

13 February 2018

Monica Gibson
The Director, Hunter Region
Department of Planning & Environment
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PLANNING DEVELOPMENT PROPERTY

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Dear Monica,

RE: Submission in respect to the Draft Greater Newcastle Metropolitan Plan 2036

Our Ref: 17373

KDC Pty Ltd (KDC) has prepared this submission in relation to the Draft Greater Newcastle Metropolitan Plan 2036 (the Plan) on behalf of its client, Healthe Care Pty Ltd (Healthe Care).

1 Healthe Care Introduction

Healthe Care Australia is a subsidiary of Luye Medical, the healthcare service division of Luye Group. Luye Group has three (3) major business segments, namely Luye Pharma, Luye Medical and Luye Investment. Luye Group's mission is "*Professional technology serves human health*". As a leading pan-Asian healthcare services group, the Healthe Care management team continues to work with other Luye Executives to explore growth opportunities across South East Asia and China.

Luye Pharma Group Limited is a professional pharmaceutical enterprise built on a solid foundation of research and development and focusing on innovative treatments for the largest and fastest growing therapeutic areas – oncology, cardiovascular system, alimentary tract and metabolism and central nervous system. The company has state-of-the-art production facilities and R&D centres located in China, the USA and Europe as well as overseas branch offices in Hong Kong, Singapore and Malaysia.

Headquartered in Singapore, Luye Medical is the regional healthcare services arm of Luye Group. Through strategic acquisitions and partnerships with leading healthcare organisations, Luye Medical adopts and develops world-leading technology as well as operational and management systems. Luye Medical is committed to provide quality integrated healthcare services to patients in the Asia-Pacific and beyond.

Healthe Care are the third largest corporate private hospital operator in Australia and one of the country's largest privately-owned healthcare organisations. Healthe Care employs nearly 7,000 people and operates a portfolio of 35 hospitals located in major cities and key regional areas across Australia and New Zealand. These include around 2,500 beds and 70 operating theatres. Healthe Care also provides a range of outpatient services including workplace rehabilitation and community nursing which offer patients flexibility and continuity of care beyond their hospital stay. Healthe Care is also one of the largest private providers in the mental health sector, offering near 800 beds across Australia.

Healthe Care's philosophy is simple. They aim to provide people with the right tools, information and services to empower them to take control of their health. Their strong portfolio of businesses work together to deliver premium health services to valued clients and patients.

Figure 1 - Healthe Care Key Statistics



2 Healthe Care in Greater Newcastle

Healthe Care has a growing presence in Greater Newcastle with three current private hospital facilities - Lingard Private Hospital, Toronto Private Hospital and Maitland Private Hospital. A Mental Health Private Hospital facility is proposed in Thornton in the near future. Further to this, it is anticipated that Healthe Care will establish a state-of-the-art research facility in the Greater Newcastle Region.

2.1 Lingard Private Hospital

Lingard Private Hospital is located at 23 Merewether Street and 6 & 8 Lingard Street, Merewether (refer to Figure 2). Lingard Private offers a comprehensive range of specialist health services including cardiac, medical, surgical and allied health services. The hospital is currently upgrading and expanding to include clinical services, day surgery and additional car parking. Further expansions are proposed under a Master Plan for the site which looks to provide a precinct outlook for the hospital development, given the growth and future potential of the hospital.

Figure 2 - Lingard Private Hospital



2.2 Toronto Private Hospital

Toronto Private Hospital is located at 241A Excelsior Parade, Toronto (refer to Figure 3). The hospital provides a comprehensive range of specialties and on site medical, palliative, rehabilitation and mental health services. Toronto has been continuously accredited with the Australian Council on Health Care standards since 1989. With mental health services for both inpatients and day patients, Toronto Private Hospital currently offers the most comprehensive mental health unit in the Newcastle and Hunter regions. Although the hospital has recently undergone an expansion, the newly created capacity within the Hospital is quickly being taken up and further expansion is proposed.

Figure 3 - Toronto Private Hospital



2.3 Maitland Private Hospital

Maitland Private Hospital is located at 175 Chisholm Road, Ashtonfield (refer to Figure 4). As the only private hospital located between Newcastle and Taree, the hospital plays a valuable role in the communities of Maitland and the lower Hunter. It is also conveniently located to surrounding medical services, including new Maitland Hospital. Maitland Private currently offers specialist health services including rehabilitation, mental health, a medical centre, allied health and sleep medicine. Maitland Private will be expanding in the near future to include services such as Intensive Care Units (ICU), new operating theatres, a new maternity ward and birthing suites and the inclusion of radiation oncology and medical oncology. Further to this, these new facilities will require a significant increase in car parking to be provided on site. Aside from the John Hunter Hospital, Maitland Private will be the only hospital in the Greater Newcastle region to provide ICU facilities. The addition of maternity services will be instrumental in the provision of high quality women's health facilities in rural areas.

