

New Maitland Hospital (Stage 2)

State Significant
Infrastructure
Modification
Assessment
(SSI-9775-Mod-1)
January 2020

January 2020

© Crown Copyright, State of NSW through its Department of Planning, Industry and Environment 2020

Disclaimer

While every reasonable effort has been made to ensure this document is correct at time of printing, the State of NSW, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright notice

In keeping with the NSW Government's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in New Maitland Hospital (Stage 2) State Significant Infrastructure Modification Assessment (SSI-9775-Mod-1). This material is licensed under the Creative Commons Attribution 4.0 International (CC BY 4.0). You are required to comply with the terms of CC BY 4.0 and the requirements of the Department of Planning, Industry and Environment. More information can be found at: <http://www.planning.nsw.gov.au/Copyright-and-Disclaimer>.



Glossary

Abbreviation	Definition
Council	Maitland City Council
Department	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
LGA	Local Government Area
Minister	Minister for Planning and Public Spaces
MLEP	Maitland Local Environmental Plan 2011
NMH	New Maitland Hospital
Planning Secretary	Planning Secretary of the Department
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSI	State Significant Infrastructure



Contents

Glossary	iii
1. Introduction	1
1.1 Background.....	1
1.2 Approval History	1
2. Proposed Modification.....	4
3. Strategic Context.....	5
4. Statutory Context	6
4.1 Scope of Modifications	6
4.2 Delegated Authority	6
5. Engagement.....	7
5.1 Department's Engagement.....	7
6. Assessment	8
7. Evaluation	9
8. Recommendation	10
9. Determination	11
Appendices	12
Appendix A – List of Documents.....	12
Appendix B – Environmental Assessment.....	12
Appendix C – Instrument of Modification	12
Appendix D – Consolidated Approval	12



1. Introduction

This report provides an assessment of a request to modify the State significant infrastructure (SSI) approval (SSI-9775) for the New Maitland Hospital (Stage 2), located at Metford Road, Metford within the Maitland Local Government Area (LGA). The approved infrastructure comprises construction and operation of the new hospital.

The application has been lodged by Health Infrastructure, on behalf of Health Administration Corporation (the Proponent), pursuant to section 5.25 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval for modifications to the conditions of approval to correct references to landscape plan and cross-referencing of conditions.

1.1 Background

The site is located approximately five kilometres south-east of the Maitland town centre, on Metford Avenue between Chelmsford Drive and Raymond Terrace Road. The proposed main access is at the intersection of Metford Avenue and Fieldsend Street. The legal description of the land is Lot 7314 DP 1162607 and Part Lot 401 DP 755237. The site is triangular in shape (see **Figure 1**) and has a total area of approximately 19.37ha.

