

# Project Application Environmental Assessment Report

## Royal Newcastle Hospital Redevelopment

Two (2) Lot Torrens Title Land Subdivision

Submitted to the Department of Planning  
on behalf of Landcom and NSW Department of Health

September 2006 ■ 05368



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## Statement of Validity

Prepared under the Environmental Planning and Assessment Act, 1979 (as amended)

### Environmental Assessment prepared by

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*In respect of* The Royal Newcastle Hospital Redevelopment

### Project Application

*Applicant name* Landcom, on behalf of the NSW Department of Health  
(Health Administration Corporation as landowning entity)

*Applicant address* PO Box 33, Newcastle, NSW 2300

*Land to which the Project applies* Lot 1 in DP 1029006

*Project summary* Torrens Title subdivision of Lot 1 DP 1029006 into two (2)  
allotments and minor utility services relocation

### Environmental Assessment

*Certificate* An Environmental Assessment (EA) is attached

I certify that I have prepared the content of this  
Environmental Assessment and to the best of my knowledge:

- It is in accordance with the Environmental Planning and Assessment Act and Regulation
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

*Signature*



*Name* Bernard Gallagher

*Date* 1 September 2006

## 1.0 Introduction

This Environmental Assessment Report (EAR) is submitted to the Minister for Planning as part of a Project Application (PA) seeking approval for the Torrens Title subdivision of Lot 1 DP 1029006 into two (2) allotments with minor utility services relocation. The proposal is part of the overall redevelopment of the Royal Newcastle Hospital (RNH).

The EAR has been prepared by JBA Urban Planning Consultants for the proponent, Landcom, on behalf of the NSW Department of Health (Health Administration Corporation being the landowning entity).

This EAR describes the site, its environs and the proposed development, and includes an assessment of the proposal in accordance with the Director-General's Environmental Assessment Requirements (DGEARs) under Part 3A of the EP&A Act. It should be read in conjunction with the supporting information appended to this report (refer to Table of Contents).

### 1.1 Project Background

In 1999, the NSW Department of Health (NSW Health) announced the closure of the Royal Newcastle Hospital (RNH) by the end of 2006. Existing health services provided on the site have largely been transferred to new facilities at John Hunter Hospital and Belmont Hospital as part of an expansion of health services in the Hunter Region.

NSW Health has formed a strategic alliance with Landcom to oversee the redevelopment of the site. Landcom is a State owned land development corporation. It is one of the largest quality developers of residential land in Australia and is recognised as a leader in urban renewal.

In November 2005, the Minister for Planning declared the redevelopment of the RNH to be a Major Project under Part 3A of the EP&A Act (refer to **Appendix A**). The Department of

Planning (DOP) also confirmed that the project falls into Schedule 1: Group 5 (Construction Projects).

An Outline and Preliminary Assessment for the redevelopment of the RNH was submitted to the DoP on 22 December 2005.

On 26 May 2006, the DGEARs were issued by the DoP. A copy of these requirements is included in **Appendix A**.

On 2 June 2006, a Concept Plan was submitted to the DoP for approval. Following minor amendments, the Concept Plan was publicly exhibited in August / September 2006. At the time of writing, the Concept Plan is awaiting determination.

This PA is lodged concurrently with a PA for staged demolition of all buildings and structures on the site.

### 1.2 Consultation

In accordance with the DGEARs, consultation has been undertaken with Hunter Water Corporation (HWC) and Energy Australia (EA) during the preparation of this Project Application.

Consultation has occurred with Mr Brett Lewis, Manager Urban development at HWC for the purposes of determining requirements for water and sewer supply to the new lots following subdivision. It is the understanding of HWC that water and sewer services can be provided to both lots in the proposed subdivision from existing HWC assets in King and Watt Streets.

