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Consultation Report

Proposed Northside Private Hospital
10 September 2019



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1. Introduction

This report has been prepared to document stakeholder and community consultation undertaken to inform the State Significant Development Application (SSDA) for the proposed Northside Private Hospital in Gosford.

Consultation outcomes have been used in the preparation of an environment assessment that responds to the Secretary's Environmental Assessment Requirements (SEARs), issued by the NSW Department of Planning, Industry and Environment (DPIE).

The proposed hospital would include state of the art operating theatres, inpatient beds, an intensive care unit, a radiology department, food and retail tenancies, a pathology centre, a pharmacy and other specialised ancillary services. It would include three levels of basement parking.

This report summarises the engagement undertaken for this stage of the proposal by outlining:

- The planning requirements for stakeholder consultation.
- The consultation process undertaken, including key meetings with stakeholders.
- A summary of feedback received, and issues raised, by specific stakeholders.
- How feedback has been considered in the development of the SSDA.

2. Background

Project context

The key objectives of the proposal are to respond to the growing demand for health facilities in the Central Coast, which would be achieved through the delivery of a well-designed and high-quality private hospital. The layout and design of the proposed hospital has considered the environmental constraints and surrounding sites to ensure compatibility with the local context.

Specifically, the following aims and objectives have been identified for the proposal:

- Deliver a new private hospital to meet the significant demand that exists in the Central Coast.
- Design the site to create a high-quality hospital for both staff and patients.
- Respond to the current and projected growth of Gosford and the Central Coast with the delivery of a private hospital.
- Ensure minimal environmental impact.
- Ensure development is compatible with surrounding development.

Secretary's Environmental Assessment Requirements

An application will be lodged via the State Significant Development process, adhering to the NSW DPIE's SEARs. The consultation requirements listed in the SEARs are provided below.

"Consultation requirements

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, local community groups and affected landowners. In particular, you must consult with:

- Central Coast Council.
- NSW Office of Environment and Heritage.
- Transport for NSW.
- NSW Roads and Maritime Services.
- Environment Protection Authority.
- Ausgrid.
- NSW Rural Fire Service.
- NSW Department of Industry (Crown Lands, Office of Water & Natural Resources Access Regulator).
- NSW Health (Central Coast Local Health District).
- Civil Aviation Authority.
- NSW Department of Education & School Infrastructure NSW.
- The Principals of Gosford High School, Henry Kendall High School and Gosford Public School.
- Surrounding residents, businesses and local community groups.

The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided."

3. Consultation Approach

Consultation objectives

The consultation objectives are listed below.

- Identify, target and inform stakeholders of the project to provide useful, relevant and timely information and create general community awareness and understanding of the project.
- Create opportunities for stakeholder engagement through multiple channels and at appropriate decision points of the project to obtain inputs and satisfy all statutory and regulatory community consultation requirements.
- Obtain stakeholder and community feedback for the use of the project team during planning, design and construction.
- Build positive relationships with stakeholders to obtain timely and meaningful inputs into the project and leave a legacy of goodwill.

Snapshot of consultation activities

Consultation has been undertaken to meet the objectives outlined above and to satisfy the SEARs. Activities included stakeholder meetings, invitations to stakeholders to provide feedback (details provided at **Appendix A**), and community drop-in sessions for interested local residents and community members.

Community drop-in sessions

The project team hosted two community drop-in sessions:

- Saturday 31 August 2019 from 1pm – 4pm.
- Wednesday 4 September 2019 from 6pm – 9pm.

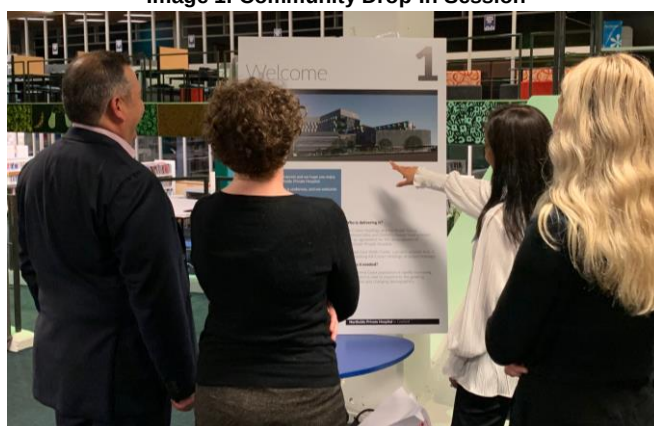
Local residents and interested stakeholders were invited to drop-in to the Henry Kendall High School library.

