

Request for Secretary's Environmental Assessment Requirements

Expansion of Existing Health Services Facility
Lingard Private Hospital
MEREWETHER NSW 2291

Prepared by KDC Pty Ltd | September 2018



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Request for Secretary's Environmental Assessment Requirements

Final

Report Job No. 17373 | Prepared by KDC Pty Ltd | September 2018

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Signature



Signature



Date 17 September 2018

Date 17 September 2018

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1 Introduction

1.1 Purpose

KDC Pty Ltd (KDC) has been commissioned to prepare an Environmental Impact Statement (EIS) and associated State Significant Development application documentation in support a concept proposal and Stage 1 Development Application for Kingsland Precinct adjacent to the existing Lingard Private Hospital. The hospital is located at Merewether Street, Merewether NSW 2291, hereafter referred to as the site (see Figure 2).

State Environmental Planning Policy (State and Regional Development) 2011 states that hospitals with a capital investment value of more than \$30 million are identified as State Significant Development (SSD). It is anticipated that the proposed development will have a capital investment value of \$39.85m which is well in excess of \$30 million and therefore this proposed development will be classified as SSD.

The purpose of this submission is to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an EIS for the proposed development. To support the request for the SEARs this submission provides an overview of the proposed development, sets out the statutory context, and identifies the key environmental and planning issues associated with the proposal. The concept proposal is illustrated in Appendix A and the Stage 1 proposed development is illustrated in Appendix B and Appendix C.

1.2 Background

Lingard Private Hospital offers a comprehensive range of specialities and on-site cardiac, medical, surgical and allied health services, all supported by the state-of-the art technology and facilities.

The expansion of Lingard Private Hospital will further provide much needed services to the community such as rehabilitation and surgical services in the areas of orthopedics, urology, ENT, vascular, cardiology and neurology.

The hospital expansion comprises three development precincts (see Figure 1), the existing Lingard Private Hospital, Kingsland Precinct and the Hopkins Street Precinct. Table 1 outlines any development applications/development consents associated with each precinct and current stage of development within each of these precincts.

Table 1 – Precinct and Planning Background

Precinct	Approx. Area	Status of Development Applications/ Development Consents	Stage of Development
Lingard Private Hospital Precinct	1.0ha	<p>Lingard Private Hospital has been operational as a surgical hospital since 1981 and therefore operates under a historical consent.</p> <p>DA2015/10349 – Approved by Newcastle City Council on 6 December 2016 for alterations and additions to Lingard Private Hospital. The additions included a two-storey building housing an additional three (3) operating theatres and 24 private rooms.</p>	<p>Lingard Private Hospital offers a comprehensive range of specialities and on-site cardiac, medical, surgical and allied health services.</p> <p>The additions have been granted Occupation Certificates and the operating theatres are in use.</p>

Kingsland Precinct	0.38ha	<p>DA2017/0146 – Lodged with Newcastle City Council for the alterations and additions to an approved car park structure, including the addition of a health service facility and associated signage.</p> <p>DA2015/00394.02 – Approved by Newcastle City Council on 09 February 2018 for changes to car park increasing to 129 spaces, amending levels and associated future health service facilities floor space.</p> <p>A Planning Proposal (PP) (PP_2013NEWCA_007_00) was gazetted on 26 September 2014 to facilitate the rezoning of the land bound by Lingard Street, Merewether Street, Mitchell Street and Union Street. The PP changed the land use zoning from IN2 Light Industrial to B5 Business Development.</p>	<p>This DA is currently under assessment by Newcastle City Council.</p> <p>The car park structure is currently under construction with an anticipated completion time in Quarter 4 2018.</p> <p>Health service facilities were prohibited within the former IN2 Light Industrial zoning of the land. Hence, the purpose of the PP was to rezone the land to B5 Business Development; a zone cited in the State Environmental Policy (Infrastructure) 2007 as a zone within which a health service facility is defined as infrastructure and is made permissible even though it is prohibited under the B5 zoning table in the Newcastle Local Environmental Plan 2012. This PP facilitated the lodgement of the Development Applications listed above. The Planning Proposal did not amend the maximum building height and FSR, it is acknowledged that both development standards should have been amended to acknowledge the other permissible uses within the B5 Business Development zone.</p>
Hopkins Street Precinct	0.28ha	No planning approvals have been sought or granted for the Hopkins Street Precinct.	Conceptual design and acquisition stage.

1.3 Project Benefit

Lingard Private Hospital currently offers state-of-the art facilities with accommodation for 121 licensed beds, 7 operating theatres, 24 hour on-site medical support, 6 intensive care beds, 12 Coronary Care beds and specialist consulting rooms.

