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NSW GOVERNMENT

Department of Planning

Mr David Gates
Director, Asset and Contract Services
NSW Department of Health
Locked Mail Bag 961
NORTH SYDNEY NSW 2059

Contact: Verity Humble-Crofts
Phone: (02) 9228 6523
Fax: (02) 9228 6540
Email: verity.humble-crofts@dipnr.nsw.gov.au
Our ref: 05_0062
Your ref:
File: 9040754

21 November 2005

Dear Mr Gates,

Subject: Royal Newcastle Hospital Redevelopment

I refer to your letter dated 19 October 2005 in which you request confirmation from the Department of Planning that your project proposal is a major project under Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act).

To date, the Minister has formed the opinion that the project proposal is a major project to which Part 3A of the Act applies. However, the Minister has not required a concept plan. It would be acceptable to deal with the subject proposal under Section 75E of the Act, that is, as a project application. Pursuant to Section 75F, you are now requested to submit a project application and apply for the Director-General Environmental Assessment Requirements (DG EARs).

The appropriate project application form is attached. The structure and content of the project application should consider those matters described in the Department's draft guidelines titled *Steps in the Assessment and Approval of Major Projects under Part 3A* and as amended on 14 September 2005 (refer to the attached extract of the guidelines).

A total of 14 copies of the project application and associated plans are to be provided in hard copy format. Such plans are to include site context and surrounds, and basic details (ie. site layout, typical floor layout and elevation plan), at A3 size and to a recognised scale. One electronic (rtf or pdf format on CD) copy of the application and plans should also be included. You should also set up a website that these documents can be uploaded to that will link to the Department's website upon commencement of the referral period to relevant agencies.

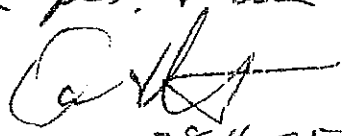
Based on the capital investment value (CIV) of \$170,000,000.00 as advised by you, the total development application fee for the project application is \$206,275.00. On lodgement of the project application you are required to pay 5% of this amount, being \$10,313.75. The remainder of the fee and an advertising fee will be required at a later stage. Please note any discrepancy changes to the CIV will involve changes to the fee applicable for your project.

On receipt of the project application and structure and content of the project proposal, the Department will consult with relevant public agencies. On completion of the consultation, you will be notified of the DG EARs. You will be advised should it be necessary to hold a Planning Focus Meeting prior to finalisation of the DG EARs.

If you have any questions regarding the above, please do not hesitate to contact Verity Humble-Crofts on (02) 9228 6523 or via email to verity.humble-crofts@dipnr.nsw.gov.au.

Yours sincerely,


Gordon Kirkby
A/Director, Urban Assessments

*For discussion pls. & other
action as agreed.*

28.11.05

To Jan Hayes
23-33 Bridge St Sydney NSW 2000 GPO Box 39 Sydney NSW 2001
Phone: (02) 9228 6111 Fax: (02) 9228 6191 Website: planning.nsw.gov.au

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NSW GOVERNMENT
Department of Planning

Sustainable Development Assessments

Contact: Verity Humble-Crofts
Phone: (02) 9228 6523
Fax: (02) 9228 6366
E-mail: verity.humble-crofts@planning.nsw.gov.au
Our ref: 9040754
Your ref:
File: Letter (Concept plan acceptance).doc

Mr Steve Edmonds
Landcom
PO Box 33
NEWCASTLE NSW 2300

Dear Steve,

**Subject: Redevelopment of the Health Lands Site, Newcastle
Concept Plan Acceptance**

I refer to your letter dated 22 December 2005 regarding a request for authorisation of a Concept Plan for the above project.

I am writing to advise you that on the 25 May 2006, pursuant to Section 75M of the *Environmental Planning and Assessment Act 1979* (the Act), the Minister authorised submission of a Concept Plan for the proposed redevelopment of the Royal Newcastle Hospital Site.

If you have any questions concerning the above matters you should contact Verity Humble-Crofts who is available during normal business hours on the phone number 9228 6523 or via e-mail to verity.humble-crofts@planning.nsw.gov.au.