The drop-in sessions were advertised to the local community and key stakeholders as follows:

- Flyer letterbox-dropped to properties along Faunce, Cape, Sinclair, Batley, Ward and Young streets and parts of Racecourse Drive on 22 August 2019 (**Appendix B**).
- Advertisement placed in the Central Coast Express Advocate on 22 August 2019, with supporting editorial on 29 August 2019 (**Appendix C**).

Information about the proposal and the planning pathway was presented on display boards (refer **Appendix D**). Representatives of the project team were available to describe and discuss the proposal, answer questions and explain key aspects of the SSDA process. A total of 13 people attended the sessions, providing feedback directly to the project team and via feedback forms. The key issues raised during the sessions and via the feedback forms are outlined in **Section 4** of this report.

Image 1: Community Drop-In Session



4. Community Feedback

Feedback was received directly from neighbours in person at the community drop-ins and via feedback forms. Consultation identified key issues of community interest for consideration during the preparation of the Environmental Impact Statement.

Two themes have emerged from the feedback, with the main points described below.

1. Hospital facilities

- Services at the private hospital should complement other services provided in the area.
- Planning for future hospital needs is supported.
- Extra ICU and radiology are vital to the area.
- Additional private hospital bed capacity is essential for health care on the Central Coast.
- Essential that the future operator is a competitor to the existing service provider to promote a competitive environment.
- Detailed design of the hospital should include the provision of cooking and meal preparation areas for patients.

2. Local traffic and parking

- There is not enough parking available in the area now.
- Parking is a big issue in this area.
- Parking and movement are vital around this area.
- Interaction between movements around the hospitals and schools will be important.
- Consider building a roundabout at the Faunce Street and Racecourse Road intersection.
- Prefer to have cycling and pedestrian pathways separated.
- Staff parking should be provided at reasonable rates.
- Parking needs to be affordable.
- A shuttle bus from Gosford Station should be made available for patients and visitors.

5. Project Response

The feedback received during consultation has been considered in the preparation of the Environmental Assessment. **Table 1** provides a detailed summary of all feedback received and the corresponding project response.

Table 1 - Community and Stakeholder Feedback

Key issues	Project response	Relevant reports
Hospital facilities		
Service offering	The service to be provided by the hospital will be confirmed once an operator has been engaged. There is currently an allowance for operating theatres, inpatient beds, an intensive care unit, a radiology department, food and retail tenancies, a pathology centre, a pharmacy and other specialised ancillary services.	Architectural Report
Future operator	An operator of the hospital would be announced should the SSDA be approved.	N/a
Local traffic and parking		
Number of parking spaces	The number of car parking spaces required for this development is was assessed on regulatory and BCA requirements. An additional 30 spaces are proposed for this location.	Traffic Report
Local traffic management	A comprehensive traffic report is required as part of the SSDA, which will consider the impact of the development on local traffic and propose measures to mitigate those impacts. A key part of the report preparation is discussion with Gosford Public Hospital, Gosford Public School and Henry Kendall High School to confirm their peak periods and consider other matters they raise.	Traffic Report
Parking rates at hospital car park	A tender process for a car park operator would be undertaken should the SSDA be approved. Parking rates would be determined at that stage of the process.	N/a
Public transport provision	The project team has engaged with TfNSW on how the proposal can support an increase in public transport services.	Traffic Report
Local traffic infrastructure	The project team has engaged with Central Coast Council on potential local traffic infrastructure requirements as part of this proposal.	Traffic Report

6. Next Steps

In preparing the SSDA for Northside Private Hospital, the project team has informed all stakeholders, including the local community, adjoining landowners, Aboriginal Community leaders and government authorities of the proposal.

The project team has demonstrated in this report how it has engaged with the community stakeholders and how feedback has been incorporated into the designs and studies lodged with the SSDA. The project team will continue to engage with stakeholders and the community during the statutory exhibition of the SSDA, as well as during future stages of the planning and development process.

Specifically, the project team will continue to work closely with DPIE and Central Coast Council to plan and coordinate potential future construction of the hospital, should consent be granted.

Northside Private Hospital will continue to produce updates at key project stages for stakeholders and local residents, particularly to those who have registered an interest.