Australian Bureau of Statistic (ABS) data reveals that Newcastle’s annual population growth rates have varied between 0.25% to 5.1% over the past 7 years, averaging 1.91%, highlighting the significant growth which has taken place in recent years. In addition, the Hunter New England local health district catchment is expected to increase from 875,550 (2011) to 1,063,950 (2036) people, this equates to a total change of 21.5% over this 25 year period. These statistics illustrate the need to enhance Lingard’s medical offerings to ensure the hospital can respond to the predicted population increase.

The concept proposal will provide significant benefits for the broader Newcastle community by expanding the clinical service offerings needed to respond to the health needs of the catchment population now and in the future. The benefits include:

- Increase the medical offerings of the hospital to cater for a broader range of medical issues and patients;
- Reinforce Newcastle's role as a significant regional city and a knowledge centre of excellence in health that provides world-class research into medical technologies;
- Reduce pressure on surrounding private and public hospitals including John Hunter Hospital;
- Grow and support a skilled workforce, providing medical related employment close to the Newcastle Central Business District (CBD), tertiary education facilities and residential areas;
- Improved service access and patient flow for the Newcastle catchment area; and
- Provide contemporary and improved models of care.

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2 Site and Locality

2.1 Site Location and Description

The existing Lingard Hospital site is located at 23 Merewether Street, Merewether, situated within the Local Government Area (LGA) of Newcastle.

The Lingard Private Hospital concept proposal comprises three precinct areas, known as Lingard Private Hospital Precinct, Hopkins Street Precinct and Kingsland Precinct (refer to Figure 2). The site particulars for each precinct are described as:

- **Lingard Private Hospital Precinct:** 23 Merewether Street, Merewether; legally known as Lot 100 DP 1168197.
- **Kingsland Precinct:** 6 to 8 Lingard Street, Merewether; legally known as Lot 7 DP 741487, Lot 1, 2 and 3 DP 1027546 and 18 to 20 Merewether Street, Merewether; legally known as Lot 4 DP 218920 and Lot 10 Sec 3 DP 111239.
- **Hopkins Street Precinct:** 27 Hopkins Street, Merewether; legally known as SP 40687.

Figure 1 –Precinct Areas (Source: KDC, 2018)



Figure 2 – The Site (Source: SIX Maps)



2.2 Surrounding Development

Under Newcastle Local Environmental Plan 2012 (NLEP 2012) Lingard Private Hospital and Hopkins Street Precincts are located in the R3 Medium Density Residential zone and the Kingsland Precinct is located in the B5 Business Development zone.

The character of the immediate locality is mixed, and includes residential, community and commercial buildings. Merewether is located approximately 3 kilometres from Newcastle's CBD.

Figure 3 illustrates the broader context of these precincts.

Figure 3 – Illustration of the Key Spatial Strategies (Source: KDC, 2018)



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3 Description of Proposed Development

The SSD application seeks consent for:

- **Lingard Private Hospital Concept Proposal:** A concept proposal to guide the staged development of the three health precincts and core development controls that will inform the design and assessment of future development applications for the site. The concept proposal is attached at Appendix A.
- **Stage 1 Development** includes:
 - Demolition of existing light industrial structures located at 18 to 20 Merewether Street, Merewether; and
 - Construction of a health service facility with the following indicative elements with a maximum approximate height of 17 metres and floor space ratio (FSR) of 2:1, equating to a gross floor area of approximately 2,380m².

The proposal will include the following indicative elements:

- Three levels of car parking, with two basement levels, containing approximately 72 additional car parking spaces for patients, visitors and staff. Access will be from Merewether Street;
- Sixteen additional consultation suites; and
- A café located along Merewether Street.

Figure 4 illustrates the site area for the concept proposal and Stage 1 proposed development area. The Stage 1 conceptual architectural plans are attached at Appendix B. The Stage 1 conceptual architectural plans illustrate the interim proposed layout, noting that DA2017/0146 is still under assessment by Newcastle City Council. Appendix C highlights the desired future layout with the DA2017/0146 site and stage 1 site amalgamated.

Concurrently, a Planning Proposal will be prepared and submitted to Newcastle City Council to rezone the concept proposal area to SP2 Infrastructure and remove the height of building and the floor space ratio controls.

Figure 4 – Concept Proposal and Stage 1 Areas (Source: KDC, 2018)



4 Planning and Approval Framework

4.1 Approvals Process

The Lingard Private Hospital concept proposal is classified as 'State Significant Development' (SSD) pursuant to Section 4.36 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and is also 'staged development' as defined in Section 4.37 of the EP&A Act 1979.