Yours sincerely

Heather Warton
Director Urban Assessments

Sustainable Development Assessments
23-33 Bridge Street Sydney NSW 2000 GPO Box 39 Sydney NSW 2001
Telephone (02) 9228 6111 Facsimile (02) 9228 6191 Website www.planning.nsw.gov.au



NSW GOVERNMENT
Department of Planning

Contact: Verity Humble-Crofts
Phone: (02) 9228 6523
Fax: (02) 9228 6540
Email: verity.humble-crofts@planning.nsw.gov.au

Mr Steve Edmonds
Landcom
PO Box 33
NEWCASTLE NSW 2300

Our ref: MP 05_0062
Your ref:
File: 8040754

Dear Mr Edmonds,

Subject: Director-General's Requirements for the Environmental Assessment of Proposed Redevelopment of the Health Lands Site, Newcastle (MP 05_0062)

The Department has received your application for the proposed redevelopment of the Health Lands Site in Newcastle (Application Number: 05_0062).

I have attached a copy of the Director-General's requirements (DGRs) for environmental assessment of the project for a Concept Plan application and Project application. These requirements have been prepared in consultation with the relevant government agencies including Newcastle Council.

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Attachment 1 outlines the documents to accompany the Environmental Assessments (as applicable).

It would be appreciated if you would contact the Department at least two weeks before you propose to submit the Environmental Assessments to determine:

- the fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply;
- options available in publishing the Environmental Assessment via the Internet; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessments that will be required.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. The Department will consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance, it will require an additional approval under the Commonwealth Environment Protection Biodiversity Conservation Act 1999 (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. If you have any questions about

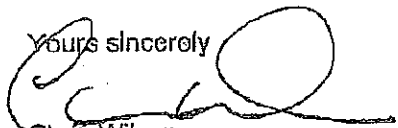
Bridge St Office 23-33 Bridge St Sydney NSW 2000 GPO Box 39 Sydney NSW 2001
Telephone (02) 9228 6111 Facsimile (02) 9228 6191 DX 10181 Sydney Stock Exchange Website planning.nsw.gov.au

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the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (6274 1111 or <http://www.deh.gov.au>).

If you have any enquiries about these requirements, please contact Verity Humble-Crofts on (02) 9228 6523 or via email to verity.humble-crofts@planning.nsw.gov.au.

Yours sincerely



26.5.05

Chris Wilson

**A/ Executive Director
as delegate for the Director-General**

Director-General's Requirements

Section 75F of the Environmental Planning and Assessment Act 1979

Application number	05_0082
Project	<p>(1) Concept Plan Application: Mixed use redevelopment of the Health Lands site including the Royal Newcastle Hospital and David Maddison buildings by way of a concept plan application for the following key design parameters: land use, building heights, floor space area, setbacks, building footprints, vehicle access, pedestrian through site linkages and public domain works.</p> <p>(2) Project Application: Application for the Health Lands site including the Royal Newcastle Hospital and David Maddison buildings by way of a project application for the demolition of existing buildings and structures and subdivision into two parcels in accordance with the intended construction stages.</p>
Location	Lots 1 and 4 DP 1029006 Pacific Street and Lots 11 and 12 DP 635003 Watt Street NEWCASTLE NSW 2300
Proponent	Landcom
Date issued	26 May 2006
Expiry date	26 May 2008
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> An executive summary; A detailed description of the project including: <ul style="list-style-type: none"> (i) any development options; and (ii) justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest; (iii) demolition details (for the Project Application only); A thorough site analysis; Consideration of all relevant statutory and non-statutory requirements, in particular relevant provisions of all applicable Environmental Planning Instruments, Regional Strategies and Development Control Plans (including drafts), and guidelines or draft guidelines issued by the Department of Planning or other State government agencies (as applicable); A detailed assessment of potential impacts of the project, which includes: <ul style="list-style-type: none"> (i) description of the existing environment; (ii) an assessment of the potential impacts of the project; (iii) an environmental risk analysis of the project; (iv) a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; and (v) a consideration of any issues raised during consultation; How you have identified the environmental impacts of the development; A draft Statement of Commitments outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; A signed statement from the author of the Environmental

