

28 November 2018

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY
NSW 2001

Dear Ms McNally

**Re: New Maitland Hospital (Stage 2 Main Works)
Request for Secretary's Environmental Assessment Requirements**

This request is made on behalf of Health Infrastructure (HI) as proponent for the proposed construction and operation of the new Maitland Hospital. This application comprises the Stage 2 main works that follow the Concept and Stage 1 early works under SSI 9022 (discussed below). As the proposal is for the purposes of a health services facility and associated car park that has a capital investment value in excess of \$100 million on land identified in accordance with Schedule 4 of the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), it is State Significant Infrastructure (SSI) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this letter is to request the Secretary's Environmental Assessment Requirements (SEARs) in accordance with clause 5.15 of the EP&A Act for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the SEARs this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

This letter is accompanied by the Indicative Concept Scheme prepared by BVN (**Attachment A**).

1 Background

On 7 November 2018, the Planning Assessment Commission, as delegate for the Minister for Planning, granted Stage 1 Development Consent and Concept Approval to SSI 9022 for the new Maitland Hospital, including:

- A concept proposal for the development of a new hospital with approximately 60,000 sqm of floorspace on the subject site, including a nine-storey building envelope and site access arrangements; and
- Concurrent first stage of the development, comprising site clearance and preparatory works, including: bulk earthworks; utility connections; in-ground infrastructure works; vegetation removal; building foundations; drainage infrastructure; and construction of temporary roads, temporary car parking area, temporary fencing and site office/compound.

This application is for the Stage 2 construction and operation of the new Hospital. Following further design development and community consultation, the Stage 2 built form and layout design will vary from the Stage 1 Concept Proposal. Notwithstanding, the proposed Stage 2 development is generally consistent with the approved concept design and the conditions set out in the Stage 1 Infrastructure Approval. The following elements are now proposed:

- Inclusion of a northern at-grade car park;
- Reduction to at-grade car parking to the west of the hospital building;
- Movement of the Hospital building footprint 15m to the east; and
- Inclusion of rooftop plant and cooling towers.

2 The site

The site is located on Metford Road, Metford within the Maitland Local Government Area, approximately 5km south-east from the centre of Maitland and 2 hours north of Sydney. The site's locational context is shown at **Figure 1**.

The site is legally known as Lot 7314 in DP 1162607 and part of Lot 401 in DP 755237. The site is irregular in shape with an area of approximately 19.29ha.

The site is owned by NSW Health Administration Corporation, and Part Lot 401 is owned by Crown Lands.

An aerial photograph of the site is shown at Error! Reference source not found..

