

19 September 2018

Ms Liz Devlin
A/Secretary
NSW Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Devlin

Notification of change of scope for Secretary's Environmental Assessment Requirements for the new Tweed Valley Hospital Development

On 22 August 2018 Health Infrastructure (HI) requested the Secretary's Environmental Assessment Requirements (SEARs) for a new state-of-the-art hospital on a greenfield site in the Tweed.

As noted in the request for SEARs, the application is to be staged with the Stage 1 works identified in the request as comprising:

- *Establishing access to the Project Site*
- *Demolition of existing buildings/structures on the Project Site*
- *Construction compound*
- *Augmentation and connection of permanent services for the new facility (water, sewer, electricity, telecommunications)*
- *General clearance of vegetation within the footprint of the hospital construction works including tree stumps*
- *Chipping of cleared vegetation (excluding weed species) to use on-site for ground stabilisation/ erosion control, or off-site disposal (as required)*
- *Bulk earthworks to establish the required site levels and create a stable landform in preparation for hospital construction*
- *Piling and associated works*
- *Associated in-ground infrastructure and works, including stormwater and drainage works*
- *Site stabilisation, including establishment of necessary erosion and sediment controls*
- *Rehabilitation and revegetation of part of the wetland area*

Health Infrastructure
ABN 89 600 377 397

- *Construction of internal road ways for use during construction and in preparation for final road formations in Stage 2*
- *Retaining walls.*

It was also proposed that certain preliminary work will be undertaken under the exempt development provisions of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) and the complying development provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Since the request for SEARs was submitted we have obtained detailed advice from our engineering consultants that stormwater runoff from the unimproved Project Site could impact on the protected land to the north of the Project Site and the wetlands located there. In order to mitigate these potential impacts, soil and water management works including sedimentation ponds and associated works are required to be installed once the Project Site is transferred to Health Administration Corporation's (HAC) ownership and in advance of construction of the new hospital. On that basis, HI will undertake these works following consideration under Part 5 of the Environmental Planning and Assessment Act and therefore wish to exclude these works from the Stage 1 works described in the Request for SEARs dated 22 August 2018.

The Stage 1 scope of work that HI is seeking SEARs for is therefore amended to the following (with deletions identified as strikethrough text and added text underlined):

- ~~Establishing access to the Project Site~~
- ~~Demolition of existing buildings/structures on the Project Site~~
- Construction compound for Stage 1 Works
- Augmentation and connection of permanent services for the new facility (water, sewer, electricity, telecommunications)
- General clearance of vegetation within the footprint of the hospital construction works including tree stumps
- Chipping of cleared vegetation (excluding weed species) to use on-site for ground stabilisation/ erosion control, or off-site disposal (as required)
- Bulk earthworks to establish the required site levels and create a stable landform in preparation for hospital construction
- Piling and associated works
- Stormwater and drainage infrastructure for the new facility
- ~~Associated in-ground infrastructure and works, including stormwater and drainage works~~
- ~~Site stabilisation, including establishment of necessary erosion and sediment controls~~
- Rehabilitation and revegetation of part of the wetland area
- Construction of internal road ways for use during construction and in preparation for final road formations in Stage 2
- Retaining walls.

HI request that the SEARS issued recognise the reduced scope of the Stage 1 work. If you require additional information or wish to discuss, please contact Leone McEntee on 02 9978 5420.

Yours sincerely



Rebecca Wark
Executive Director, Rural & Regional