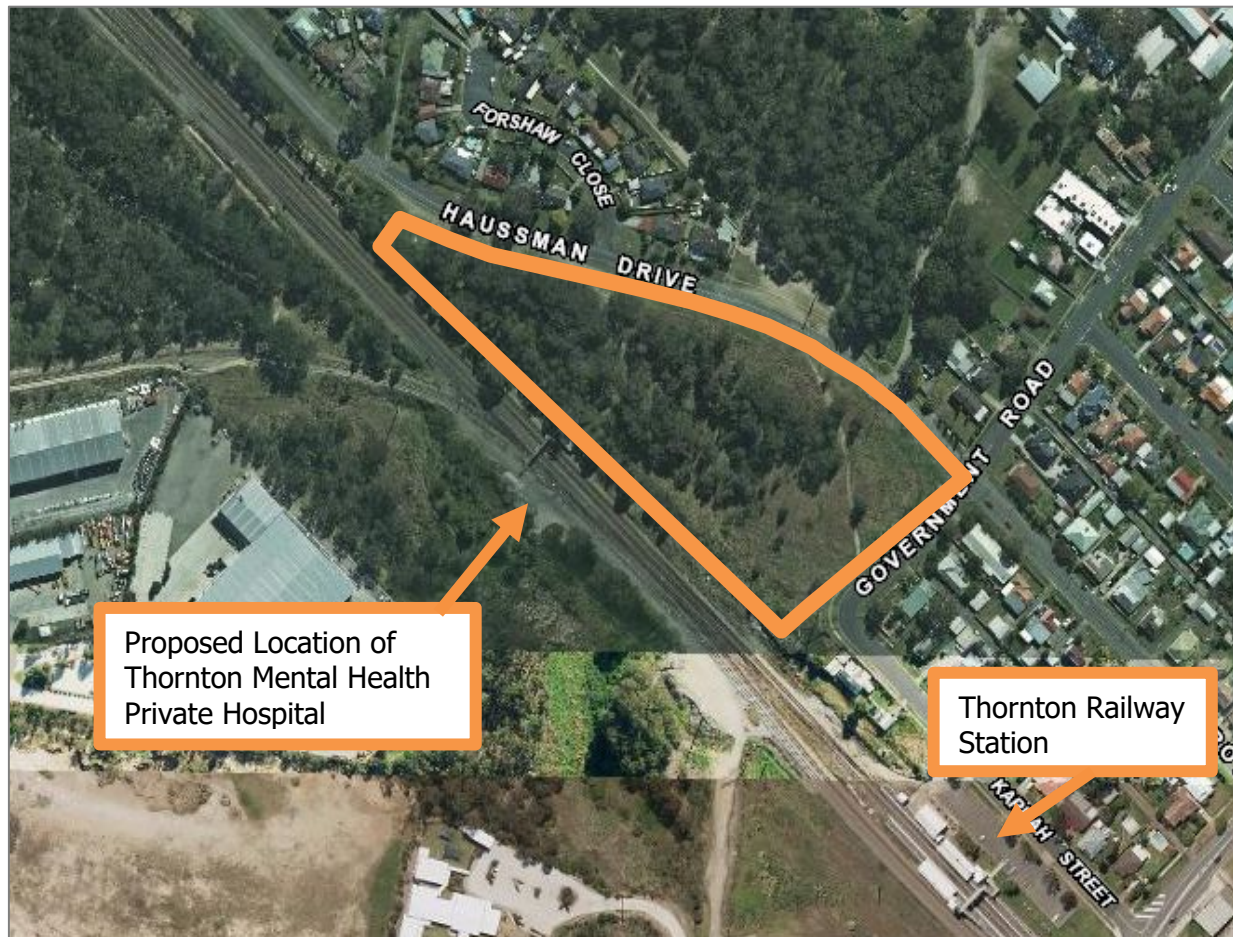
Figure 4 - Maitland Private Hospital



2.4 Proposed Thornton Mental Health Private Hospital

The construction and operation of a Mental Health Private Hospital facility is proposed on Haussman Drive, Thornton (refer to Figure 5). This would consist of specialized psychiatric services including a mental health ward, clinical services and consulting suites. The site is envisaged to be able to cater for in-patients as well as catering for day treatments.

Figure 5 – Proposed Location of Thornton Mental Health Private Hospital



2.5 Further opportunities for Healthe Care in Greater Newcastle

2.5.1 Potential Research Facility

The Luye Group is seeking to expand their state-of-the-art R&D facilities into Australia. Similar to world renowned research programs such as the Mayo Clinic in Minnesota, Healthe Care is seeking to establish a research facility in the Greater Newcastle Metropolitan Region. It is the intention of Healthe Care to have this research facility and the existing and proposed hospitals in the area accredited by the Joint Commission International, therefore displaying their commitment to excel in the provision of safe and effective health care of the highest quality and value.