Appendices

Appendix A: Stakeholder meetings and correspondence

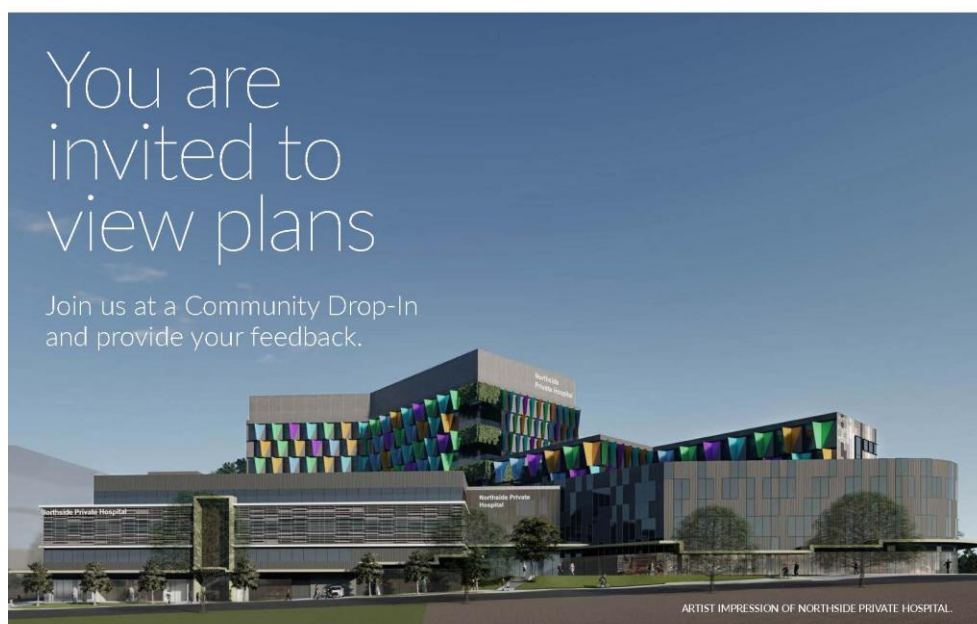
The project team issued letters by email to a range of key stakeholders to invite their feedback on the proposal, which resulted in a number of meetings. A summary of this correspondence and feedback is detailed in **Table 2** below.

Table 2 - Stakeholder meetings and correspondence

Date	Contact type	Stakeholder	Issues raised
Meeting – 21 February 2019 Workshop meeting with Council – 26 March 2019 Consultation Letter Sent – 22 July 2019	Meeting and letter	Central Coast Council	CCC raised the following issues during the consultation period: - Address visual impacts including but not limited to street activation to Racecourse Road, height and mass, BoH and loading dock area to Faunce St, landscaping and screening over plant areas. - Traffic impact on Racecourse Road to Mann Street including site distances, traffic management. - The site is affected by localised flooding; and - A Fire Safety Certificate is required under s100B of Rural Fire Services Act. - Geotech report for the excavation and proposed development.
Letter sent on 20 March 2019 Letter sent on 22 July 2019	Letter	NSW Office of Environment and Heritage	An assessment is to be completed on Aboriginal cultural heritage, threatened biodiversity and offsetting, impacts to National Parks and Wildlife Estate, soils and water, flooding, floodplain management and coastal erosion.
Letter sent on 1 April 2019 Meeting held with TfNSW and RMS on 10 May 2019 Letter sent on 22 July 2019	Meeting and letter	Transport for NSW	TfNSW raised the following issues: - Impact to the existing public transport networks near to the site including any potential improvements. - Coordination with RMS requirements. - Access at the rear of the building, with ingress only coming from the Eastern access drive, linking to Faunce Street West, not Racecourse Road noting that egress would be supported from Racecourse Road.
Letter sent on 1 April 2019 Meeting held with TfNSW and RMS on 10 May 2019 Letter sent on 22 July 2019	Meeting and letter	NSW Roads and Maritime Services	RMS raised the following: - Any potential improvements to the existing public transport networks near to the site were discussed. - Assumptions made by the Traffic Engineer in their report to be clarified. - Access at the rear of the building, with ingress only coming from the Eastern access drive, linking to Faunce Street West, not Racecourse Road noting that egress would be supported from Racecourse Road.
Letter sent on 20 March 2019 Letter sent on 22 July 2019	Letter	Environment Protection Authority	No issues raised.
Letter sent on 21 March 2019 Letter sent on 22 July 2019	Letter	Ausgrid	Ausgrid raised the following issues: - The impact of EMF from the transmission line. - The risk of excavation, potential anchor bolts and constructing adjacent to Ausgrid's 132kV feeder.