This proposal therefore seeks consent for a staged SSD application as described under Clause 12 of the *State Environmental Planning Policy (State and Regional Development) 2011*.

4.2 Commonwealth Legislation

No Commonwealth environmental legislation is triggered by the proposed development. Therefore, this assessment identifies state and local planning requirements only.

4.3 State Legislation

Pursuant to Section 4.41 of the EP&A Act 1979 the following authorisation are not required for SSD applications:

- A permit under section 201, 205 or 219 of the *Fisheries Management Act 1994*;
- An approval under Part 4, or an excavation permit under section 139, of the *Heritage Act 1977*;
- An Aboriginal heritage impact permit under section 90 of the *National Parks and Wildlife Act 1974*;
- A bush fire safety authority under section 100B of the *Rural Fires Act 1997*; and
- A water use approval under section 89, a water management work approval under section 90 or an activity approval under section 91 of the *Waste Management Act 2000*.

Table 2 provides a more detailed discussion of relevant State legislation and its application to the site.

Table 2 – Relevant State Legislation

Legislation	Relevant Requirements	Application to Lingard
<i>Biodiversity Conservation Act 2016</i>	<ul style="list-style-type: none"> • The <i>Biodiversity Conservation Act 2016</i> aims to maintain a healthy, productive and resilient environment for the greatest wellbeing of the community, and for the future, consistent with the principles of ecological sustainable development. • The Biodiversity Offset Scheme Threshold determines when it is necessary to engage an accredited assessor to apply the Biodiversity Assessment Method (the BAM) to assess the impacts of a proposal. As the minimum lot size under the Newcastle LEP 2012 is 400m², if 0.25ha or more clearing is proposed, the BAM and offset scheme apply. The proposal does not include the removal of more than 0.25ha of native vegetation. Therefore the 	<ul style="list-style-type: none"> • The concept proposal area does not contain any significant vegetation or habitats due to the inner city location, with the majority of landscaping consisting of young trees that have been planted as part of previous development applications. If required, , a request for an exemption from the Framework for Biodiversity Assessment under the NSW Biodiversity Offset Policy for Major Project will be sought from the Office of Environment and Heritage. • The proposed development will not impact the vegetation integrity or habitat suitability of the concept proposal area due to the lack of significant vegetation and potential habitat onsite. The existing vegetation on-site is far from the existing natural state due to previous site disturbance.

	BAM and offset scheme does not apply to the site.	<ul style="list-style-type: none"> It is unlikely that any threatened species or ecological communities, or their habitats are located on-site.
<i>Environmental Planning and Assessment Act 1979</i>	<ul style="list-style-type: none"> The EP&A Act 1979 sets out the objectives and the approvals regime for development in NSW. Division 4.7 establishes the requirements for SSD. Section 4.37 establishes procedures for 'staged development applications.' A staged development application sets out detailed proposals for separate parts of the site. 	<ul style="list-style-type: none"> The proposal is classified as 'State Significant Development,' thereby requires a 'State Significant Development Application' to be made to the Minister for Planning, accompanied by an Environmental Impact Statement (EIS). The proposed development would be implemented in stages; therefore, the concept proposal is also a staged development application.
<i>Roads Act 1993</i>	<ul style="list-style-type: none"> Section 138 of the <i>Roads Act 1993</i> requires the Roads and Maritime Service (RMS) and Newcastle City Council (NCC) to give consent for works in, under or over a public road. 	<ul style="list-style-type: none"> Consultation with RMS and NCC will be undertaken during the EIS preparation phase to ensure adequate consideration has been given to potential issues affecting public roads surrounding the site.
<i>Coal Mine Subsidence Compensation Act 2017</i>	<ul style="list-style-type: none"> The purpose of the <i>Coal Mine Subsidence Compensation Act 2017</i> (Mine Sub Act) is to provide for the assessment and management of risks associated with subsidence resulting for coal mine operations. Part 3 of the Mine Sub Act outlines requirements for development within mine subsidence districts. 	<ul style="list-style-type: none"> As the site is within a mine subsidence district, the proposal will need to be considered by the Subsidence Advisory NSW (SA NSW). Consultation with the SA NSW will be undertaken during the EIS preparation.
<i>State Environmental Planning Policy (Infrastructure) 2007</i>	<ul style="list-style-type: none"> The purpose of the <i>State Environmental Planning Policy (Infrastructure) 2007</i> (Infrastructure SEPP) is to facilitate the effective delivery of infrastructure across NSW. 	<ul style="list-style-type: none"> The proposal is classified as 'Traffic generating development to be referred to RMS' under Schedule 3. The development application will be referred to RMS for comment during the assessment period. In addition, consultant with RMS will be undertaken during the EIS preparation phase to ensure adequate consideration has been given to potential traffic issues.
<i>State Environmental Planning Policy (State and Regional Development) 2011</i>	<ul style="list-style-type: none"> The purpose of the <i>State Environmental Planning Policy (State and Regional Development) 2011</i> (SRD SEPP) is to identify development that is State significant development, State significant infrastructure and regionally significant development. 	<ul style="list-style-type: none"> Schedule 1, Section 14 of the SRD SEPP states that development that has a capital investment value of more than \$30 million for hospitals, medical centres or health research facilities are deemed State Significant Development (SSD).