It is HWC expectation that the subdivision can be completed without the need for any works to be done. HWC have advised that an application should be made under Section 50 of the Hunter Water Corporatisation Act. It is expected that HWC will issue a 'No Works' Section 50 certificate, the result of which will mean no physical work is necessary to satisfy HWC.

Consultation has occurred with Mr Keith Carmody of Energy Australia (EA) for the purposes of determining requirements for the

continuation of electricity supply. EA have advised that the plan of proposed subdivision does not require the creation of any easements as the services currently exist.

Recent changes to legislation prevents land owners with supply cables crossing their land from interrupting the cables or seeking compensation for the creation of easements. EA understand that the proposed subdivision will not of itself cause a physical change in the use of the buildings and at the time of the proposed change in use, an appropriate repositioning of cables and protection by easement will take place.

## 2.0 The Site

### 2.1 Legal description

The site, the subject of this PA, is shown at **Figure 1** below. This PA relates to Lot 1 in DP 1029006 owned by the Health Administration Corporation. The area of the site is approximately 17,206m<sup>2</sup>.



**Figure 1** – Land ownership

### 2.2 Location

The Royal Newcastle Hospital (RNH) is located in the inner city suburb of Newcastle East on the eastern edge of the Newcastle CBD, overlooking Newcastle Beach. The RNH is located within the street block bounded by Shortland Esplanade to the east and south, Watt Street to the west and King Street to the north.

### 2.3 Existing development

Existing development on the site comprises:

- the Royal Newcastle Hospital buildings including the Nickson Wing and the McCaffrey Wing;
- the David Maddison Building;
- a decked car park structure; and

- a stratum of the adjoining United Services Club car park.

#### The Nickson Wing

The Nickson Wing (**Figure 2**) is 12 storeys in height and has been used as a hospital ward since it's opening in 1951. The building is a face brick clad reinforced concrete framed structure.



**Figure 2** – The Nickson Wing viewed from the west

#### The McCaffrey Wing

The McCaffrey Wing (**Figure 3**) is over 12 storeys in height and was built in 1967. The McCaffrey Wing has been predominantly used for outpatients and accident and emergency purposes. The entry is from King Street via a landscaped forecourt. Like the Nickson Wing, the building is a face brick clad reinforced concrete framed structure.





Figure 3 – The McCaffrey Wing viewed from Shortland Esplanade

### The David Maddison Building

The David Maddison Building (DMB) (Figure 4) is a large educational/medical establishment fronting Watt Street which spans the western portion of the site. This early 1980s building steps from 3 storeys along the Watt Street frontage to 6 storeys at the rear of the building to the east. The DMB was part of the main hospital between 1978 and 1980 and is currently used for educational and administrative purposes by the University of Newcastle and NSW Health.



Figure 4 – The David Maddison Building

### Hospital car park

A large, decked car park is located at the southern edge of the site fronting Shortland Esplanade. The car park has car parking for approximately 100 cars and is jointly used by hospital staff and visitors.

## 2.4 Adjacent development

### The United Services Club

The heritage listed United Services Club (USC), comprises two adjoining buildings located at 55 and 57 Watt Street, Newcastle. It is a 2 storey building designed in the Victorian free classical style with rendered brickwork. Adjoining this building to the south (57 Watt Street) is a 2 storey brick building erected in 1922-23 to provide additional offices for Council employees.

### The Wirraway Flats

The Wirraway Flats is located on the corner of Watt Street and Shortland Esplanade. This 1960s 7 storey residential building contains 28 units and is currently the subject of a Part 3A Project Application proposal which involves the demolition of the existing structure and erection of 58-unit residential flat building.

## 3.0 The Proposed Project

### 3.1 Proposed subdivision

The draft Plan of Subdivision prepared by Palmer Bruyn and Associates is included at **Appendix B**.

Approval is sought for the Torrens Title subdivision of Lot 1 DP 1029006 into two (2) lots being:

- Proposed Lot 11 (4,766m<sup>2</sup>); and
- Proposed Lot 12 (12,440m<sup>2</sup>).

