

Appendix 11: Letter from SJGHC Group CEO

07 October 2022

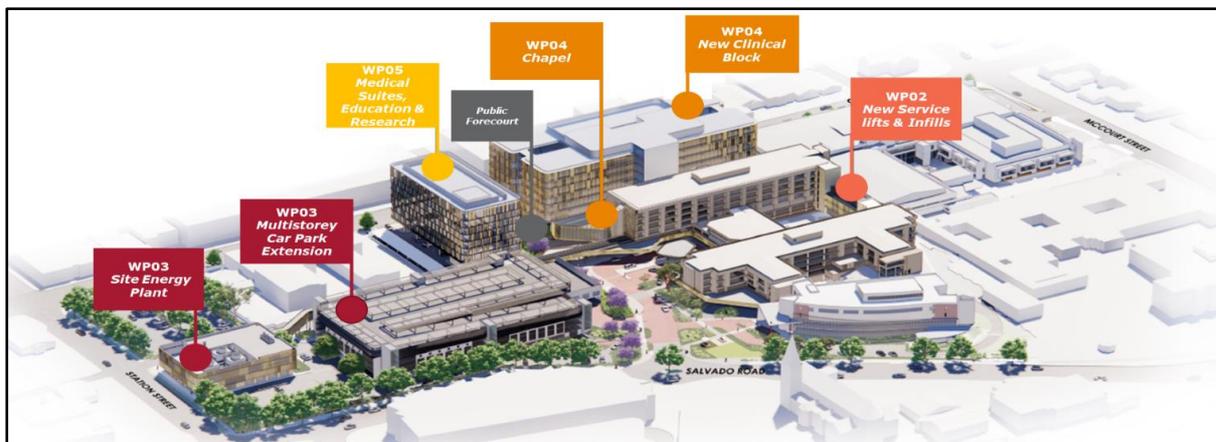
State Development Assessment Unit
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth, Western Australia

Dear Madam/Sir,

St John of God Subiaco Hospital Redevelopment

The \$514 million redevelopment will enable St John of God Subiaco Hospital to build on the 123-year tradition of providing quality, patient centric care to the community. It will enable the hospital to continue to be a world-class academic centre of clinical excellence delivering person-centred care in a contemporary environment which supports healing, new life, clinical excellence and innovation.

The redevelopment consists of five Work Packages as depicted below.



(i) Public interest and the delivery of public benefits to the locality or region.

The redevelopment will enable a world-class academic centre of clinical excellence and deliver the following:

- 150 more single rooms. Analysis of HARDS data indicates the need for an additional 63,170 bed days in the hospital's catchment which equates to 204 beds by 2037. The addition of 150 more single rooms to meet this

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demand is in the interests of the community as a key provider to North Metro Area Health Service.

- Three additional operating theatres and two new Cardiac Catheter Laboratories.
- A new 20-bay Emergency Department (ED) to enable 24/7 admissions for commissioning into the future.
- A purpose-built cohort ward of negatively pressured rooms, built as a safe place to care for COVID, other infectious diseases and high acuity care. The Cohort Ward will be multifunctional providing overflow support to the Coronary Care Unit (CCU) when not in use as an infectious disease ward.
- A Virtual Care Centre to remotely monitor deteriorating patients in the hospital but also potentially for patients at other St John of God hospitals. The Centre also provides support for the hospital to home journey, potentially enhancing care at home.
- A dedicated Medical Suites, Education and Research Building to boost the profile and activity of Health and Medical Research, increasing partnerships with universities.
- A reduction in energy consumption of at least 20% through the purchase of new energy and water consumption intensive equipment like chillers, cooling towers, SSD equipment and lighting.

(ii) The creation of jobs in the locality or regional area both during the construction phase and on an on-going basis.

The project will create 750 jobs during the construction phase with the Total Net Construction Cost of \$311* million.

Beyond the construction phase, the expanded hospital services will employ an additional 1,100 clinical and non-clinical healthcare workers.

*Note: At the time with lodged the Form 17B DA the cost was \$247 million but due to escalation in costs is now estimated at \$311 million.

(iii) The extent to which funding for the project is secured, and/or finance is committed.

At its July 2021 meeting, the St John of God Healthcare Board approved the project and committed a total budget of \$394 million to the project. This approved project budget has already been drawn down on for foundation works. Since the original submission, the cost plan has been updated to reflect the end of schematic design along with the current market conditions e.g. escalation. The current updated estimate is now \$514m.

(iv) The timeframe within which the project is able to commence development following approval.

The project has already completed the construction of the temporary car park (Work Package 01) which is required to enable further works.



Georgiou Group is currently constructing Work Package 02: works to the kitchen, Sterile Supply Department (SSD), lifts, Cohort Ward, and North Main Distribution Board.

Target opening dates for all Works Packages are below.

Work Packages	Target Opening Dates	CY 2021				CY 2022				CY 2023				CY 2024				CY 2025				CY 2026				CY 2027				Target Opening Dates
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
WP01 & 02	Temp Carpark	Complete																								October 2021				
	Kitchen, SSD, Lifts, Infills, Cohort Ward, NBDB					In Construction																				November 2023				
WP03	Site Energy Plant					Design & Approvals				Construction																October 2025				
	Multi-Deck Car Park					Design & Approvals				Construction																Aug 2027				
WP04	Large Clinical Block					Design & Approvals				Construction																June 2025				
	North Block Refurbishment					Design & Approvals												Construction				Sept 2027								
	South Block Refurbishment					Design & Approvals												Construction				April 2027								
WP05	Medical Suites Education & Research					Design & Approvals				Construction																April 2027				

(v) Whether there are any key site or other constraints that might impact the ability of the project to meet the anticipated construction timeframes.

No significant constraints have been identified in the delivery of the project. While the redevelopment of an operational hospital will pose complexities in planning and logistics, the phasing of Work Packages has been designed to minimise disruption and maximise availability of operational services.

Yours sincerely

Tina Chinery
Chief Executive Officer, Subiaco Hospital