

Environmental Impact Statement

The NSW Government is building the new Tweed Valley Hospital to meet the critical health needs of the growing Tweed-Byron region.

The new hospital is a State Significant Development (SSD) and will be completed in 2022 and open in 2023. The project will be assessed and approved under Part 4 of the *Environmental Planning and Assessment Act 1979*. Under Part 4, an Environmental Impact Statement (EIS) is required to outline the project activities, any potential environmental impacts, and proposed mitigation measures to manage those impacts.

What is an Environmental Impact Statement (EIS)?

An EIS is used to assess any potential environmental impacts of a major project to determine what mitigation measures should be implemented and inform the approval decision. The EIS is publicly exhibited for comment to ensure that feedback from the community, Tweed Shire Council and other government agencies is considered in the assessment process. Figure 1 outlines the EIS stage in the context of the SSD application process.

For more information on the planning approvals for the Tweed Valley Hospital project, refer to the overarching Planning Approval Process Factsheet.

When will the EIS be exhibited?

The upcoming EIS will relate to the Stage 1 SSD application, which will seek an overall approval for the hospital concept and consent to commence early and enabling works on the site.

These works consist of site preparatory activities such as clearing, demolition, bulk earthworks, retaining walls and other in-ground works to enable development of the hospital.

A separate EIS will be developed for the Stage 2 SSD application, which relates to the design, construction and commissioning of the hospital itself.

The forecast timing for the EIS exhibition periods are:

- » Stage 1 – October 2018
- » Stage 2 – first half of 2019

Figure 1 | SSD planning application process



What does the EIS include?

The EIS includes information to address the Department of Planning and Environment (DPE) Secretary's Environmental Assessment Requirements (SEARs). The SEARs outline the range of environmental considerations that are relevant to the Tweed Valley Hospital project.

The EIS will address the following topics:

- » **Traffic and transport** – an assessment of anticipated traffic movements and demand, and recommendations on appropriate road and parking design to manage traffic impacts.
- » **Environmental amenity** – an assessment of amenity impacts including solar access, acoustic impacts, visual privacy, views, overshadowing and wind impacts, and recommended mitigation measures if required.
- » **Noise** – an assessment of existing noise levels, additional noise levels generated by the development, and recommended mitigation measures if required.
- » **Aboriginal and non-Aboriginal heritage** – assessment of the likelihood and instances of items and/or areas of heritage significance, and suggested measures to protect and preserve any historical items of significance.
- » **Social impacts** – consideration of social and economic costs and benefits including people's health and wellbeing and changes in the community and opportunities to increase positive social impacts.
- » **Biodiversity** – an assessment of the project area's environmental value and any activities that may impact ecology, to determine appropriate mitigation measures.
- » **Agricultural impact** – an assessment of any perceived or potential land use conflicts and how they can be minimised.
- » **Hydrology** – an assessment of how the proposed development will change the behaviour of water flow, including modelling to make recommendations about the project's design to manage flood events.
- » **Waste management** – an assessment of how waste will be managed during construction and when the hospital is commissioned, particularly in relation to healthcare waste.
- » **Design** – a demonstration of how high-quality design will be achieved, in consultation with the Government Architect of NSW.

NSW Health Infrastructure (HI) will ensure the EIS addresses all the matters identified in the SEARs so that DPE has sufficient information to assess the application. The EIS will be supported by a range of specialist studies.

How can the community be involved?

The Consumer and Community Reference Panel for the Tweed Valley Hospital project provides hospital users and the broader community the opportunity to shape the NSW Government's \$582 million investment in health in the Tweed-Byron region. Panel members will participate in a range of workshops, focus groups and meetings, and contribute to both the clinical and physical design of the new hospital. For further information and application forms for the Panel, please visit the project website.

DPE will place the EIS on public exhibition for 28 days for comment. The community and other stakeholders can make submissions during this time, which will be addressed by HI in a Response to Submissions Report.

DPE will advertise the public exhibition of the EIS.

Who approves the application?

DPE will carry out an assessment of the application, taking into consideration all submissions received during the exhibition period, and make a recommendation to the Minister for Planning regarding the application.

The Minister for Planning (or delegate) will then determine the application, including consent conditions that must be adhered to during construction and commissioning of the hospital.

Where can I find out more about the EIS process?

DPE's website provides a guide to understanding how major projects are assessed in NSW under the *Environmental Planning and Assessment Act 1979*.

For more information please visit this website at www.planning.nsw.gov.au/Policy-and-Legislation/Environmental-Planning-and-Assessment-Act-updated/Guide-to-the-updated-Environmental-Planning-and-Assessment-Act-1979