The purpose of the proposed subdivision is to facilitate the staged redevelopment of the site. Specifically, to allow for the demolition, disposal and redevelopment of the main portion of the site (proposed Lot 12) whilst maintaining the opportunity for the DMB to continue operating until such time it is demolished and redeveloped as part of the overall RNH redevelopment.

The proposed line of subdivision is located a minimum of 6m of the eastern and southern edges of the David Maddison Building (DMB).

The proposed line of subdivision dissects the car park structure located to the immediate south of the DMB and a small pedestrian bridge linking the DMB and the McCaffrey Wing Building. Appropriate easements for structure encroachment are proposed for these structures (see **Appendix B**).

### 3.2 Services relocation

Prior to demolition of the Nickson and McCaffrey Wing buildings and the car park, all existing utilities that serve the DMB (that currently run between the buildings to be demolished and the DMB) will be diverted to be contained wholly within the DMB site (proposed Lot 11).

These diversion works are documented in the Infrastructure Investigation Report prepared by Patterson Britton & Partners (**Appendix C**) and will be undertaken as part of this Project Application. A description of the proposed services relocations is set out below.

#### Electrical

Each of the hospital wings and the DMB has their own substations. The existing high voltage lines for the DMB appear to be located underneath the south tip of the McCaffrey Wing building. Therefore, new underground feeder lines for the DMB substation will be designed and installed. Initial discussions with Energy Australia indicate that it is likely that new lines will come from King Street.

#### Telecommunications

Telecommunications for the DMB is serviced via the PABX room within the McCaffrey Wing building. An alternate location connection will be required.

#### Fuel and gas

An existing fuel line between the McCaffrey Wing and the DMB will be decommissioned. A new tank is proposed to be located at the southern end of the DMB basement car park, with a refilling point located in the access way east of the building.

The DMB obtains gas from a connection point in Watt Street. The demolition of the Nickson and McCaffrey wings and associated gas reticulation connections will not impact on the DMB.

#### Wastewater and potable water

The DMB wastewater and potable water connections are independent for main hospital wings and therefore no service relocations will be required.

## 4.0 Assessment of Environmental Impacts and Planning Issues

This section assesses the environmental impacts and planning issues associated with proposal.

### 4.1 Fire services and separation

A Boundary Fire Assessment has been prepared by Meinhardt NSW and is included at **Appendix D**. The fire services for the DMB including fire hydrant and hose reels are independent of the remainder of the site and relocation is therefore not required.

The proposed line of subdivision is located a minimum of 6m of the eastern and southern edges of the DMB. The proposed subdivision will therefore not alter compliance with the Building Code of Australia 2006 (BCA) regarding fire separation.

It is noted that any building developed on the proposed Lot 12 will need to satisfy and comply with the Deem to Satisfy (DTS) provisions of the BCA.

### 4.2 Access and parking arrangements

Mark Waugh Transport has prepared a Transport Impact Assessment for the proposed subdivision and it is included at **Appendix E**. The overall conclusion from the investigations is that the proposed subdivision will not result in any change to the traffic and access arrangements for the new DMB site (Lot 11).

The continued use of the DMB for a medical research facility with limited educational activity will generate low parking demand (in comparison to other higher density commercial land uses). This demand will be met through the existing 44 car spaces. This approach is supported by the tenant of the DMB, the University of Newcastle (see **Appendix F**).

### 4.3 Utility services works

The following principles will be adopted when disconnecting and relocating services:

- all Service Authorities will be consulted prior to the works commencing to ascertain lead times and correct termination locations;
- all termination works will be undertaken in accordance with design engineers' specifications and instructions;
- all termination works will be undertaken by suitably licensed contractors; and
- any termination works that impact on adjoining owners will be notified and will be undertaken out of hours to minimise impact.