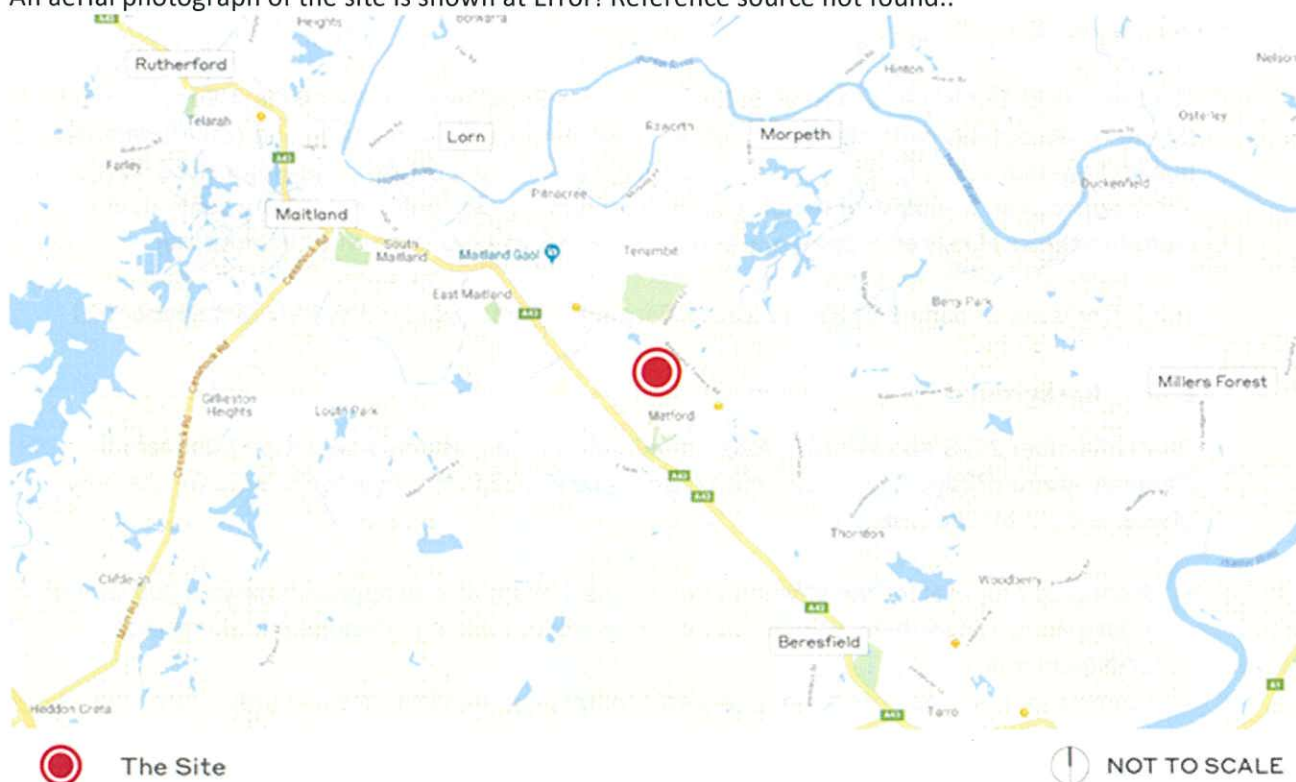


Figure 1 Locational Context
Source: Googlemaps



Figure 2 Aerial Photograph of the Site

Source: Nearmap

3 Description of proposed development

The SSI application will seek consent for:

- Construction and operation of a new 7 storey Acute Services Building, including;
 - Emergency services;
 - Medical, surgical, paediatric and maternity services;
 - Critical care services for adults and babies, including a special care nursery;
 - Operating theatres, delivery suites and assessment rooms;
 - Palliative care and rehabilitation services;
 - Mental health services;
 - Satellite renal dialysis;
 - A new chemotherapy service;
 - Oral health service;
 - A range of ambulatory care and outpatient clinics.
- Internal roadways and car parking for staff, patients and visitors;
- At-grade helipad;
- Signage;
- Site landscaping;
- Tree removal; and
- Utility and services connection and amplifications works.

An Indicative Concept Scheme prepared by BVN have been provided for information purposes (see **Figure 3-4** and **Attachment A**).

The future hospital wing approved under the Concept Approval for the site (located to the south of the main building), does not form part of the scope of works for the proposed Stage 2 SSI Application. Future expansion for the southern hospital wing would be subject to a separate business case, and a further staged application for the site.

