



4 July 2018

Department of Planning & Environment
Social and Other Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Megan Fu

SSI 9022 – NOTICE OF EXHIBITION - NEW MAITLAND HOSPITAL (CONCEPT PROPOSAL AND STAGE 1), LOT: 7314 DP: 1162607, PART LOT: 401 DP: 755237, METFORD ROAD METFORD

Reference is made to Department of Planning and Environment's letter dated 18 June 2018, requesting Roads and Maritime Services (Roads and Maritime) comment on the abovementioned proposal. The proposal is State Significant Infrastructure under Section 115U of the Environmental Planning and Assessment Act 1979, and the Minister for Planning is the approval authority.

Transport for NSW and Roads and Maritime's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport. Roads and Maritime understands that the proposal involves:

- A concept proposal for the development of a new hospital with approximately 60,000sqm of floor space on the subject site, including a nine storey building envelope and site access arrangements; and,
- Stage 1 physical works, comprising site clearance and preparatory works, including: bulk earthworks, utility connections, in-ground infrastructure works, vegetation removal, building foundations, drainage infrastructure, construction of temporary roads, temporary car parking area, temporary fencing and site compound.
- Stage 2 works, not forming part of this application, are for the detailed design, construction and operation of the New Maitland Hospital.

Roads and Maritime response

Roads and Maritime have reviewed the submitted information, including the Traffic Impact Assessment (TIA) by GTA consultants dated 9 May 2018. The TIA generally relates to the concept proposal, which will ultimately be the construction of the New Maitland Hospital as stage 2 works. Roads and Maritime were consulted as the TIA was developed, and are satisfied with the trip generation and distribution assumptions made within the report.

Roads and Maritime note the proposed improvements are to the local road network, which are to be to Maitland City Council's satisfaction and provided at no cost to Roads and Maritime.

- For stage 1 works, a Traffic Management Plan (TMP) will be required to be reviewed and approved by Maitland City Council for site access, and Roads and Maritime for any impact on the state road network. It is noted that the TIA included a preliminary TMP.
- Installation of a roundabout at the intersection of Metford Road, Fieldsend Street and the proposed Hospital access. Roads and Maritime recommend that this upgrade be operational prior to the construction certificate for stage 2 works.
- Upgrade of the existing roundabout at the Metford Road and Chelmsford Drive intersection. Roads and Maritime recommend that this upgrade be operation prior to receiving the final occupation certificate for stage 2 works.

Roads and Maritime recommend that consideration be given to the following:

- With the recent completion of the Greenhills Shopping Centre redevelopment, the New England Highway specifically between Mitchell Drive and Chisholm Road has experienced variable traffic conditions due to road works and increased interest in the Centre. Roads and Maritime agree that analysis of the New England Highway between Mitchell Drive and Chisholm Road shall be included within the Stage 2 application for this site. Any upgrades identified as part of this analysis are to be completed at no cost to Roads and Maritime.
- Raymond Terrace Road and Metford Road intersection will require upgrading within the first 10 years of operation of the New Maitland Hospital. It is recommended that Maitland City Council update their Thornton North Section 94 Contributions Plan 2008 to include upgrades to this intersection. It is recommended that appropriate mechanisms be in place by Council or the Department for Health Infrastructure to contribute towards future upgrades of this intersection as part of the stage 2 development, and any future stages.
- The Traffic Impact Assessment is to be updated for the stage 2 application, with a comprehensive pedestrian access plan. This is to be submitted for Roads and Maritime, and Council's review.
- Any land dedication required for the future widening of Metford Road be undertaken in accordance with Maitland City Council's requirements.

Should you require further information please contact Marc Desmond on 0475 825 820 or by email at development.hunter@rms.nsw.gov.au

Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region