### 4.4 Impacts on adjoining sites

The proposed works do not affect the United Services Club site or the Wirraway Flats site. It is noted the existing Right of Way across the northern part of Lot 1 DP 1029006 (in favour of the York Apartments) will be maintained and transferred onto proposed Lot 12.

### 4.5 Site suitability and the public interest

The site is suitable for the proposed subdivision and service relocation works as it is a necessary step in the redevelopment of the site as conceived in the draft Concept Plan. It allows for the continuation of activities located within the DMB until it is also demolished as part of the redevelopment of the site.

The orderly redevelopment of the site is within the public interest.

## 4.6 Consistency with planning instruments

### Newcastle LEP 2003

The RNH site is zoned 3(c) City Centre Zone under the Newcastle Local Environmental Plan 2003 (LEP 2003). Subdivision is permissible with consent under LEP 2003.

### Newcastle DCP 2005 (Element 6.7)

The proposed subdivision is not inconsistent with the provisions of the Newcastle Development Control Plan 2005 (Element 6.7).

## 4.7 Consistency with the draft Concept Plan and DGEARs

The proposed subdivision is consistent with the draft Royal Newcastle Hospital Concept Plan dated August 2006 which envisages the staged redevelopment of the site. The proposal is consistent with relevant aspects of the DGEARs.

## 4.8 Draft Statement of Commitments

**Table 1** sets out the draft commitments made by the proponent with respect to the environmental management and mitigation measures arising from the proposed subdivision and minor service relocation works.

**Table 1 – Draft Statement of Commitments**

No.	Title	Commitment
1	Obligation to Minimise Harm to the Environment	The proponent will implement all practicable measures to prevent and / or minimise any harm to the environment that may result from the demolition, construction and or operation of the development.
2	Development in Accordance with Plans / Reports	The development will be generally in accordance with the following documents: 1) Draft Plan of Subdivision prepared by Palmer Bruyn and Associates; 2) Boundary Fire Assessment prepared by Meinhardt NSW; 3) Infrastructure Investigation Report prepared by Patterson Britton & Partners; 4) Transport Impact Assessment Report prepared by Mark Waugh Transport; and 5) Environmental Assessment Report prepared by JBA Urban Planning Consultants.
3	Application for Subdivision Certificate	Prior to the lodgement of the plan of subdivision for registration under Division 3 of Part 23 of the Conveyancing Act 1919, a Subdivision Certificate is to be obtained in accordance with Section 109D (1)(d) of the Act. The proponent will submit a linen plan of the final plan of subdivision and 6 copies of that linen plan for endorsement.
4	Registration of Easements	Prior to the issue of any Occupation Certificate, the Proponent will provide to the PCA evidence that any easements that may be required by this approval have been or will be registered on the certificates of title.
5	Utilities consultation	The proponent will comply with the requirements of any public authorities (e.g. Hunter Water, Telstra, Energy Australia, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the proposed subdivision. Any costs in the relocation, adjustment or support of services shall be the responsibility of the proponent. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the PCA prior to the issue of the Construction Certificate.
6	Utilities works	All Service authorities will be consulted prior to the works commencing to ascertain lead times and correct termination locations. All termination works will be undertaken in accordance with design engineers' specifications and instructions and will be undertaken by suitably licensed contractors. Any termination works that impact on adjoining owners will be notified and will be undertaken out of hours to minimise impact.

## 5.0 Conclusion

This Environmental Assessment Report is submitted to the Minister for Planning as part of a Project Application seeking approval for the Torrens Title subdivision of Lot 1 DP 1029006 into two (2) allotments and minor utility services relocation.

The proposed subdivision and utility works are procedural in nature and part of the overall redevelopment of the Royal Newcastle Hospital (RNH).

The proposal is consistent with the staged redevelopment strategy envisaged in the draft Concept Plan for the site. It is not inconsistent with any statutory planning considerations and the minor nature of the proposal results in minimal environmental impacts.