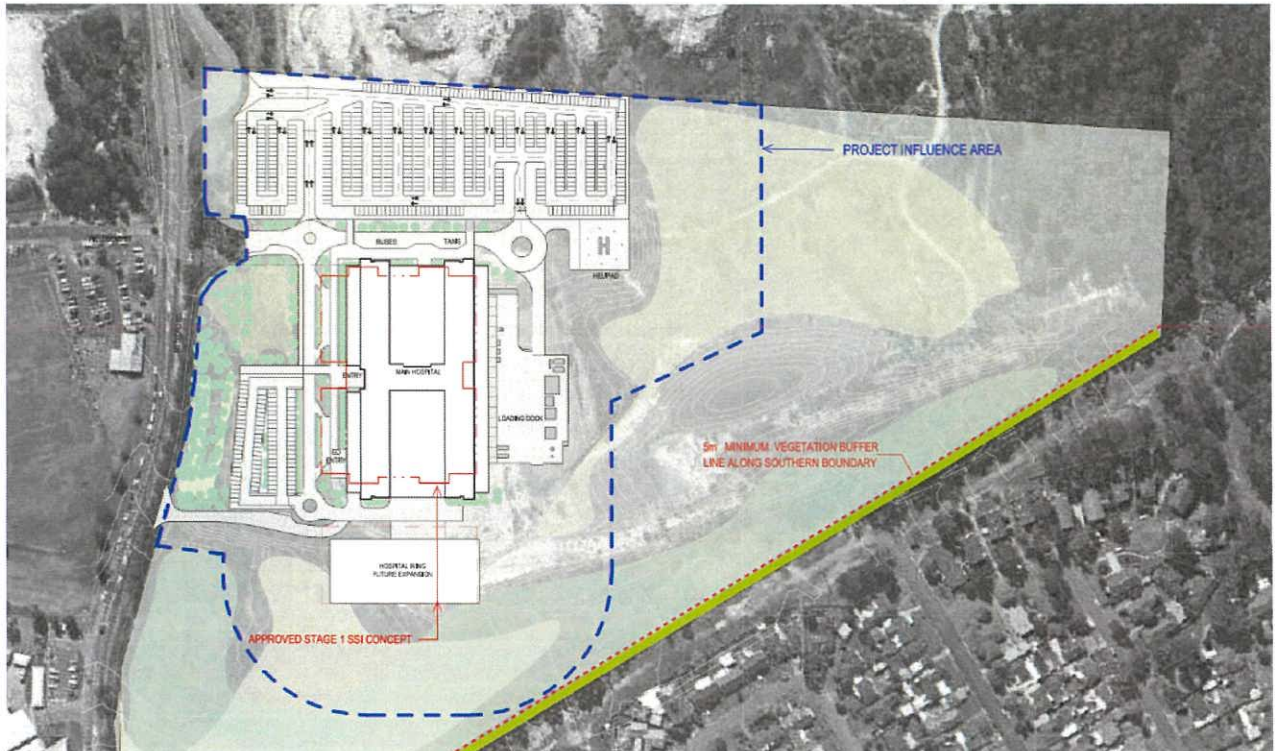


Figure 3 Site layout plan
Source: BVN



Figure 4 Indicative 3D diagram of New Maitland Hospital
Source: BVN

3.1 Project Value and Job Creation

The estimated project value for the project is \$450 million.

The NMH will result in the following job creation:

- Approximately 1,000 full time equivalent operational staff; and
- Approximately 1,250 full time equivalent construction jobs during the construction period.

4 Strategic need for the project

The NSW health system is facing considerable challenges to meet growing demand driven by an increasing population, ageing population, lifestyle diseases and new care technologies. The current Maitland Hospital is already operating at 97% capacity and cannot support the growth and change in the type of services needed to provide contemporary health care to the Hunter Region or to meet the health demands driven by a growing and ageing population. As the population ages, the number of people with chronic conditions and co-morbidities are expected to rise, and this will place a strong projected demand on Hunter New England health services.

The existing Maitland Hospital is the busiest facility in the Hunter Valley providing the majority of public health services required by residents. The existing Maitland Hospital currently has 200 beds for acute and sub-acute patients. However, demand is increasing and by 2026/27 bed days are projected to be over 78,341 based on the current service configuration (excluding renal dialysis and chemotherapy).

As the current services are at capacity a high proportion of patients are being referred to hospitals in Newcastle or Sydney to meet demand. There are limited ambulatory care services to assist in reducing hospital admissions and length of stay.

Accordingly, there is urgent need to provide the Hunter New England Local Health District with the capability and capacity to better meet the healthcare needs of the Lower Hunter community, to address future demand for services from a growing and ageing population and to better provide services closer to home.

5 Planning Framework

5.1 Strategic Planning Framework

5.1.1 Consistency with Strategic Plans

Strategic Plan	Comment
NSW State and Premier Priorities	<p>The proposal will deliver on key state priorities, including:</p> <ul style="list-style-type: none"> • Building infrastructure; • Improving service levels in hospitals; • Cutting waiting time for planned surgeries; • Jobs closer to home; • Increased business investment in rural and regional NSW; and • Increased business investment. <p>It will deliver health infrastructure that will reduce waiting times by improving capacity, allowing for greater integration of services, and creating greater efficiencies by incorporating state of the art facilities and equipment. The proposal</p>

Strategic Plan	Comment
	will create temporary job opportunities in manufacturing, construction and construction management during the project's construction phase of works, and job opportunities in health and administration at the project's completion. The proposal will create jobs and apprenticeships for the construction sector through government infrastructure. It will generate up to 1,250 jobs over the construction phase and will facilitate the growth and support of a skilled health related workforce in the Region. The Hospital is estimated to deliver 1,000 full time equivalent staff upon operation.
Hunter Regional Plan 2036	<p>The proposal is consistent with the vision for the Region, including:</p> <ul style="list-style-type: none"> • Beyond Greater Newcastle are vibrant centres, towns and villages, many of which have benefited from emerging job opportunities in the health, agriculture, tourism, defence, energy and transport sectors. • Infrastructure investment is the linchpin of economic development across the Hunter. It supports freight, health and education services, and agribusiness and tourism, as well as building resilience to global economic cycles and climate change. <p>Specifically, the Proposal is consistent with Action 8.5 of the Plan which contemplates a health precinct and hospital at the Metford Triangle site and Action 26.2 which supports the enabling of health facilities in the Region.</p>
Greater Newcastle Plan	East Maitland is identified in the Greater Newcastle Plan as the location for an emerging health precinct centring around the Metford Triangle. The subject site forms part of the Metford Triangle. In accordance with the strategic planning framework for the Region, the proposed hospital sits within the identified health precinct.
NSW State Infrastructure Strategy	The proposal will deliver on the strategic objective for Health to Plan and deliver world-class health infrastructure that supports a 21st century health system and improved health outcomes for the people of NSW.
Future Transport Strategy 2056	<p>A key outcome for the plan is to "support successful places" by creating a transport network across the State that better connects regional cities and centres and will increase access to regional jobs, services and education. Improved transport will broaden the catchment of the Greater Newcastle area and improve access to services such as the new Maitland Hospital. The proposal will:</p> <ul style="list-style-type: none"> • Create movement networks for people and their various forms of transport. • Ensure the Hospital includes a clear and interconnected set of movement networks that accentuate key site access points and fit with the public transport network and pedestrian infrastructure.