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	<p>Assessment certifying that the information contained in the report is neither false nor misleading;</p> <ul style="list-style-type: none"> An assessment of the key issues specified below and a table outlining how these issues have been addressed.
Key Issues	<p>PART A - Key Issues to be addressed in the Concept Plan Application Environmental Assessment:</p> <p>1. Traffic and Parking issues</p> <p>1.1 The Environmental Assessment must present a traffic impact study for parking and access to the site and the surrounding site.</p> <p>1.2 The traffic impact study must include be prepared in accordance with the RTA's <i>Guide to Traffic Generating Developments and Road Design Guide</i> and the EPA's <i>Environmental Criteria for Road Traffic Noise</i>, including assessment of the following issues at minimum:</p> <ul style="list-style-type: none"> (a) consideration of the traffic impacts on the existing intersections and the capacity of road network to safely and efficiently cater for the additional vehicular traffic generated; (b) traffic analysis for all relevant intersections, including current traffic counts and 10 year traffic growth projection, 95th percentile back of queue lengths, delays and level of service on all legs, and use of SIDRA or similar traffic model; (c) assessment of proposed access arrangements to the site; (d) assessment of pedestrian, cyclist and public transport issues; (e) In conjunction with the traffic study, a master plan / staging plan will be prepared indicating the expecting development on the site over time. The traffic study should assess all scenarios that may occur when developing the site and identify the 'triggers' required for road network infrastructure upgrades. <p>2. Access, Built Form, Urban Design</p> <p>2.1 The Environmental Assessment must provide demonstrate compliance with the Newcastle Development Control Plan 2005 (NDCP). Where there is a variation proposed, the Environmental Assessment must include a detailed analysis and demonstration that the proposal achieves the best or a better urban design outcome for the site over that shown in the provisions of the NDCP.</p> <p>2.2 The Environmental Assessment must include a visual assessment of the site demonstrating that view corridors along the coast from major vantage points are maintained or improved.</p> <p>2.3 The Environmental Assessment must provide details of the impact of overshadowing of the proposal to Newcastle Beach; provide details of how the development integrates with the existing street patterns and pedestrian access.</p> <p>3. Adjoining Sites</p> <p>The Environmental Assessment must address the development opportunities of the adjoining sites and demonstrate that desirable reasonable planning outcomes can be achieved on all sites.</p> <p>4. Staging</p>

	<p>The Environmental Assessment must include the proposed method of staging the development that represents orderly development and does not affect current uses and operation and future development of the United Services Club, the Wirraway Flats and access and use of the car park on the David Maddison site.</p> <p>5. Coastal</p> <p>The Environmental Assessment must include an analysis of the proposal against the principles contained in the Department of Planning's <i>Coastal Design Guidelines for New South Wales</i>.</p> <p>6. Mine Subsidence</p> <p>7.1 The Environmental Assessment must present geotechnical investigation reports detailing the following:</p> <ul style="list-style-type: none"> (a) location, condition and risk of subsidence from mine workings affecting the proposal; (b) removal of any risk of mine subsidence by a suitable means, such as grouting or confirmation that the workings are long term stable and there is no risk of mine subsidence affecting the site; and (c) a sufficient number of boreholes to the floor of the seam; numerical modelling/sensitivity analysis to demonstrate the appropriateness of the strata to support the development given the mine workings; confirmation of the depth of coal seam, height of workings, floor conditions, thickness of competent rock and pillar dimensions used in the analysis. <p>Part B</p> <p>Key Issues to be addressed in the Project Application Environmental Assessment</p> <p>1. Compliance with the Concept Plan</p> <p>The Environmental Assessment report must demonstrate consistency with all Environmental Assessment requirements as detailed above in Part C for the Concept Plan for the Health Lands Site (Major Project number 05-0062).</p> <p>2. Demolition Issues</p> <p>2.1 The Environmental Assessment must demonstrate the following matters in regard to the environmental impacts of the proposed development:</p> <ul style="list-style-type: none"> (a) an appropriate level of heritage assessment, including the preparation of reports, for the subject site, incorporating the United Services Club and Wirraway Flats sites, prepared in accordance with the NSW Heritage Office's <i>Statement of Heritage Impacts</i> (Table 1) and section 75H of the <i>Environmental Planning and Assessment Act 1979</i> and in consultation with any requirements of the NSW Heritage Office; (b) an appropriate level of historical archaeological and aboriginal assessment of the site (as applicable), in consultation with the NSW Heritage Office; and (c) the production of a contamination report including demonstration that the site is suitable for the proposed uses.
Consultation	<p>During the preparation of the Environmental Assessment, you must consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular you must consult with;</p>