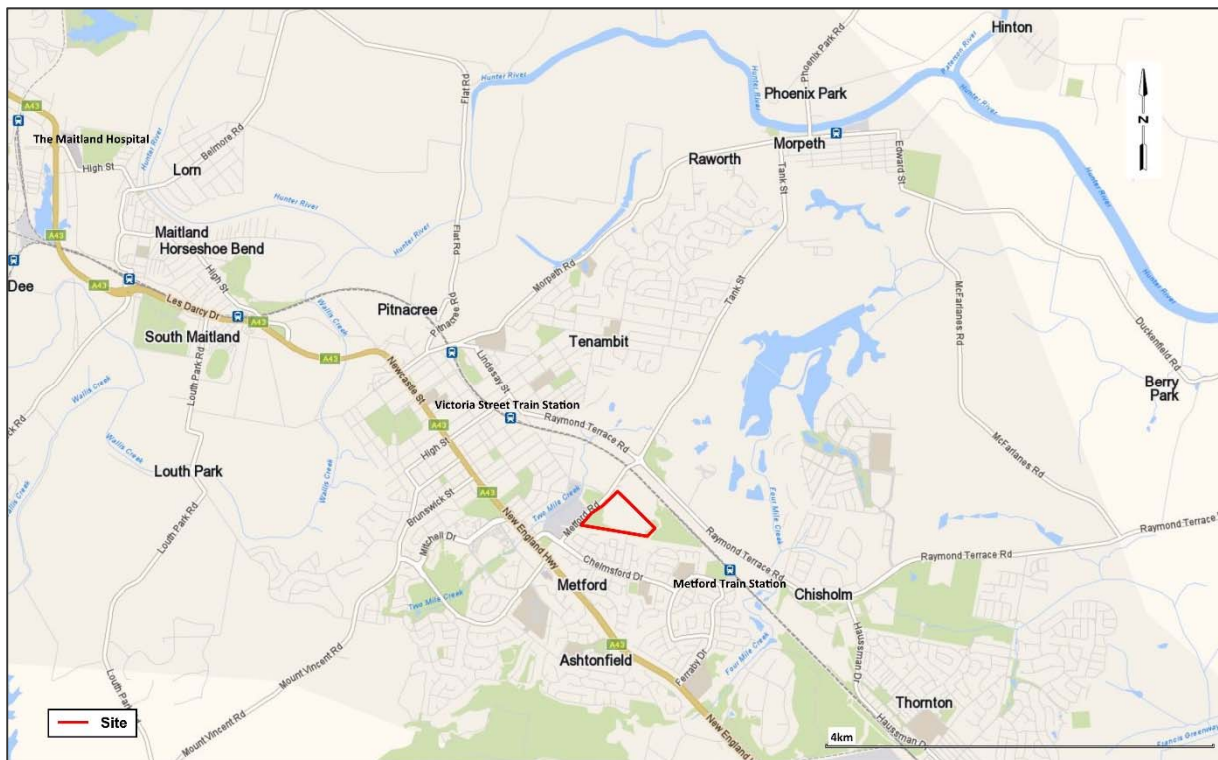


Figure 1 | Regional context map (Base source: Google)

The site is part of an area known as the Metford Triangle, the former quarry and brickworks facility (see **Figure 2**). It comprises the southern portion of the Metford Triangle and the remainder of the Metford Triangle forms the northern and eastern boundary of the site. It is bounded by Metford Avenue to the west and a 20m unformed road reservation and overhead transmission line to the south.

The land generally slopes towards the east, except the south western corner which falls west to Metford Road. The site has undulating topography, which has been reshaped, and is partially vegetated with remnant native forest vegetation, including heavy vegetation within the south-western and eastern portions of the site (see **Figure 3**).



Figure 2 | Local context map (Base source: Nearmap)



Figure 3 | Existing site layout (Base source: Nearmap)

1.2 Approval History

On 7 November 2018, the Executive Director, Priority Projects, as a delegate of the then Minister for Planning, approved a staged infrastructure application for the NMH (SSI 9022). The State significant infrastructure (SSI) approval comprises: a concept proposal for a new hospital building (up to nine storeys in height and approximately 60,000sqm of floor area) and concurrent Stage 1 works (site clearance and preparatory works).

The concept proposal established building envelopes for the future hospital buildings (see **Figures 5 and 6**), to support approximately 400 beds and provide a range of services including, but not limited to: emergency, critical, surgical, acute, paediatric, palliative, chemotherapy and ambulatory care; maternity services; inpatient medical and surgical beds; rehabilitation; and mental health.

The Stage 1 site clearance and preparatory site works include: establishment of a site office/construction compound; connection of temporary and permanent services; construction fencing and signage; clearance of site vegetation and chipping and re-use on site; bulk earthworks; in-ground infrastructure and works; site stabilisation; and construction of unsealed roads for construction and unsealed hard area for temporary construction parking.

The clearing works approved under Stage 1 have been completed.

On 6 December 2019, project approval was granted by the Executive Director, Infrastructure Assessments, as a delegate of the Minister for Planning and Public Spaces for the New Maitland Hospital (Stage 2) (SSI-9775). The project approval permits the construction and operation of the new hospital, including the following works:

- a new eight storey building (including basement and plant levels);
- internal roads;
- car parking;
- rooftop helipad;
- signage;
- site landscaping;
- utility and service connections;
- earthworks; and
- tree removal.



2. Proposed Modification

The modification application (SSI-9775-Mod-1) seeks to amend the conditions of approval to reference the landscape drawings in **Table 1** that were submitted as further information and supersede those incorrectly referenced as shown marked up in **Table 1** (with the insertion of correct referencing in **bold and underlined** words / numbers and superseded words/numbers shown ~~struck out~~). The revised referencing also includes name changes to the landscaped courtyards. The modification application also seeks to modify 14 other conditions to rectify incorrect condition cross-references.

Table 1 | Correct landscape plans

Landscape drawings prepared by <i>Black Beetle pty ltd</i>			
Dwg No.	Rev	Name of Plan	Date
BBE-LSA-DRW-GXO-300	06 <u>08</u>	PLANT SCHEDULES AND NOTES	16.09.19 <u>18.11.19</u>
BBE-LSA-DRW-L41-1L41	09 <u>11</u>	General Arrangement Plan Mortuary Courtyard Lower Ground Level Quadrant 41	09.09.19 <u>18.11.19</u>
BBE-LSA-DRW-142-1142	05	General Arrangement Plan Multi Faith Courtyard Ground Level Quadrant 42	09.09.19
<u>BBE-LSA-DRW-042-1042</u>	<u>06</u>	<u>General Arrangement Plan Ground Level Imaging Courtyard Quadrant 42</u>	<u>18.11.19</u>
<u>BBE-LSA-DRW-141-1141</u>	<u>03</u>	<u>General Arrangement Plan Level 01 Southern Courtyard Quadrant 41</u>	<u>18.11.19</u>
BBE-LSA-DRW-323-1323	07 <u>10</u>	General Arrangement Plan Rehabilitation Courtyard Level 03 Quadrant 23	09.09.19 <u>18.11.19</u>
BBE-LSA-DRW-324-1324	07 <u>09</u>	General Arrangement Plan Mental Health Courtyard Level 03 Quadrant 24 <u>General Arrangement Plan Level 03 Mental Health Courtyard Quadrant 24</u>	09.09.19 <u>18.11.19</u>
BBE-LSA-DRW-344-1344	04 <u>06</u>	General Arrangement Plan Mental Health Courtyard Level 03 Quadrant 44	09.09.19 <u>18.11.19</u>
BBE-LSA-DRW-523-1523	05 <u>07</u>	General Arrangement Plan Paediatric Courtyard Level 05 Quadrant 23	09.09.19 <u>18.11.19</u>
BBE-LSA-DRW-123-1123	02 <u>03</u>	General Arrangement Plan Level 01 <u>Birthing Courtyard</u> Quadrant 23	16.09.19 <u>18.11.19</u>
BBE-LSA-DRW-124-1124	04 <u>03</u>	General Arrangement Plan Level 01 <u>ICU Courtyard</u> Quadrant 24	09.09.19 <u>18.11.19</u>



