

14 January 2021

Mr Jim Betts  
Secretary  
Department of Planning, Industry and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Dear Mr Betts

**JOHN HUNTER HEALTH AND INNOVATION PRECINCT – SSD-9351535  
AMENDMENT TO STAGED TOWN PLANNING STRATEGY**

On 15 October 2020, the Planning Secretary's Environmental Assessment Requirements (SEARs) were issued for the John Hunter Health and Innovation Precinct (Concept and Stage 1 Early Works) Development Application (SSD-9351535). The SEARs were subsequently re-issued on 5 November 2020.

Due to project programming the proposed staged development application is no longer proposed under Clause 4.22 of the *Environmental Planning and Assessment Act* (EP&A Act). Instead, a single detailed application under Clause 4.38 of the EP&A Act is now proposed.

This letter seeks to confirm with the Department the SEARs requirements for the revised single application.

**Project Description**

The single SSD application will seek consent for the construction and operation of a new Acute Services Building and refurbishment of existing hospital facilities at John Hunter Hospital. Specifically, the proposal will seek approval for:

- Construction and operation of a new 7 storey Acute Services Building (plus 4 semi-basement levels) to provide:
  - *an expanded and enhanced Emergency Department;*
  - *expanded and enhanced intensive care services - Adult, Paediatric and Neonatal;*
  - *expanded and enhanced Operating Theatres including Interventional Suites;*
  - *an expanded Clinical Sterilising Department;*
  - *Women's Services including Birthing Unit, Day Assessment Unit and Inpatient Units;*
  - *integrated flexible education and teaching spaces;*
  - *expanded support services;*
  - *associated retail spaces;*
  - *new rooftop helipad;*

- *new semi-basement car parking;*
- Refurbishment of existing buildings to provide:
  - *additional Inpatient Units;*
  - *expanded support services;*
- A new Hospital entry canopy and works to the existing drop off;
- Link bridge to the Hunter Medical Research Institute;
- Campus wayfinding and signage;
- Landscape works;
- Site preparation including bulk earthworks, tree removal, environmental clearing, cut and fill;
- Mines grouting remediation works;
- Construction of internal roads network and construction access roads and works to existing at-grade carparking;
- Connection to the future Newcastle Inner City Bypass; and
- Inground building services works and utility adjustments.

### **Overview of Likely Environmental and Planning Issues**

The SEARs request dated 11 September 2020 outlined the likely environmental and planning issues associated with the Concept and Stage 1 Early Works and these issues largely remain relevant to the single EIS assessment.

It is noted the issued SEARs include the requirement for design quality guidelines which will no longer be required for the detailed application.

The detailed development application will require consideration of the following issues:

#### ***Built Form and Urban Design***

Consideration of the detailed design of the proposal including:

- details of building articulation (facades, materials and colours); and
- details of any building identification signs to be installed, including size, location and finishes.

#### ***Noise and Vibration***

Consideration of the operational noise impacts of the proposal will be required. A construction and operational noise and vibration impact assessment will accompany the SSD.

#### ***Waste***

Consideration of the operational waste impacts of the proposal will be required. A Waste Management Plan will accompany the SSD.

#### ***Hazardous Waste***

A pre-demolition hazardous waste analysis will be prepared to assess the demolition of parts of the existing hospital buildings to be refurbished.

#### ***Aviation***

The detailed design will include a new Helipad on the ASB. An aviation report prepared in accordance with the relevant sections of the National Airports Safeguarding Framework will accompany the SSD.

**Conclusion**

The purpose of this letter is to notify the Department of a revised planning strategy for the John Hunter Health and Innovation Precinct and adoption of a single detailed design application. We trust that the information detailed in this letter is sufficient to enable the Secretary to issue amended SEARs for the preparation of the EIS.

Should you have any queries regarding the above, please do not hesitate to contact Rachel Mitchell, A/Manager Planning on 0438 220 252.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Bock', written in a cursive style.

**Amanda Bock**  
**A/Executive Director, Rural & Regional, Health Infrastructure**