<i>State Environmental Planning Policy No 55 – Remediation of Contaminated Land</i>	<ul style="list-style-type: none"> The purpose of the <i>State Environmental Planning Policy No 55 – Remediation of Contaminated Land</i> (SEPP 55) is to provide a Statewide planning approach to the remediation of contaminated land. 	<ul style="list-style-type: none"> The site is not listed on EPA Contaminated Land Register. Further consideration to contamination will be given during the preparation of the EIS.
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4.4 Local Planning Controls

4.4.1 Newcastle Local Environmental Plan 2012

The *Newcastle Local Environmental Plan 2012* (NLEP 2012) is the principal environmental planning instrument (EPI) applying to the site and establishes the zoning and core development controls for the site. The relevant provisions of the NLEP 2012 are discussed in relation to the site in Table 3.

Table 3 – Relevant Local Legislation

Clause	Provision	Response
Clause 2.1 – Land Use Zoning	The Lingard Hospital and Hopkins Street Precincts are zoned R3 Medium Density Residential, and the Kingsland Precinct is zoned B5 Business Development.	The Infrastructure SEPP – Part 3 (Division 10) provided that development for the purpose of health service (including hospitals) may be carried out with consent on land in a “prescribed zone.” The R3 Medium Density Residential Zone and B5 Business Development Zone are identified as “prescribed” zones and for the purposes of the Infrastructure SEPP and consequently the SEPP confirms the permissibility of the proposed development on the subject land with consent.
Clause 4.3 – Height of Buildings	All Precincts have a maximum building height of 10 metres.	<p>The proposal will exceed the stipulated height of buildings (HOB). An urban design report will be prepared for the EIS submission and detail the surrounding context and appropriateness for increases above the maximum HOB standard. Refer to Page 8 of Appendix A for specific building heights.</p> <p>The Stage 1 proposed development is anticipated to have a maximum building height of approximately 17 metres.</p> <p>The height of building non-compliance is intended to be addressed by a Planning Proposal to be lodged with Newcastle City Council.</p>
Clause 4.4 – Floor space ratio	All Precincts have a maximum floor space ratio of 0.9:1.	The proposal will exceed the stipulated floor space ratio (FSR). An urban design report will be prepared for the EIS submission and detail the surrounding context and appropriateness

		<p>of increases above the maximum FSR standard.</p> <p>The Stage 1 proposed development is anticipated to have a maximum FSR of approximately 2:1.</p> <p>The FSR non-compliance is intended to be addressed by a Planning Proposal to be lodged with Newcastle City Council.</p>
Clause 5.10 – Heritage conservation	The Kingsland Precinct is located directly to the east of two heritage items at 24 Mitchell Street, Merewether.	<p>The proposal will not compromise the heritage significance and integrity of the following local heritage items:</p> <ul style="list-style-type: none"> • Townson Oval Pavilion – Mitchell Park; and • War Memorial – Mitchell Park.
Clause 6.1 – Acid sulfate soils	All Precincts are identified as having Class 4 acid sulfate soils.	The EIS will consider the acid sulfate soils, and address any works more than 2 metres below the natural ground surface.

Extracts of NLEP 2012 identifying the site are provided in Figures 5, 6 and 7.