3. Strategic Context

The infrastructure development, as modified, continues to be consistent with the following as the modifying of the conditions of approval does not alter the key components or outcomes of the proposal:

- Hunter Regional Plan 2036.
- Greater Newcastle Metropolitan Plan.
- Building Momentum State Infrastructure Strategy 2018 - 2038.
- Future Transport Strategy 2056.

The infrastructure approval, as modified, also continues to provide directly and indirectly 893 operational jobs (increasing to 1,162 jobs at 10 years) and 1,250 construction jobs.



4. Statutory Context

4.1 Scope of Modifications

In accordance with Section 5.25 of the EP&A Act, a Proponent may request the Minister to modify the approval for State significant infrastructure. The Minister's approval for a modification is not required if the infrastructure as modified will be consistent with the existing approval. Modifications to correct minor errors in the conditions is not considered consistent with the existing approval. Consequently, modification of the Minister's approval under Section 5.25 of the EP&A Act is required.

4.2 Delegated Authority

The Minister will be the approval authority under s. 5.25 of the Act unless the Minister has delegated his determination functions to the Department.

Minister's delegate as determining authority

Under the Instrument of Delegation dated 11 October 2017, the functions and powers of the Minister for Planning and Public Spaces under section 5.25 of the Act to determine a modification of the Minister's approval may be delegated to the Director, Social and Infrastructure Assessments, whereby:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- there are less than 25 public submissions in the nature of objections.

The proposed modification meets the terms of this delegation.



5. Engagement

5.1 Department's Engagement

Under Section 5.28(1)(g) of the EP&A Act, the Planning Secretary is required to make requests for modification of approvals determined by the Minister publicly available. Accordingly, the Department made the modification request publicly available on its website on 6 January 2020.



6. Assessment

The modification comprises administrative changes required to address incorrect references to landscape drawings and to the conditions of approval.

The requested modified conditions ensure that the most recent landscape drawings for the courtyards submitted as further information with the SSI application for the New Maitland Hospital (Stage 2) are referenced in the conditions of approval and the incorrect cross-referencing in the conditions of approval are rectified.

Accordingly, the Department considers the amendment would have negligible impacts and recommends that the proposed modification be approved.



7. Evaluation

The Department has reviewed the proposed modification and assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The proposed infrastructure would not change, and the Department's recommended conditions of approval as amended would ensure that the conditions of approval reflect the approved drawings and cross reference the correct conditions. The proposed modifications would not impact the environmental amenity of the surrounding area.

The Department considers that the application is consistent with the objects of the EP&A Act and continues to be consistent with strategic directions for the State.

The Department concludes the proposed modification is reasonable and acceptable to address minor errors. Consequently, the Department considers the infrastructure development continues to be in the public interest and the modification application should be approved.



8. Recommendation

It is recommended that the Director, Social and Infrastructure Assessment, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the request SSD-9775-Mod-1 falls within the scope of section 5.25 of the EP&A Act.
- **considers** any advice provided by the Minister having portfolio responsibility for the project.
- **forms the opinion** under section 7.17(2)(c) of the *Biodiversity Conservation Act 2016* that a biodiversity development assessment report is not required to be submitted with these applications as the modifications will not increase the impact on biodiversity values of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the request.
- **modify** the approval SSI-9775.
- **signs** the attached instrument of modification (**Appendix C**).

Recommended by:

Megan Fu
Principal Planner
Social Infrastructure Assessments

Recommended by:

David Gibson
Team Leader
Social Infrastructure



9. Determination

The recommendation is **Adopted by:**



Karen Harragon

Director

Social and Infrastructure Assessments

23 January 2020



Appendices

Appendix A – List of Documents

<https://www.planningportal.nsw.gov.au/major-projects/project/26581>

Appendix B – Environmental Assessment

<https://www.planningportal.nsw.gov.au/major-projects/project/26581>

Appendix C – Instrument of Modification

Appendix D – Consolidated Approval