2.5.2 Education, Tourism and Housing

Due to Luye Group's worldwide influence, it is anticipated that the growth of Healthe Care in the Greater Newcastle Region will have flow-on effects, particularly in tourism and housing. Luye Group's prominence in the Asia-Pacific region is expected to bring international students to Newcastle, both to study at the University

of Newcastle and Healthe Care's own future research facility. This in turn will expand education and innovation clusters in the Newcastle Region. Consequently, it can be expected that an international recognition of Newcastle in the Asia-Pacific region will lead to increased tourism and increased demand for housing.

3 The Draft Greater Newcastle Metropolitan Plan

3.1 Health focus

It is encouraging to see the growth of health service facilities prioritized within the Draft Greater Newcastle Metropolitan Plan 2036. For example, Strategy 1.4 states: "*Grow health precincts and connect the health network*". Throughout the Plan, emphasis is placed on the expansion of the John Hunter Hospital Precinct and new Maitland Hospital, as well as medical research at the Hunter Medical Research Institute. Health and aged care is also recognised as fundamental to the economic strength of Greater Newcastle as it has helped the area successfully transition from an industrial based economy to a service based economy (refer to Figure 6).

Figure 6— Economic Strengths of Greater Newcastle (Draft Greater Newcastle Metropolitan Plan, pp. 23)



3.2 Recommendations

3.2.1 Outcome 1 – Create a workforce skilled and ready for the new economy

Strategy 1.4 - Grow health precincts and connect the health network

It is noted that Merewether has become a significant part of the health and medical industry in the Newcastle region and boasts an outstanding coastal location surrounded by high quality amenities. As well as Lingard Private Hospital, other services are provided in the area including Exercise Physiology, General Practice, Surgical Centre and an Aged Care Centre. It is therefore recommended that the Merewether health precinct is referenced in this section.

An example of this amendment could be (pp. 29):

*Hunter New England Health, working with **private health providers**, Greater Newcastle councils and Transport for NSW will:*

- Facilitate the development of allied health, education, training, hotels, aged care services and research facilities at the John Hunter and East Maitland health precincts, and other existing and planned health precincts **such as Merewether***

3.2.2 Outcome 3 – Deliver housing close to jobs and services

The draft Plan identifies two stages of urban renewal corridors, and Lingard Private Hospital is located within Stage 2. It is therefore requested that *Figure 7 – Urban Renewal Corridors* of the draft Plan (see Figure 7 below) includes the location of Lingard Hospital. It is anticipated that the expansion and upgrade of Lingard Private Hospital within the Stage 2 urban renewal corridor will increase the livability of the area and ultimately help facilitate the delivery of housing close to jobs and services.

Figure 7 – Urban Renewal Corridors (Draft Greater Newcastle Metropolitan Plan, pp. 52-53)



3.2.3 Outcome 4 – Improve connections to jobs, services and recreation

Strategy 4.1 of the draft Plan seeks to integrate land use and transport planning. It is noted that the site for the proposed Thornton Mental Health Private Hospital is located within walking distance from Thornton Train station (refer to Figure 4). It is anticipated that the proposed construction and operation of the Mental Health Private Hospital along Haussman Drive would be a highly favoured proposal due to its accessibility. This location would enable travelling outpatients and visitors to make use of the nearby railway facilities.

It is therefore requested that the following amendment be made:

*Development opportunities near train stations at Cardiff, Broadmeadow, East Maitland, Kotara, Maitland, Morrisset **and Thornton** require a precinct-wide approach that integrates land development with stations.*

3.2.4 Catalyst Areas – East Maitland

The draft Plan notes East Maitland as a catalyst area, with a particular focus on Health Care and Social Assistance (pp. 78). The desired role of the area by 2036 is stated as:

- *Emerging health precinct around new Maitland Hospital and Greenhills shopping centre*
- *Providing a range of complementary health services and housing types in surrounding areas*

The continued upgrade and expansion of Maitland Private Hospital will be one important way that complementary health services are provided in the region and that the area will reach its desired goal. Therefore, it is recommended that further detail regarding Maitland Private Hospital is provided within the Plan.

As Maitland Private Hospital is located within “Metford Residential Precinct”, an example of this could be:

Maitland City Council will align local plans to:

- *Increase the potential for medium density housing, including seniors housing*
- *Facilitate the development of complementary **public and private** health service facilities that support the new Maitland Hospital, and are compatible with surrounding residential areas including **the continued development of Maitland Private Hospital***

The inclusion of Maitland Private Hospital in *Figure 15 – Catalyst Area: East Maitland* is also requested, as shown in Figure 8.

Figure 8 – Catalyst Area: East Maitland (Draft Greater Newcastle Metropolitan Plan, pp. 79)



4 Conclusion

Thank you for the opportunity of forwarding this submission on behalf of our client Healthe Care. We look forward to working with the Department of Planning & Environment and being involved in future consultation associated with finalizing the Greater Newcastle Metropolitan Plan and implementation of the Plan.

Yours sincerely,

Steve O'Connor
Partner
KDC Pty Ltd