

Tweed Valley Hospital & Proposed Tweed SEPP

Frequently asked questions

October-November 2018

What is the new Tweed Valley Hospital project?

The NSW Government announced plans in June 2017 to develop a new major referral hospital on a greenfield site in the Tweed-Byron area. In 2018, the NSW Minister for Health announced the preferred site was located at 771 Cudgen Rd, Cudgen.

Health Infrastructure NSW have lodged a concept application for the development of a new hospital, and associated Stage 1 site preparation works. The concept proposal and Stage 1 works are being exhibited and assessed at the same time.

More information on the full project is available: <http://tweedvalleyhospital.health.nsw.gov.au/>

What is a State significant development (SSD) and why is this a staged process?

The new Tweed Valley Hospital project is classified as SSD (www.planning.nsw.gov.au/SSD) under the State Environmental Planning Policy (State and Regional Development) 2011, because it involves a development with a capital investment value (CIV) of more than \$30 million.

A staged SSD is a development with multiple stages, each classified as SSD and requiring separate assessment processes.

The concept stage sets a guide for acceptable size, height, and use of the development as well as future redevelopment of the site.

If the concept design is approved, applications for the future stage(s) with detailed design and operational parameters would be lodged, exhibited, and assessed having regard to any requirements specified by the concept design. The community will have an opportunity to comment on future applications when they are exhibited.

What does the concept proposal for the new Tweed Valley Hospital include?

The development application for the proposed new hospital seeks approval for a concept proposal and concurrent stage 1 works.

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The Concept Proposal:

- a maximum building envelope for a nine-storey hospital with basement, rooftop helipad and plant rooms;
- a maximum building envelope for a building accommodating supporting services;
- a maximum floor area of approximately 65,000sqm;
- the site layout, internal road layout, site access arrangements and car parking areas;
- a landscape masterplan identifying open areas and concept public domain treatments.

Stage 1 works:

- identification of the construction compound;
- augmentation and connection of permanent services for the future hospital;
- tree removal within the footprint of the construction works;
- bulk earthworks and recycling of materials to establish the site levels;
- piling and associated works;
- stormwater infrastructure and associated retaining walls;
- rehabilitation and revegetation of part of the wetland area; and
- construction of temporary internal roads for use during construction.

What planning approvals are required?

The Department of Planning and Environment plays an important role in assessing major projects in NSW. As part of the assessment process, the Environmental Impact Statement is publicly exhibited for comment.

In parallel, the Department is also exhibiting the Explanation of Intended Effect (EIE) for a proposed State Environmental Planning Policy (SEPP) [www.planning.nsw.gov.au/TweedSEPP] to amend the permissible land uses on the site. The existing land use zone for the site is a combination of RU1 Primary Production and R1 General Residential under the Tweed Local Environmental Plan (LEP) 2014.

The SEPP proposes to rezone part of the land to SP2 Infrastructure (Health Services Facility) meaning that a hospital and its ancillary uses would be classified as a permissible use on the site. Other planning controls to facilitate the hospital development are also proposed.

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Why is the Government proposing changes to the planning controls?

The land proposed for development as a hospital is primarily zoned RU1 Primary Production under the Tweed LEP 2014, and hospitals are a prohibited use in the RU1 zone.

The proposed planning controls would rezone the land enabling the Department to consider and assess a State significant development application for a new hospital.

The amended planning controls would need to be implemented before the hospital application is determined.

What is the mechanism for rezoning this site?

The Department is exhibiting an Explanation of Intended Effect (EIE) that describes the proposed SEPP, which would amend the maps governing the site in the Tweed LEP 2014.

The new planning controls could be approved by the Minister for Planning after collecting feedback during a public exhibition process. The Department welcomes all formal feedback on the proposed planning controls during public exhibition. Your feedback will help inform our decision-making processes.

What would the updated zoning allow?

