

Mr Nicholas Dowman
Senior Town Planning Advisor
Health Infrastructure
1 Reserve Road
St Leonards NSW 2065

06/07/2021

Dear Mr Dowman

John Hunter Health and Innovation Precinct (SSD-9351535)
Response to submissions

The exhibition of the development application for the above proposal, including the Environmental Impact Statement (EIS) ended on **28 June 2021**. All submissions received by the Department during the exhibition of the proposal are available at the Department's website at www.planningportal.nsw.gov.au/major-projects/projects.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000 and where necessary, technical supporting documents must be revised. Particularly, issues raised by Council must be addressed in detail. It is also advised that the Department is awaiting a submission from Transport for NSW and Hunter Water and will forward these on upon receipt. Additionally, the Department also requires a response to the issues outlined at **Attachment 1**.

Please provide a response to the issues raised in these submissions within two months.

Note that the time between the date of this letter and the date the Secretary receives your response are not included in the period of 'deemed refusal', under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*.

If you have any questions, please contact Megan Fu on 9274 6531 or via email at megan.fu@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments
as delegate for the Planning Secretary

Attachment 1

Proposed Northern Road

1. The Environmental Impact Statement (EIS) indicates the eastern portion of the proposed Northern Road will provide a connection to the wider hospital precinct as part of a future stage of the development (Phase 2). Confirm the target time for completion of the eastern portion of the Northern Road, identify who has responsibility for its delivery and what commitments have been made to its delivery.
2. The Biodiversity Development Assessment Report indicates the proposed Northern Road will result in the loss of native vegetation and fauna habitats requiring biodiversity offsets to compensate for the loss of ecological values on the site. The EIS also indicates that a temporary construction access road to the Acute Service Building will utilise an existing fire trail via Jacaranda Drive to assist in reducing environmental impacts. Consideration should be given to the use of the temporary construction access road location as an alternative future connection to the wider hospital precinct to avoid and minimise the biodiversity impacts and offset requirements associated with the future construction of the eastern portion of the Northern Road. Details of those considerations should be provided.

Car Parking

3. The EIS refers to a Parking Demand Study that was prepared to understand the current and projected parking requirements of the hospital precinct and identified an additional 754 parking spaces would be required on the site to satisfy demand to 2031/32. Provide a copy of the study and a summary explanation of how the total parking demand was determined.

Additional Information

4. Provide the following additional information:
 - a plan of the proposed new road network in a wider context including the Newcastle Inner City Bypass and interchange and Lookout Road.
 - a land use zoning plan with an overlay showing the development footprint and associated roadworks.
 - a plan showing the existing cycling and bushwalking tracks in the vicinity of the site.
5. Update the architectural plans to include:
 - existing loading docks/logistics area to be retained.
 - dimensions on the elevations/sections for the new hospital building and any new structures/link bridge/canopy.