Figure 5 – Land Use Zoning (Source: LZN_004G)

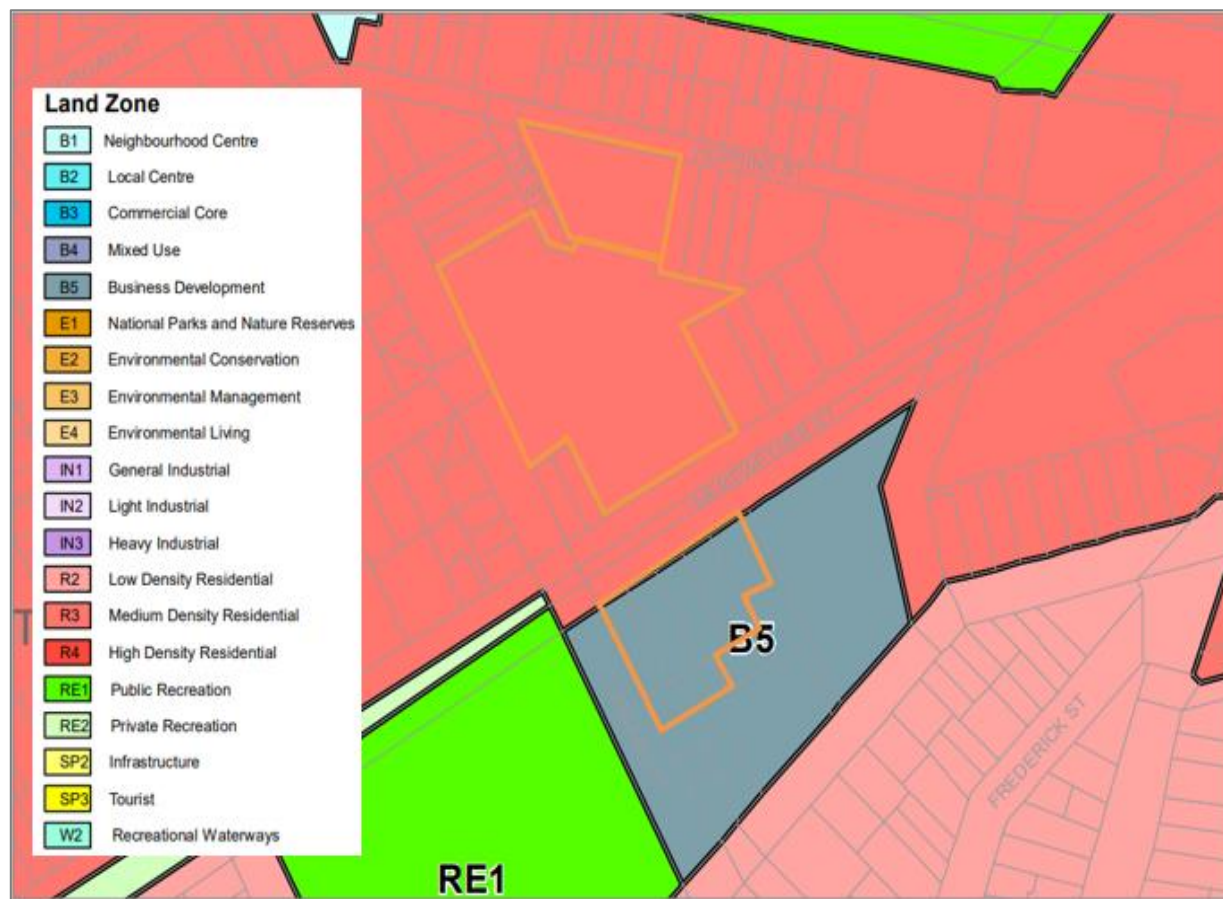


Figure 6 – Height of Building (Source: HOB_004G)