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P. 7211

To: 61 2 9906 7318

25-MAY-2006 16:57 From: CITE URBANSTRATEGIES 0289203255

	<p>(a) Agencies</p> <ul style="list-style-type: none"> • NSW Department of Environment and Conservation; • NSW Roads and Traffic Authority; • Mine Subsidence Board; and • Newcastle City Council. <p>(b) Public</p> <ul style="list-style-type: none"> • Any public meetings proposed by the local member, Newcastle City Council or other relevant group. <p>The consultation process and the issues raised should be described in the Environmental Assessment</p>
Deemed refusal period	Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i> , the applicable deemed refusal period for both the Project Application and the Concept Plan Application is 60 days.

Electronic publishing of the Environmental Assessment

Electronic documents presented to the NSW Department of Planning for publication via the Internet will need to meet certain criteria. Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files. File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files.

Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order.

- Graphic images will need to be provided as [.gif] files.
- Photographic images should be provided as [.jpg] files.
- Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each.
- Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order.

ATTACHMENT 1

DOCUMENTS TO ACCOMPANY THE ENVIRONMENTAL ASSESSMENT FOR BOTH THE PROJECT APPLICATION AND THE CONCEPT PLAN APPLICATION (AS APPLICABLE TO EACH APPLICATION)

Plans of the development	<p>As a minimum, you will be required to submit the following plans, architectural drawings and diagrams of your proposal (as applicable):</p> <ol style="list-style-type: none"> 1. The existing site survey plan is to be drawn to 1:500 scale and show: <ul style="list-style-type: none"> • the location of the land, the measurements of the boundaries of the land, the size of the land and which direction is north; • existing significant vegetation, built and topographic features; • location of existing utilities; • existing contour levels (based on Australian Height Datum, AHD); and • location and height of adjacent buildings and private open space. 2. A locality plan drawn to 1:5000 scale indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space, water courses and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes <p>The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.</p> 3. A building envelope plan showing the parcel of land identified for the purpose of the future development, and showing: <ul style="list-style-type: none"> • the location of any building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • communal facilities and servicing points; • any changes that will be made to the level of the land by excavation, filling or otherwise; • the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground; • parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site. <p>Proposed FSR should be indicated.</p> 4. Shadow diagrams are to show solar access to the site (as indicated by the building envelopes) and adjacent properties, including the Newcastle Beach, at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday, 3.00 pm and 6.00 pm. 5. A water and sewer mains plan showing the location of existing and proposed water and sewer mains (for the Project Application). 6. A proposed stormwater drainage plan showing details of temporary controls to be installed during construction of the development (for the Project Application). 7. A sediment and erosion control plan showing temporary controls to be installed during construction of the development (for the Project Application). 8. A cut and fill plan showing areas subject to cut/fill and the depths of both cut and fill, including measures to be taken to retain both are to be indicated.
Specialist advice	<p>Specialist advice, prepared by a suitably qualified person, will be requested to support your Environmental Assessment including, but not limited to, the following (as applicable):</p> <ul style="list-style-type: none"> • BCA compliance; • traffic; • heritage (if applicable); • hazardous material presence (and details of removal during demolition if present) (if applicable); • geotechnical and hydrogeological; • contamination in accordance with the requirements of SEPP 55; and • Acid Sulphate Soil Management Plan demonstrating compliance with ASSMAC guidelines (if applicable).
Documents to be submitted	<ul style="list-style-type: none"> • 10 copies of the Environmental Assessment; • 10 sets of architectural and landscape plans to scale, including set one (1) set at A3 size (to

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	<p>scale);</p> <ul style="list-style-type: none"> • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size; and • 1 built to scale model (scale 1:500) showing the subject site and a context of no less than 100 metres around the site.
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