



15/11/2019

Ms Leone McEntee
Manager Planning
Level 14
77 Pacific Highway
North Sydney New South Wales 2060

Dear Ms McEntee

New Tweed Valley Hospital-Mod-2 (SSD-9575-Mod-2)
Response to Submissions

The exhibition of the development application including the Modification Report for the above proposal ended on 8 November 2019. All submissions received by the Department of Planning, Industry and Environment (the Department) during the exhibition of the proposal are available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/25461>

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. Please note that the comments from NSW Rural Fire Service and Gold Coast Airport Authority are outstanding. The Department will provide you with a copy of their submissions when received.

The Department has also undertaken a preliminary assessment of the Modification Report and, in addition to the issues raised in submissions, requires that the matters at **Attachments 1** be addressed in full. Please provide a response to the issues raised in the submissions and the attachments to this letter by 18 January 2020.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact Aditi Coomar, who can be contacted on 8217 2097 or via email at aditi.coomar@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'KH', with a long horizontal flourish extending to the right.

Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

as delegate for the Planning Secretary

ATTACHMENT 1

KEY ISSUES

1. Traffic Impacts

- The submitted Traffic Impact Assessment Report (TIA) should be amended in accordance with the comments from Transport for NSW (Roads and Maritime Services) (RMS) in relation to SSD-10353 (Tweed Hospital Stage 2).
- The Department recommends that consultation be undertaken with RMS and Tweed Shire Council (Council) to resolve the design of the key intersections near the site to the satisfaction of the public authorities and the details to be provided as part of the Modification application (SSD-9575-MOD-2).
- The TIA should include background traffic volumes for the Cudgen Road / Tweed Coast Road intersection (without the hospital development) for 2033 so that a comparison of the background data and the traffic modelling with the hospital, can be undertaken.
- A confirmation from Council on timing for delivery of the Tweed Coast Road four lane upgrade should be provided to the Department. If Council cannot confirm delivery of the Tweed Coast Road four lane upgrade by 2033, additional modelling without this upgrade should be provided and alternative solutions considered to improve the level of service at the key intersections and this road.

2. Bulk earthworks

- The submitted plans indicate that the amended building envelope for the hospital and the car park would result in modifications to the volume of cut and fill that was previously approved under the Stage 1 works.
- Having regard to the above, an amended plan should be provided that identifies the modifications to the cut and fill volumes and the need for any further retaining walls (or variation to the heights of the retaining walls) within the site.