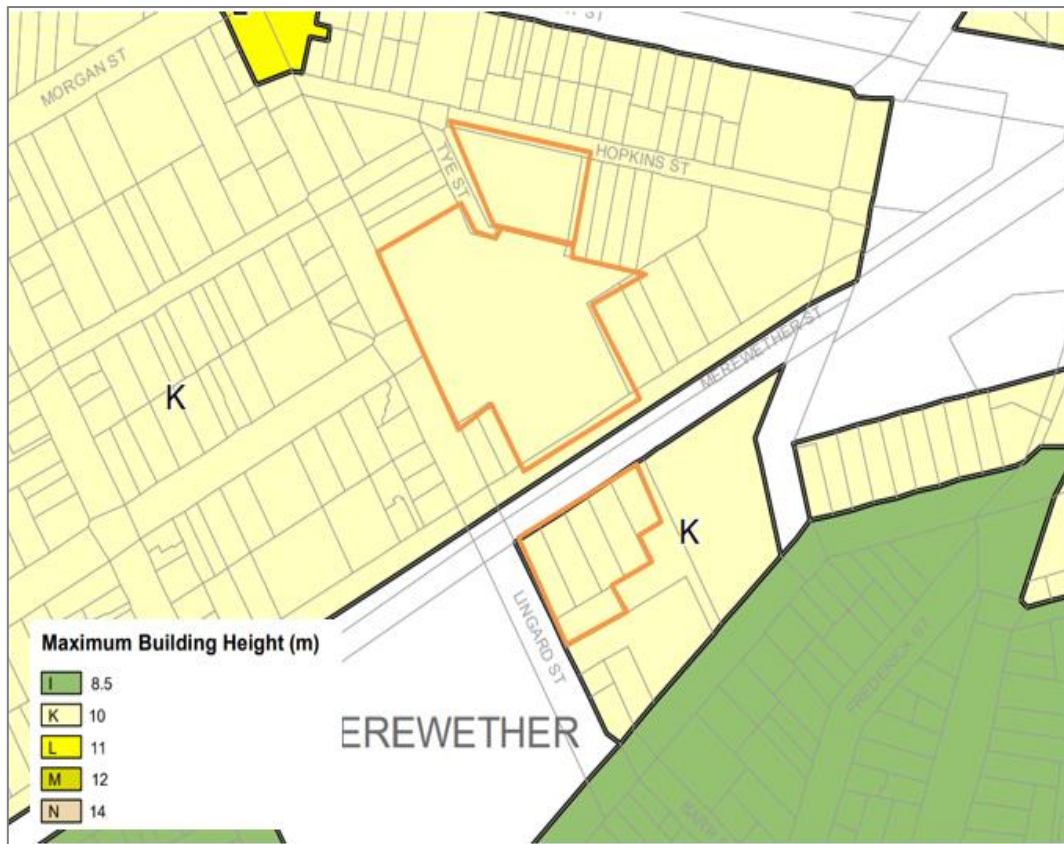
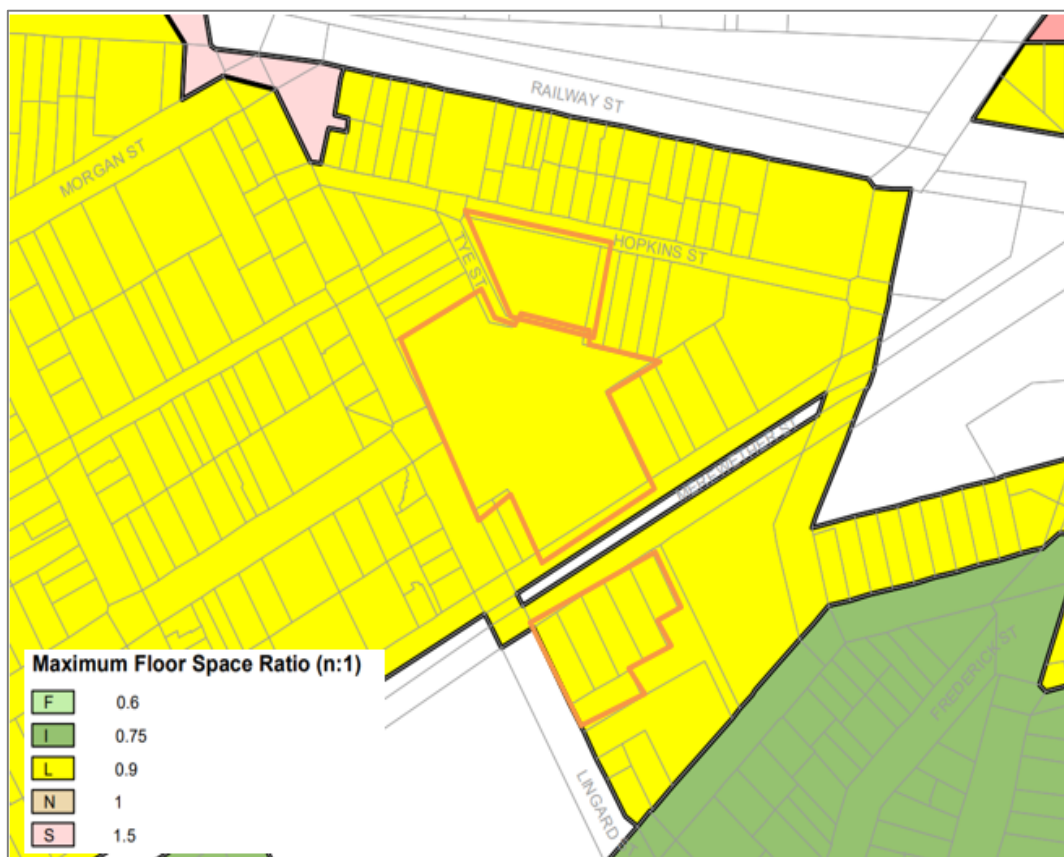


Figure 7 – Floor Space Ratio (Source: FSR_004G)



4.4.2 Newcastle Development Control Plan 2012

Relevant provisions of the DCP will be considered as a guide when preparing the EIS. It is noted that the following section of the DCP would be applicable to the proposed development if it were not SSD (notwithstanding that DCP controls do not apply to SSD these matters will be addressed within the EIS).