The proposed amendments to the Tweed LEP 2014 seek to rezone the subject site to SP2 Infrastructure (Health Services Facility) to make the proposed hospital and its ancillary uses permissible with consent. The amendments also seek to remove development controls relating to height, minimum subdivision lot size and floor space ratios.

Any application for a health services facility on the site for development over \$30M would be subject to assessment by the Department under State Environmental Planning Policy (State and Regional Development) 2011.

What could be built on the site?

“Health services facility” means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- a medical centre,
- community health service facilities,

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- health consulting rooms,
- patient transport facilities, including helipads and ambulance facilities,
- hospital* *Note the definition of hospital fits within the parent definition of Health Services Facility.*

Hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- day surgery, day procedures or health consulting rooms,
- accommodation for nurses or other health care workers,
- accommodation for persons receiving health care or for their visitors,
- shops, kiosks, restaurants or cafes or take away food and drink premises,
- patient transport facilities, including helipads, ambulance facilities and car parking,
- educational purposes or any other health-related use,
- research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- chapels, hospices, mortuaries.

How can I have my say?

Anyone can make a written submission about the proposed planning controls or the concept proposal and Stage 1 hospital application during the exhibition period. Your submission must reach the Department by Thursday 29 November 2018.

The Department welcomes feedback from the community, government agencies and other stakeholders during public exhibition. This feedback helps us better understand the opinions and concerns of the community, which informs our assessment of the project.

Before making your submission, please read our Privacy Statement {www.planning.nsw.gov.au/privacy}. All submissions will be made public in line with the Department's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission.

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I want to comment on both the proposed rezoning and the SSD hospital project. What do I do?

The proposed planning controls and the concept proposal and Stage 1 hospital development application are being exhibited at the same time, and we encourage you to submit your feedback separately for each.

If your submission includes feedback on both proposals, we encourage to submit your feedback in to both submission links. Please clearly state at the start of your submission which proposal you are commenting on.

Will you accept my feedback if I accidentally submit it to the wrong submission link?

Yes, the Department will accept all feedback submitted using the online forms at either submission page.

How can I read other submissions?

After public exhibition has closed, the Department will make all submissions about the concept application for the hospital publicly available on our website. Please clearly state at the start of your submission if you do not wish to be identified.

Make a submission

Online

To make an online submission, use the form available at the separate proposal pages.

SEPP: http://planspolicies.planning.nsw.gov.au/index.pl?action=view_job&job_id=9659

SSD application http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9575

By Post

If you cannot lodge online, you can submit your feedback in writing by posting it to the address below. If you want the Department to delete your personal information before publication, please make this clear at the top of your letter.

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Attention: Deputy Secretary – Planning Services
Department of Planning and Environment
GPO Box 39, SYDNEY, NSW 2001

Please include:

- Your name and address, at the top of the letter only;
- Reference to the SSD application (SSD 18_9575) and/or the proposed SEPP amendment;
- A statement on whether you support or object to the SSD and/or the proposed SEPP; and
- The reasons why you support or object to the SSD and/or the proposed SEPP; and
- A declaration of any reportable political donations made in the previous two years.

For more details, and a disclosure form, go to www.planning.nsw.gov.au/donations or telephone 1300 305 695.

Note the disclosure requirements apply however a submission is made.

What happens next?

The Department will consider all submissions received during public exhibition about the SEPP and the concept application for the hospital.

Following consideration of the submissions regarding the rezoning, the Minister for Planning will decide whether to adopt the proposed controls.

If the planning controls are adopted, the Department would then proceed to finalise assessment of the proposed concept proposal and Stage 1 hospital development application. The Department will consider the application against existing strategic plans and policies, feedback and comments from the relevant local council(s), specialised and technical input and advice received from Federal and State Government agencies, and all submissions received during public exhibition.

Where can I find out more?

To find out more about the proposed changes to planning controls: www.planning.nsw.gov.au/TweedSEPP

To find out more about the Department's role in assessing the proposed hospital:
www.planning.gov.au/NewTweedValleyHospital

Call us on 1300 305 695

