

30 August 2018

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Megan Fu – Senior Planner

Dear Ms McNally

**RE: New Maitland Hospital Stage 1 – Concept Design and Early Works (SSI 9022)
Response to OEH Submission**

The Environmental Impact Statement (EIS) for the New Maitland Hospital Stage 1 Concept design and Early Works (SSI 9022) was publicly exhibited, concluding on July 19, 2018. In total, twelve (12) agency submissions and nine (9) public submission were received.

While none of the submissions raised any significant concerns regarding the proposal, comments were made with respect to biodiversity impacts and timing of the APZ clearing, site access, road upgrades, traffic surveys and traffic impacts, construction management and built form and design objectives and outcomes.

Health Infrastructure reviewed the submissions and provided a Response to Submissions (RtS) Report dated 17 August 2018. This report included a tabulated response to each of the comments made by agencies and the public. The report is accompanied by amended technical reports, plans and advice to provide a comprehensive response to the issues raised.

In the response to government agency submissions at Table 3-4 of the Response to Submissions Report (17/08/18), it was noted that HI was re-running the credit calculator in accordance with OEH's requirements and that the result of the credit calculator would be submitted to DPE under separate cover to be included in a condition of consent in accordance with OEH's requirements.

In OEH's submission dated 6/8/2018, at Attachment A, seven (7) recommendations were made requiring re-runs of the credit calculator to determine a revised ecosystem credit yield. These recommendations are extracted below:

1. OEH recommends that the proponent includes a freshwater wetland on man-made ponds vegetation zone (and identifies the appropriate plant community type) in the biodiversity assessment report and re-runs the credit calculator.

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2. *OEH recommends that the proponent include native plantings as a separate vegetation zone and re-runs the credit calculator to determine a revised credit yield.*
3. *OEH recommends that the Biobank plots on Figure 7 are labelled to include the BioBank plot number (identifier).*
4. *OEH recommends that the level of native overstorey cover and mid-storey cover in the connectivity assessment section of the credit calculator are entered as 'within benchmark' and the credit calculator is re-run.*
5. *OEH recommends that the reduction of the threatened species offset multipliers of the barking owls and powerful owl are removed from the biodiversity assessment report.*
6. *OEH recommends the removal of all the species entered as species credit species from the biodiversity assessment report and the credit calculator.*
7. *Once the credit yield is re-calculated, OEH recommends that a condition of consent is included which requires the proponent to retire all ecosystem credits, in accordance with the proposed biodiversity offset strategy.*

In the Biodiversity Assessment Report (BAR) submitted with the EIS (*Biodiversity Assessment Report – The New Maitland Hospital, Metford*, prepared by pitt&sherry dated 15 May 2018), the total ecosystem credit requirement was determined to be a total of 83. In accordance with the OEH's recommendations listed above, the BAR has been updated (*Biodiversity Assessment Report – The New Maitland Hospital, Metford*, prepared by pitt&sherry dated 24 August 2018). This has resulted in a requirement for a total of 157 ecosystem credits being required to offset the impact of the development.

Should you have any queries in relation to the above, please do not hesitate to contact Rachel Mitchell on 0438 220 252.

Yours sincerely



Troy Harvey
Executive Director