

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant infrastructure
Application number and project name	SSI-9775 New Maitland Hospital - Stage 2
Applicant	Health Administration Corporation
Consent Authority	Minister for Planning and Public Spaces

Decision

The Executive Director under delegation from the Minister for Planning has, under section 5.19 of the *Environmental Planning and Assessment Act 1979* (the Act) approved the infrastructure application with the modifications outlined in the instrument of approval subject to the recommended conditions.

A copy of the infrastructure approval and conditions is available [here](#).

A copy of the Planning Secretary's Assessment Report is available [here](#).

Date of decision

6/12/19.

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in the statutory context section of the Planning Secretary's Assessment Report, which include the findings and recommendations in the Planning Secretary's Assessment Report.
- the objects of the Act.
- the considerations under s 7.14(2) and 7.16(3) of the Biodiversity Conservation Act 2016 (NSW).
- all information submitted to the Department during the assessment of the application and additional information considered in the Planning Secretary's Assessment Report.
- the findings and recommendations in the Planning Secretary's Assessment Report.
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Planning Secretary's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for approving the application are as follows:

- the project and future development would provide a range of benefits for the region and the State as a whole, including over \$100 million of capital investment, creation of a total of 1,250 construction and supporting up to 1,162 operational jobs, providing modern facilities that meet current standards for healthcare for the State and providing further investment in public infrastructure in a strategic regional centre.
- the project is consistent with NSW Government policies including the *Hunter Regional Plan 2036*, *Greater Newcastle Metropolitan Plan* and the *State Infrastructure Strategy 2018-2038*.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards as identified in the Planning Secretary's Assessment Report. The approval authority has included conditions to ensure: that further traffic upgrades and pedestrian pathways are delivered before commencement of operations; additional car parking is delivered in a timely manner with consideration of actual operational demand; biodiversity offset requirements are delivered prior to impact on biodiversity values; a heritage interpretation plan is prepared and implemented to interpret the industrial heritage of the site; and construction impacts are appropriately managed.
- the community views have been considered and adequately addressed through the recommended conditions of approval.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 12 July 2019 until 9 August 2019 (29 days). Four submissions from the public (including two submissions from special interest groups) and a submission from Maitland City Council were received.

The key issues raised by the community (including in submissions) and considered in the Planning Secretary's Assessment Report and by the decision maker include amenity impacts, traffic impacts, car parking impacts, vehicle access and heritage impacts. Other issues are addressed in detail in the Planning Secretary's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Traffic impacts and road upgrades</i></p> <ul style="list-style-type: none"> The hospital would generate additional traffic that would warrant road and intersection upgrades The design of the upgrades would only cater for the immediate needs of the hospital The additional traffic could result in impacts on access to businesses fronting Metford Road, between Fieldsend Street and Chelmsford Drive 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The project would result in additional hourly peak of 454 movements when the hospital is operational and at capacity. The additional traffic would adversely impact the road network and upgrades would be required. The Proponent has committed to upgrading the Chelmsford Drive/Metford Road intersection. The Proponent has advised that the Hunter and Central Coast Development Corporation has established the East Maitland Catalyst Area Steering Group (the Group) to support Council and key NSW Government agencies in achieving the vision and outcomes of the East Maitland Catalyst Area, including the need to plan for, fund and deliver infrastructure (including Metford Road). RMS and Council originally raised issues with the modelling and traffic survey data but neither raised issues with the revised TIA submitted with the Preferred Infrastructure Report. An appropriate level of roadworks planning is being undertaken to address opening of the hospital and the Proponent is working with other key agencies to resolved wider infrastructure requirements that need to be implemented to account for the recent and planned growth of the area. <p><i>Conditions</i></p> <p>A condition requiring the completion of the Chelmsford Drive/Metford Road intersection prior to commencement of operations has been imposed.</p>
<p><i>Vehicle access</i></p> <p>Single public vehicle access point is not adequate for the site</p>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The proposal includes three vehicle access points, comprising a new roundabout for the main hospital entrance on Metford Road at the intersection with Fieldsend Street, a secondary left-in and left-out vehicle access point and an emergency vehicle access. The recently completed new roundabout on Metford Road at the intersection with Fieldsend Street has been designed to accommodate the additional traffic generated by the hospital. <p><i>Conditions</i></p> <p>No conditions or amendments are necessary.</p>
<p><i>Sustainable Transport</i></p> <ul style="list-style-type: none"> Insufficient train services and connections Suitable pedestrian and bicycle links should be provided to Victoria Street Station 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> Pedestrian access was incorporated in the roundabout upgrade and pedestrian safety measures, ensuring pedestrian connectivity with the closest railway station. The Proponent has committed to delivering the shared path along the eastern side of Metford Avenue to provide pedestrian connectivity. The site has also been designed to support bus services, with the design of the internal hospital roads being able to accommodate any future diversion of bus routes through the site. Bus network planning to provide direct connections from the hospital to Victoria Street Station and Green Hills shopping centre has commenced. <p><i>Conditions</i></p> <p>A condition requiring the completion of the shared path along the eastern side of Metford Avenue prior to commencement of operations has been imposed and requirements for the Green Travel Plan to support the planning of new bus routes through the site</p>
<p><i>Car parking</i></p> <ul style="list-style-type: none"> Paid parking Delivery of additional car parking 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The delayed delivery of 140 car parking spaces is acceptable given the gradual increase in hospital operations and the available space on the site. The incorporation of paid parking aligns with government policy on parking at public hospitals and is one of the measures to promote sustainable travel and ensure fair and equitable access to parking. <p><i>Conditions</i></p> <p>A condition requiring the delivery of the additional car parking within two years of commencement of operations, or demonstration that hospital is growing slower than anticipated or actual demand is lower than projected, has been imposed.</p>

<p><i>Amenity impacts</i> The project would result in noise impacts from helicopter operations</p>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The noise associated with helicopter operations is predicted to be a maximum of 85dB(A) L_{max} at the nearest residential receivers, which is below the AirServices Australia recommended maximum aircraft noise exposure level of 95dB(A) L_{max}. <p><i>Conditions</i> No conditions or amendments are necessary.</p>
<p><i>Heritage impacts</i> Integration of heritage interpretation of the former industrial uses in the detailed design is required</p>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The site was formerly used as former quarry and brickworks facility. Council have advised that a previous consent to close the facility included requirements to incorporate heritage interpretation in the future development of the site. The use of the fabric of the former brickworks is not considered necessary but further interpretation of the industrial history of the site should be incorporated into the design. <p><i>Conditions</i> A condition requiring the Proponent prepare and implement a heritage interpretation plan has been imposed.</p>
<p><i>Cancer Services</i> Insufficient provision of allied health services and facilities for cancer patients</p>	<p><i>Assessment</i> This is not a relevant planning consideration.</p> <p><i>Conditions</i> No conditions or amendments are necessary.</p>