for health related employment and commercial and office uses to grow job creation. This proposal is consistent with and promotes the objectives of the Plan which promotes the following priorities for St Leonards:

- Retain a commercial core in St Leonards for long term employment growth.



- Provide capacity for additional mixed use development in St Leonards including offices, health related services and housing.
- Support health related land uses and infrastructure around Royal North Shore Hospital.
- Investigate potential future employment and housing opportunities associated with a Sydney Rapid Transit train station at St Leonards/Crows Nest.

This position is further supported by the Draft North District Plan which priorities leveraging investment of major transport investment in Sydney Metro and NorthConnex and presents opportunities to spur on economic growth in Macquarie Park, St Leonards, North Sydney, Chatswood and around Sydney Metro station precincts. NorthConnex will help to shift traffic away from the busy Pacific Highway and Pennant Hills Road so that places along these routes can be revitalised.

The proposed project is a significant investment in Government infrastructure which will relocate professional, clerical and health related jobs close to major public transport infrastructure thus helping to fulfil this critical strategic Government objective,

b Whether the proposal delivers major public benefits such as large-scale essential transport, utility infrastructure, or social services to the community

As identified above, the NSW Health agencies proposed to occupy the building play a pivotal role in supporting the delivery of the NSW public health system and provide services which are critically important to the delivery of public health services in NSW. As such the proposal offers major public benefits and social services to the community of the State of NSW. Its co-location adjacent to one of the State's major hospital facilities (and precinct) allows for ongoing ancillary services to be provided significantly enhancing service delivery and efficiencies within the NSW Health System, ultimately for public and community benefit. The public benefits of this proposal, while not necessarily delivered direct to the public, are therefore clear and substantial.

c Whether the proposal is likely to have significant environmental, social or economic impacts or benefits, be of a significant hazardous or environmentally-polluting nature, or is located in or in close proximity to areas or locations that have State or regional environmental, archaeological or cultural heritage significance;

While the Royal North Shore Hospital site has buildings of State and local heritage significance for various reasons, it is the economic and social benefits as described above that will be delivered State wide from the proposed facility that made it significant to the State of NSW.

d Whether the proposal is of significant economic benefit to a region, the State or the national economy, such as those with high levels of financial investment and continuing or long-term employment generation

The NSW Government is investing in the order of \$200million dollars in this project and expects to relocate 2,400 employees from various locations into the key health precinct. This high level of State investment, coupled with ongoing employment generation – including 1900 construction jobs, make this project of significant economic benefit to the State of NSW. This, coupled with the increased opportunity to generate



follow-on and support employment in the region is important to the Region and the State.

- e Whether the proposal is geographically broad in scale, including whether it crosses over multiple council and other jurisdiction boundaries, or impacts a wide area beyond one local government area;**

The proposed development is located within one council area; however the RNS Hospital site borders 3 council areas, and the services to be provided by the proposed facility will have broad geographic impact. These services will have State-wide impact (also extending to other NSW health facilities and bodies throughout NSW), while the proposed Childcare centre will provide places for staff employed at the hospital who live both within and outside of Willoughby. The flow on impacts of the proposal, such as encouraging concentrations of health related business and jobs, will also provide benefits beyond the one local government area.

- f Whether the proposal is complex, unique or multi-faceted and requires specialist expertise or State coordinated assessment, including where councils require or request State assistance.**

This does not specifically apply to this proposal, however given the significant State investment in the project and adjacent infrastructure, it is clearly of State importance.

6 Next Steps

On the basis of the information provided above, HI recommend that the Minister "call in" this significant State project by declaring it as SSD in accordance with Section 89C(3) of the Act.

If further information is required, please contact Leone McEntee on 0410432505 or 99785420.

Yours sincerely

Martin Cook
A/Chief Executive