Date	Contact type	Stakeholder	Issues raised
Letter sent on 20 March 2019 Letter sent on 22 July 2019	Letter	NSW Rural Fire Service	The RFS requested that a multi story assessment be completed.
Letter sent on 21 March 2019 Letter sent on 22 July 2019	Letter	NSW Department of Industry (Crown Lands, Office of Water & Natural Resources Access Regulator)	No issues raised.
Letter sent on 9 April 2019 Letter sent on 22 July 2019 Meeting on 31 July 2019	Meeting and letter	NSW Health (Central Coast Local Health District)	The CCLHD raised the impact of traffic to the public hospital and Racecourse Road.
Letter sent on 9 April 2019 Letter sent on 22 July 2019	Letter	Civil Aviation Authority / Airservices Australia	No issues raised.
Letter sent on 27 March 2019 Letter sent on 22 July 2019	Letter	NSW Department of Education and School Infrastructure NSW	No response received to either letter.
Letter sent on 1 August 2019 Meeting held on 8 August 2019	Meeting and letter	The Principals of Gosford High School, Henry Kendall High School and Gosford Public School	Both school principals raised: - The additional traffic created by the proposed hospital will add to the current traffic issues which occur around the schools in particular during the drop off/pick up times. - Noise, dust and contamination from the demolition would potentially put staff and students at risk. - Potential training opportunities for students.

Appendix B: Flyer and letterbox drop of community drop-in invitation



Front of flyer

You are invited to view plans

Join us at a Community Drop-In and provide your feedback.

The planning process for Northside Private Hospital in Gosford is underway, and we invite you to a Community Drop-In to learn more and share your thoughts.

The \$350 million Northside Private Hospital would deliver world class medical services to complement Gosford's existing public hospital. It is based on a vision for a private hospital close to the public hospital to respond to population growth and growing local demand for medical facilities.

The project is an exciting part of the revitalisation program underway for the capital of the Central Coast.

The hospital is proposed for the corner of Faunce and Racecourse roads. Once completed it would become the Central Coast's largest private medical facility.

It would include 14 state of the art operating theatres, 224 inpatient beds, an intensive care unit, a radiology department, food and retail tenancies, a pathology centre, a pharmacy and other specialised ancillary services.

Pending approval, the new hospital is expected to be completed by 2022.

More than 2,200 jobs would be created during construction and 460 jobs once the facility is up and running, bringing an economic boost of \$54 million per year to the region.

To review our concept plans, please join us at a Community Drop-in, where you can meet the project team and provide your feedback. There is no need to RSVP and there is no formal meeting.

When

Simply drop in at any time during the following two sessions:

- Saturday 31 August, 1pm – 4pm
- Wednesday 4 September, 6pm – 9pm

Where

Henry Kendall High School library
Faunce Street, West Gosford

Unable to make it or want more information?

The State Significant Development application is expected to be lodged in September 2019. At this time, you will be able to view the application on the NSW Department of Planning, Industry and Environment website and there will be further opportunity to provide comment.

Reverse of flyer

Appendix C: Advertisement and editorial in Central Coast Express Advocate

ADVERTISEMENT:

You are invited to view plans

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The planning process for Northside Private Hospital in Gosford is underway, and we invite you to a Community Drop-In to learn more and share your thoughts.

The \$350 million Northside Private Hospital would deliver world class medical services to complement Gosford's existing public hospital. It is based on a vision for a medical precinct close to the existing public hospital to respond to population growth and growing local demand for medical facilities.

The project is an exciting part of the revitalisation program underway for the capital of the Central Coast.

The hospital and medical precinct is proposed for the corner of Faunce and Racecourse roads. Once completed it would become the Central Coast's largest private medical facility.



ARTIST IMPRESSION OF NORTHSIDE PRIVATE HOSPITAL.

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EDITORIAL:

First look at hospital plans



Northside Hospital: Artist's impression of the new Northside Hospital Precinct proposed for West Gosford.

Catherine Stubbs

THE public will get its first close look at the \$350 million Northside Medical Precinct proposal when developers hold a "community drop-in" session on Saturday.

Development manager Marcello Ramirez said people who came to the drop-ins would be able to see artists impressions of an ultra modern "patient focused" hospital with green spaces, outdoor areas and lots of natural light.

"We are certainly moving away from traditional designs toward something that lifts patients and their families up and makes them feel happier and more optimistic when they have to be in hospital," Mr Ramirez said.

"Medicine is changing and that is feeding back into the design," he said.

The drop-in will be held in Henry Kendall High School

Library between 1pm and 4pm when people will be able to view concept plans for the medical facility.

A second drop-in is at the same venue on Wednesday September 4, 6pm and 9pm.

The Northside Medical Precinct will be built at the old Ausgrid site on the corner of Faunce Rd and Racecourse Rd, West Gosford.