- Section 3.00 Land Use Specific Provisions
 - 3.11 Community Services
- Section 4.00 Risk Management Provisions
 - 4.03 Mine Subsidence
 - 4.04 Safety and Security
 - 4.05 Social Impact
- Section 5.00 Environmental Protection Provisions
 - 5.01 Soil Management
 - 5.02 Land Contamination
 - 5.05 Heritage Items
- Section 7.00 Development Provisions
 - 7.02 Landscaping, Open Space and Visual Amenity
 - 7.03 Traffic, Parking and Access
 - 7.04 Movement Networks
 - 7.05 Energy Efficiency
 - 7.06 Stormwater
 - 7.07 Water Efficiency
 - 7.08 Waste Management
 - 7.09 Outdoor Advertising and Signage

It is noted that in addressing some of the above sections of the Newcastle DCP that several technical manuals may also need to be referenced as part of the assessment.

4.5 Strategic Framework

4.5.1 NSW State Priorities

NSW State Priorities were announced by the Premier for NSW on 14 September 2015 and replaces the State's previous 10-year plan NSW 2021. *NSW State Priorities* outlines 30 key reforms for the State, including personal priorities for the Premier.

The State Priorities include:

• Making it easier to start a business	• Encouraging business investment
• Boosting apprenticeships	• Accelerating major project assessment
• Increasing housing supply	• Protecting our credit rating
• Delivering strong budgets	• Improving Aboriginal education outcomes
• Transitioning to the National Disability Insurance Scheme	• Better government digital services
• Cutting waiting times for planned surgeries	• Increasing cultural participation
• Ensure on-time running for public transport	• Creating sustainable social housing

<ul style="list-style-type: none"> Improving road travel reliability 	<ul style="list-style-type: none"> Reducing violent crime
<ul style="list-style-type: none"> Reducing adult re-offending 	<ul style="list-style-type: none"> Reducing road fatalities

The proposal aligns with the priority which aims to cut waiting times for surgeries, in particular through increasing critical health infrastructure close to Newcastle CBD and residential areas.

4.5.2 Hunter Regional Plan 2036

The Hunter Regional Plan 2036 sets priorities and provides a direction for regional planning decisions. It focuses on new housing and jobs and targets growth in strategic centres and renewal corridors close to transport to deliver social and economic benefits. It is noted that the population growth is expected to increase to 862,250 by 2036 and increase employment in the area by 61,500, with 32,961 jobs within the Newcastle City Centre.

The proposal supports the direction of the Hunter Regional Plan by providing additional employment opportunities and delivering social and economic benefits.

4.5.3 Draft Greater Newcastle Metropolitan Plan 2036

The draft Greater Newcastle Metropolitan Plan 2036 has been released by the NSW Government and was on exhibition until February 2018. The draft Plan proposes a collaborative framework for a significant part of the Hunter Regional Plan 2036 by setting out the outcomes and strategies for Newcastle to be an integrated metropolitan city. The draft Plan identifies the following outcomes for the vision of Greater Newcastle:

- Create a workforce skilled and ready for the new economy;
- Enhance environment, amenity and resilience for quality of life;
- Deliver housing close to jobs and services; and
- Improve connections to jobs, services and recreation.

The site is located in the Newcastle City Centre, which is identified as a catalyst area, the City Centre is a place of metropolitan significance where a planned approach will drive the transformation of Greater Newcastle as a metropolitan city. The catalyst areas which are proposed to underpin new job opportunities in specialised employment areas for health, defence, education and research, as well as new mixed employment areas, with a focus on integrated land use and infrastructure, open space and urban design, include areas like Merewether. The proposal is aligned with the objectives and direction of identified catalyst areas.

Lingard Private Hospital is located within an urban renewal corridor identified within the Draft Greater Newcastle Metropolitan Plan 2036. This identified urban renewal corridor will be undergoing significant built form change over the next decade or so.

The draft Plan recommends urban densities of between 50 to 75 people per hectare for urban renewal corridors. The identified density increase will reduce urban sprawl and ensure housing is provided in close proximity to employment opportunities, education and health infrastructure. In addition, the projected population increase will require hospitals to be leading edge to be able to cope with the increase in demand.

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5 Overview of Likely Environmental and Planning Issues

This assessment has been prepared to guide the preparation of the EIS for the proposed development.

