



Our Ref: DOC19/874589
Your Ref: SSD 9575-Mod-2

Director Social and Other Infrastructure
Planning and Assessment Group
PO Box 39
Sydney NSW 2001

Attention: Ms Aditi Coomar/ Ms Megan Fu

Dear Ms Harragon

RE: New Tweed Valley Hospital - Modification 2 - Concept Proposal (SSD-9575-Mod-2) Tweed LGA

Thank you for your e-mail dated 4 October 2019 about the Modification 2 to the New Tweed Valley Hospital Concept Proposal at 771 Cudgen Road, Cudgen seeking comments from the Biodiversity and Conservation Division (BCD) of the Environment, Energy and Science Group in the NSW Department of Planning, Industry and Environment. I appreciate the opportunity to provide input.

The BCD was formerly part of the Office of Environment and Heritage, but now forms part of a Group that has responsibilities relating to biodiversity (including threatened species and ecological communities, or their habitats), Aboriginal cultural heritage, National Parks and Wildlife Service estate, climate change, sustainability, flooding, coastal and estuary matters

We have reviewed the documents supplied in relation to biodiversity matters as discussed in **Attachment 1** to this letter and advise that we have no issues to raise in relation to this modification proposal.

If you have any questions about this advice, please do not hesitate to contact Ms Rachel Lonie, Senior Conservation Planning Officer, at rachel.lonie@environment.nsw.gov.au or 6650 7130.

Yours sincerely

DIMITRI YOUNG
Senior Team Leader Planning, North East Branch
Biodiversity and Conservation

Enclosure: Attachment 1. Detailed BCD Comments – New Tweed Valley Hospital - Modification 2 - Concept Proposal (SSD-9575-Mod-2) Tweed LGA

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Attachment 1: Detailed BCD Comments – New Tweed Valley Hospital - Modification 2 - Concept Proposal (SSD-9575-Mod-2) Tweed LGA

The application to modify SSD 9575 proposes the following amendments and inclusions to the Concept Proposal involve:

- Reconfiguration and provision of additional on-site parking, including a multi-deck car park (based on a maximum planning envelope) in conjunction with consolidated at-grade parking to better service the hospital.
- Design refinement of the on-site road network, including modifications to support the inclusion of the proposed multi-deck car park.
- Addition of an envelope to accommodate a temporary building for the 'Tweed Valley Skills Centre'
- An increase in the proposed number of hospital beds (day only and overnight beds) from 430 to 499 beds (excluding emergency treatment spaces (46))
- Amendments to the approved maximum planning/building envelopes to accommodate the design changes to the hospital and health hub:
- Increased maximum Gross Floor Area (GFA) to approximately 65,050 m²
Relocation/adjustment of the electrical switching station kiosk planning envelope and addition of an approximate envelope for the co-location of backup generators.
- Amendment to the Landscape Zonal Plan to reflect the detailed landscape design presented in the Stage 2 SSD application.

The BCD has reviewed the proposed modifications and the letter from Greencap titled *Re: Statement on Biodiversity Impacts for the Concept Proposal (SSD-9575) Modification Application Report* dated 24 September 2019. We note the advice from Greencap is that:

- The car parking reconfiguration and road network modifications occur within the previously approved development footprints and remain approximately 47m from the remnant vegetation to the north of the site.
- The additional envelope for the temporary building will not encroach on any retained native vegetation and will not require clearing of additional native vegetation. Furthermore, it is located at the far south of the site (in close proximity to the Kingscliff TAFE campus) and will not have any significant indirect impacts on remnant vegetation to the north of the site, retained windrows, vegetated buffers or threatened species.
- The amendments to the Planning Envelope will not impact adjacent vegetation buffer zones (10m wide to the west and 30m wide to the south). Furthermore, modifications accommodate future buffer widening to the west of the compound should this be required. Generators will be provided in acoustic attenuated housing, further enclosed by compound screening and landscaping to mitigate noise impacts.
- The increase in GFA will not encroach on any native vegetation and does not require additional clearance of remnant vegetation to the north of the site, retained windrows or vegetated buffers.
- The key biodiversity attributes to the Landscape Zonal Plan remain unchanged, including; the retained forest (zone 1), 10m and 30m buffers (zones 7 and 8), rain gardens (zone 2b) and clusters of native plantings (zone 10).

We support these conclusions and do not raise any issues in relation to biodiversity issues arising from this modification proposal.