Once completed it would be the Central Coast's largest private medical facility.

Northside Group and AA Crown Holdings have entered into an agreement to develop the site, located 600m from Gosford Hospital.

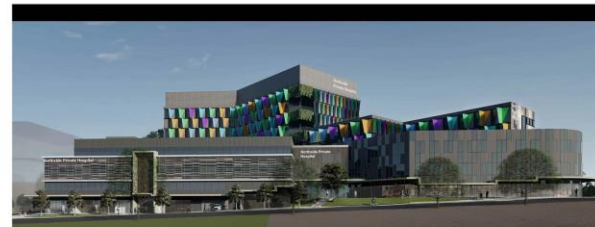
The hospital is expected to be up and running by 2022.

More than 2200 jobs would be created during construction and once completed, more than 460 permanent jobs will be generated.

"This is an exciting project for the entire region," Mr Ramirez said.

Appendix D: Community Drop-In display boards

Welcome



Thank you for your interest and we hope you enjoy learning about Northside Private Hospital.

Our planning process is underway, and we welcome your thoughts.

If you have any questions or comments, please let our staff know or complete a feedback form.

What does the project involve?

The proposed \$350 million Northside Private Hospital would deliver world class medical services to complement Gosford's existing public hospital.

It is based on a vision for a private hospital close to the public hospital to respond to population growth and growing local demand for medical facilities.

The hospital would be 10 storeys, including 14 state of the art operating theatres, 224 inpatient beds, an intensive care unit, a radiology department, food and retail tenancies, a pathology centre, a pharmacy and other specialised ancillary services. It would include three levels of basement parking.

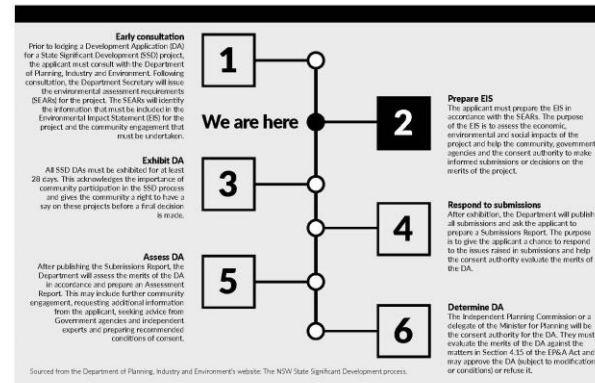
Pending approval, an operator would come on board. At this time, the exact services of the hospital would be confirmed. The hospital is expected to be completed by 2022.

The project is an exciting part of the revitalisation program underway for the capital of the Central Coast.

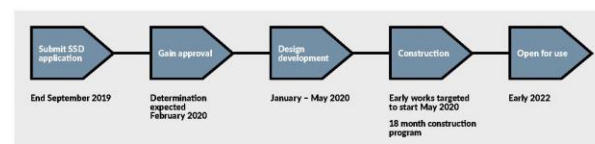
Northside Private Hospital in Gosford

1

Planning process



Delivery timeline



To keep up to date with the lodgement, visit: <https://www.planitgportal.nsw.gov.au/major-projects/project/10046>

Northside Private Hospital in Gosford

2

Plans and elevations

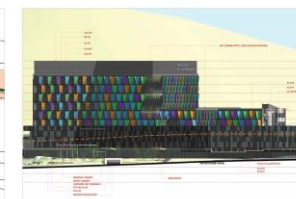
Site plan



East elevation



North elevation



South elevation



Northside Private Hospital in Gosford

3

Our local area

Connection, movement and access



- 1 Improved active transport connections for cyclists and pedestrians along Racecourse Road
- 2 Improved connections between green corridors
- 3 Improved connections between hospitals
- 4 Improved east-west connections to the civic heart of Gosford

Local character and places

Northside Private Hospital would contribute to the evolving character of the northern part of Gosford as an innovation and health district. The hospital design will feature attractive facades to both the streets and open spaces around and within the site, with view corridors to the local natural surrounds.

The design would support sustainable transport modes through its proximity to the train station, providing shared paths and encouraging walking and cycling along Faunce Street and Racecourse Road.

Northside Private Hospital would support the existing public hospital and focuses on public realm activation through pedestrian links, retail activation along the streets, and landscaping.

Visual connectivity and passive surveillance between the public realm and the hospital would facilitate people movements, making the public realm feel safer. The open space would be designed for people, with landscaping, shade and seating for patients, visitors and staff to recuperate, relax and socialise.

Northside Private Hospital in Gosford



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