5.1 Urban Design and Built Form

The EIS will address height, density, bulk and scale of the proposed development within the context of the locality and will demonstrate how the proposal integrates within the surrounding context and desired future character of Merewether. The EIS will address the relationship between the three precincts including how the form, layout and siting of each element achieves optimal design and amenity outcomes.

An urban design report will be prepared as part of the EIS. The report will explain the design principles of the proposed development and how it addresses the surrounding locality. An external finishes and colours schedule will also be provided as part of the Architectural Package.

5.2 Environmental Amenity

The proposed development is predominately surrounded by low-to-medium residential dwellings, two-storey commercial premises and open space. Solar access, overshadowing, visual privacy and view loss will be addressed within the EIS.

Shadow diagrams, perspectives and an acoustic impact assessment will be prepared as part of this EIS. In addition, the acoustic assessment will evaluate potential noise and vibration impacts caused by the construction and operation of the hospital including mechanical plant and outline mitigation measures aimed at reducing any adverse impacts.

5.3 Traffic, Parking and Access

A traffic and parking assessment will be prepared by a suitable qualified traffic engineer and submitted as part of this EIS. The assessment will evaluate access arrangements, parking and the existing and proposed operation of the road network. The aim of the concept proposal is to centralise parking and improve the connectivity of the site.

The Stage 1 proposed development proposes three levels of car parking, with two basement levels, containing approximately 94 additional car spaces for patients, visitors and staff. Access will be from Lingard Street through the basement carpark currently under construction on the adjoining site.

The report will also outline preliminary green travel strategies. This will aim to encourage staff and visitors to access the site by walking, cycling or public transport.

5.4 Ecological Sustainable Development (ESD)

The EIS and architectural plans for Stage 1 will detail how ESD principles will be incorporated into the design and ongoing operational phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

5.5 Waste Management

The proposed development will generate a wide variety of waste. Waste management measures for the demolition, construction and ongoing use of the Stage 1 proposed development will be documented within the EIS.

5.6 Mine Subsidence

A validation report for the proposal will be sought from Subsidence Advisory NSW (SA NSW) confirming that the works have addressed subsidence risk.

Notwithstanding the proponent will obtain SA NSW approval for the final development and address any structural requirements of SA NSW. This approval will be sought under Part 3 of the *Coal Mine Subsidence Compensation Act 2017*.

5.7 Services

The site is able to be serviced with power, water, sewer and telecommunications to accommodate the proposed development. Relevant information on the proposed amplification of site services will be provided in the EIS.

An Infrastructure Management Plan will detail the available services and relevant consultation with service agencies for the Stage 1 proposed development.

5.8 Social and Economic

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic impacts include:

- Significant new direct and indirect jobs will be created during both the construction and operational phases;
- Development of the hospital will alleviate pressure on other private and public hospitals and provide additional medical services to service a broader cross section of the population;
- The proposed development is considered to be in the public interest as it will contribute towards the region achieving the objectives of the Hunter Regional Plan 2036; and
- Provide a wide variety of high quality health services to the community, including the ageing population.

The above social and economic benefits along with other benefits and any potential negative impacts will be discussed along with potential mitigation measures within the EIS.

6 Consultation

In preparing the EIS, it is expected that the proponent will undertake consultation with the following stakeholders:

- Newcastle City Council;
- Subsidence Advisory NSW;
- Hunter Water Corporation;
- NSW Ministry of Health;
- Transport for NSW;
- Roads and Maritime Service; and
- Surrounding landowners and the broader Merewether community.

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7 Conclusion

Having regard to Section 14 in Schedule 1 of the *State Environmental Planning Policy (State & Regional Development)* 2011 and given the proposed development has an estimated CIV of \$40m which is well in excess of the \$30 million threshold for SSD, KDC on behalf of Health Care, formally request that the NSW Department of Planning and Environment issue SEARs to enable the preparation of the EIS for the staged development application for Lingard Private Hospital.

7.1 Contacts for KDC

KDC will be responsible for the co-ordination and management of the EIS project team. Contact details for KDC are listed in Table 4.

Table 4 - Contact Particulars

Company Name	KDC Pty Ltd
Primary Contact	<i>Naomi Weber</i>
Address	<i>Suite 2B, 125 Bull Street, Newcastle West NSW 2302</i>
Telephone	(02) 4940 0442
Email	naomi@kdc.com.au

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Appendix A – Concept Proposal

KDC

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Appendix B – Conceptual Stage 1 Development Plans (Interim Use)

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Appendix C – Conceptual Stage 1 Development Plans (Final Use)

HSPC