



The planning application process

Tweed Valley Hospital: a State Significant Development

The NSW Government's \$582 million investment will deliver a brand new, regional referral hospital along with interim upgrades, which will help meet the urgent clinical needs of the local communities in the Tweed and Byron Local Government Areas.

The new Tweed Valley Hospital is a State Significant Development (SSD).

The planning application process for the new hospital

Delivering a brand new major hospital is a complex process and it takes time to work through the various stages of planning, design, construction and commissioning.

To ensure that the hospital remains on track to be completed before the end of 2022, a two-stage approach to the planning approvals has been adopted.

- The Stage 1 SSD planning application obtained approval for the overall hospital concept and consent to undertake early works to prepare the site for the hospital buildings.
- The Stage 2 SSD planning application, lodged with the Department of Planning, Industry and Environment on 27 September 2019, seeks approval for the detailed design, construction and commissioning of the new hospital.

The Stage 1 SSD for the hospital concept and early works was approved by the Minister for Planning on 11 June 2019.



The Stage 2 State Significant Development application

With early works underway on the Tweed Valley Hospital site, Health Infrastructure is progressing the application for the detailed design, construction and commissioning of the new hospital.

Health Infrastructure lodged the Stage 2 SSD planning application with the Department of Planning, Industry and Environment on Friday 27 September 2019.

The second stage in the two-stage process, this application seeks approval for:

- Construction of the main hospital building, including incremental expansion to meet future demand
- Construction of supporting healthcare buildings, referred to as the 'Health Hub'
- Internal roads and car parking, including a multi-deck car park
- Construction of a temporary building for the 'Tweed Valley Skills Centre'
- External road infrastructure upgrades and main site access
- Environmental and wetland rehabilitation
- Site landscaping
- Signage
- Utility and service works.

How is the development application assessed?

The SSD application for the new Tweed Valley Hospital will be assessed by the Department of Planning, Industry and Environment under Part 4 of the *Environmental Planning and Assessment Act 1979*.

This requires the development of a comprehensive Environmental Impact Statement to detail the project activities, any potential environmental impacts, and proposed mitigation measures to manage those impacts.

The Department of Planning, Industry and Environment will assess the planning application and the Environmental Impact Statement. A recommendation will then be made to the Minister for Planning (or delegate), who is the consent authority/approver for the SSD application.

The Environmental Impact Statement

The Environmental Impact Statement is a comprehensive technical document that provides information on a project's potential environmental impacts and assesses how they can be appropriately mitigated.

The matters that must be assessed in the Environmental Impact Statement are determined by the Department of Planning, Industry and Environment, in consultation with Tweed Shire Council and other government agencies including Transport for NSW. The matters are called the Secretary's Environmental Assessment Requirements which can be found on the Department's website, planningportal.nsw.gov.au/major-projects/project/14746.

The Environmental Impact Statement is used to inform development approval decisions.

What does the Environmental Impact Statement for the Tweed Valley Hospital include?

The Environmental Impact Statement for the Tweed Valley Hospital Project includes detailed information to address the Secretary's Environmental Assessment Requirements. These cover:

- Aboriginal heritage
- Agricultural impact
- Biodiversity assessment
- Built form and urban design
- Bushfire
- Community engagement strategy
- Contamination
- Drainage
- Ecologically Sustainable Development
- Environmental amenity
- Flooding and coastal hazards
- Impact on airspace
- Noise and vibration
- Policies and strategic context
- Sediment, erosion and dust controls
- Social and economic impacts
- South Sea Islander dry-stone walls archiving and reinterpretation
- Staging
- Transport and accessibility
- Utilities
- Waste
- Water and soils.