5.2 Statutory Planning Framework

5.2.1 Environmental Planning and Assessment Act 1979

The Act establishes the assessment framework for SSI. Under Section 5.19 of the Act the Minister for Planning is the consent authority for SSI. Section 5.16 requires that a development application for SSI is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations. Subdivision 3 of Division 5.2 of the EP&A Act provides for a staged infrastructure application at Section 5.20.

5.2.2 State Environmental Planning Policy (State and Regional Development) 2011

The *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) identifies development which is declared to be State Significant. Clause 5 of Schedule 4 of the Policy identifies specific development on specific land as State Significant Infrastructure, as follows:

New Maitland Hospital project

Development for the purposes of a health services facility and associated car park that has a capital investment value of more than \$100 million on land identified as being within the New Maitland Hospital Site on the State Significant Infrastructure Sites Map (being Lot 7314, DP 1162607 and part of Lot 401, DP 755237, Maitland).

As the proposal is for the purposes of a health services facility and associated car park that has an estimated Capital Investment Value greater than \$100 million, it is SSI.

5.2.3 Other planning policies

In addition to the above, the following policies apply to the site and will need to be considered as part of the SSI application:

- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55).
- State Environmental Planning Policy (Infrastructure) 2007.
- State Environmental Planning Policy No 33-Hazardous and Offensive Development.

5.2.4 Local Environmental Plan

The proposed Hospital is located on land which is subject to Maitland LEP 2011 (the LEP). Relevant provisions of the LEP will be considered during the preparation of the EIS. However, as the proposal is to be assessed under Division 5.2 of the EP&A Act, the permissibility and consent provisions do not apply.

6 Overview of likely environmental and planning issues

Concept Plan

A number of environmental impacts and planning issues, such as contamination and remediation, Aboriginal heritage, groundwater, flooding, soils and geology would usually be considered as part of a SSI application, however these were addressed as part of the Concept Plan Environmental Assessment. Accordingly, these matters do not require any further assessment as part of the future SSI application.

In determining the Concept Approval specific further environmental assessment requirements that apply to future applications on the site are identified. The SSI application will therefore need to address the matters as set out in Part B of the Concept Approval (SSI 9022), including built form and

urban design, biodiversity, traffic, residential amenity impacts, noise and vibration, landscaping, bushfire and ecologically sustainable development.

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the future SSI application.

Environmental amenity

Whilst the site has no maximum height or FSR control, the proposed scheme will be the subject of a merit assessment with regard given to the siting, height and massing of the proposed development in the context of the surrounding landscape.

Traffic and parking

Traffic analysis will be undertaken to determine the appropriate access arrangements for the site in addition to analysis of parking demand and provision.

Environmentally sustainable development

An assessment will be undertaken to demonstrate how the principles of ESD have been incorporated into the design, construction and on-going operation of the hospital.

Noise and vibration

An analysis of the construction and operation noise will require careful consideration of impacts upon the amenity of residential uses nearby. An acoustic and vibration assessment will be submitted with the future SSI Application.

Infrastructure and servicing

Consultation will be undertaken with all relevant service providers in relation to any required capacity augmentation of existing services to the site.

Biodiversity

The Biodiversity Conservation Act came into force on 25 August 2017. The Stage 1 Biodiversity Assessment was substantially commenced prior to 25 August 2017 and has been prepared under the previous legislation as this was applicable at the time that surveys, and the majority of the assessment was undertaken. In accordance with Clause 29 of Biodiversity Conservation (Savings and Transitional) Regulation 2017 the former planning provisions continue to apply to the site.

The Stage 2 biodiversity assessment will demonstrate that the proposal is consistent with the endorsed BAR and BOS under Stage 1 and any additional impacts that may occur as a result of the Stage 2 works.

Bushfire impact

The site is identified as being bushfire prone land by the LEP. The design of the Hospital, including all asset protection zones and other bushfire protection measures will be reviewed to demonstrate satisfactory compliance with the relevant provisions of *Planning for Bushfire Protection 2006*.

7 Conclusion

In accordance with clause 5.15 of the EP&A Act and Schedule 4(5) of the SRD SEPP, HI requests the issue of SEARs for the preparation of an EIS for the construction and operation of the new Maitland Hospital (Stage 2 main works). The proposed development will enable the continuation of the development of the new Maitland Hospital, and will further support and strengthen the medical services provided in the growing lower Hunter region.

If you require any additional information, please contact Rachel Mitchell on 0438 220 252.

We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely,



Sam Sangster
Chief Executive

Attachment A Indicative Concept Scheme