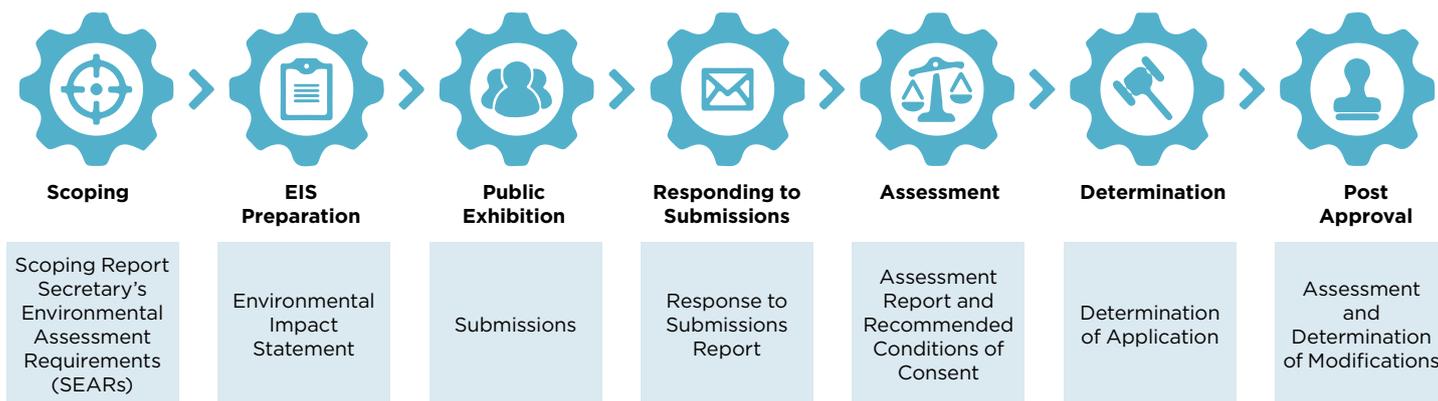


Figure 1 | SSD planning application process

Have your say

The Department of Planning, Industry and Environment will publicly exhibit the Stage 2 SSD Environmental Impact Statement.

The public exhibition process is your opportunity to review detailed documentation on the planning for the new Tweed Valley Hospital, and to have your say through the formal submissions process.

The community and other stakeholders can make submissions during this time, responding to the information that has been published in the Environmental Impact Statement.

If you would like to lodge feedback on the Stage 2 SSD application, please follow the formal process managed by Department of Planning, Industry and Environment as outlined on their website planningportal.nsw.gov.au/major-projects.

Where can I view the Environmental Impact Statement?

When released, the Environmental Impact Statement will be available to view electronically on the Department of Planning, Industry and Environment's major projects website at planningportal.nsw.gov.au/major-projects.

Hard copies will also be available around the region. Specific locations will be advised by the Department of Planning, Industry and Environment.

Where can I find out more about the Environmental Impact Statement process?

The Department of Planning, Industry and Environment's website provides a guide to understanding how major projects are assessed in NSW.

For more information, please visit their website planningportal.nsw.gov.au/major-projects.

Community pop ups

The project team will be out and about in the lead up to the submission of the Environmental Impact Statement and throughout the public exhibition period.

This will include stalls at a range of markets across the Tweed-Byron region as well as pop-ups at The Tweed Hospital, Murwillumbah District Hospital and Byron Central Hospital.

The Department of Planning, Industry and Environment will advertise the public exhibition of the Stage 2 SSD application in the local papers and on their website. The application will be on exhibition for a minimum of 28 days.

We will also let you know on our website and through our community newsletter, Valley Pulse. Jump online to tweedvalleyhospital.health.nsw.gov.au and subscribe now.



Next steps

Following completion of the public exhibition period:

- Health Infrastructure will review all the community and government agency submissions received by the Department of Planning, Industry and Environment and will produce a Response to Submissions Report. This report is provided back to Department of Planning, Industry and Environment and will be considered as part of the overall review of the applications.
- The Department of Planning, Industry and Environment will assess the Stage 2 SSD application and consider all community and government agency submissions.
- The Department of Planning, Industry and Environment will make a recommendation to the Minister for Planning after reviewing the Stage 2 SSD application, community and government agency submissions and the Response to Submissions Report.
- The Minister for Planning (or delegate) will then determine the application, including applying consent conditions that must be adhered to for the detailed design, construction and commissioning of the Hospital.

Main works will commence on the site once planning approvals are in place and consent conditions satisfied, with the new hospital due to be completed before the end of 2022 and open to patients in 2023.

Request a presentation

The project team is committed to keeping you updated. We are keen to come and share project information with your school, community group or other organisation. Contact us on the details below to find out more.

Keep in touch

For all project and construction enquiries

Phone: 1800 992 634

Email: tweedvalleyhospital@health.nsw.gov.au

Sign up to our community newsletter the Valley Pulse at: tweedvalleyhospital.health.nsw.gov.au

