

Planning Approval Process

Where will the new hospital be built?

Following a comprehensive site selection and community consultation process, land at 771 Cudgen Road, opposite Kingscliff TAFE, has been selected as the site for the new Tweed Valley Hospital.

What is the development approval process for the hospital?

The Tweed Valley Hospital will be assessed as a State Significant Development (SSD) application. Hospitals that have a value of more than \$30 million are classified as SSD. The 2018-19 State Budget confirmed \$582 million for a brand new, state-of-the-art hospital on a greenfield site, as well as interim upgrades at the existing Tweed Hospital.

The NSW Minister for Planning or delegate is the consent authority for SSD applications, which are assessed by the Department of Planning and Environment (DPE). Figure 1 below outlines the steps in the SSD application and approval process.

Concurrent with the SSD application, DPE will also prepare a site-specific State Environmental Planning Policy (SEPP), which is required to allow the SSD application to be considered.

What will be included in the upcoming SSD application?

Planning a major hospital is a complex process and it takes time to work through the various stages and arrive at the final design solution. To ensure that the hospital is completed in 2022 and opens in 2023 to

meet the critical health needs of the Tweed-Byron region, planning approval will be sought in two stages.

Stage 1 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, bulk earthworks, retention walls and other in-ground works to enable development of the hospital.

See the following page for further information on the Stage 1 approval process.

Stage 2 will seek approval for the design, construction and commissioning of the hospital itself.

Outside of the SSD application, a number of immediate tasks to secure the site and ensure appropriate environmental controls are in place will be undertaken upon ownership of the new hospital site. For more information, refer to the Preliminary Works Factsheet.

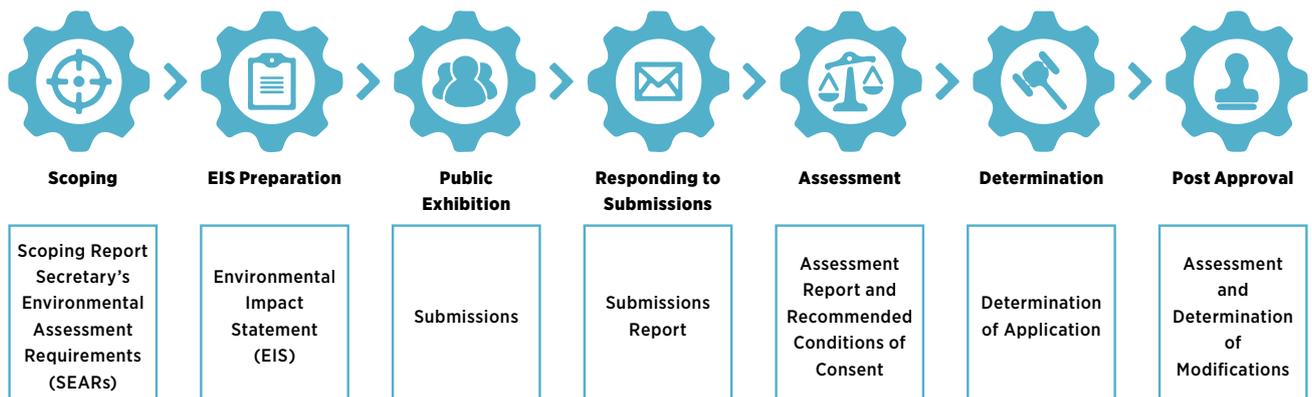
How can the community provide feedback on the SSD application?

During the assessment process, the SSD applications and site-specific SEPP will be placed on public exhibition for a period of 28 days, so that the community is able to have their say. The forecast timing for these exhibition periods are:

- » Stage 1 SSD and SEPP - October/November 2018
- » Stage 2 SSD - mid 2019

To find out more about SSD, view DPE's SSD Fact Sheet and SSD Procedures Policy Statement at www.planning.nsw.gov.au

Figure 1 | SSD planning application process



STAGE 1 APPROVAL PROCESS

SCOPING

Site selection including consideration of options with community and stakeholders.

Request Secretary's Environmental Assessment Requirements

Applicant requests and DPE issues SEARs (max 28 days) in consultation with Council and agencies and places them on DPE's website within 5 days of issue.

Prepare Environmental Impact Statement

Applicant prepares EIS and Community and Stakeholder Engagement Plan. These documents will address the requirements outlined in the SEARs.

Request preparation of a SEPP to amend Tweed Local Environmental Plan

Minister for Health formally requests the Minister for Planning to prepare a SEPP that amends the Tweed Local Environmental Plan (LEP) to zone part of the site to SP2 Infrastructure.

Prepare Planning Study

DPE prepare a draft SEPP and a Planning Study which provides the intent of the draft SEPP and justification for proposed LEP amendment.

LODGE/SUBMIT

PUBLIC EXHIBITION (28 Days)

Oct
2018

DPE places the SSD Application and EIS on exhibition and seeks submissions from Council, agencies and the community.

DPE places the draft SEPP and Planning Study on exhibition concurrently with the SSD application and EIS and seeks submissions from Council, agencies and the community.

REVIEW OF SUBMISSIONS

DPE collates and forwards submissions and where necessary a request for additional information to the applicant who prepares a Submissions Report that explains how the issues raised in submissions have been addressed. The Submissions Report is made available on DPE's website.

DPE considers submissions received and may seek agency views.

ASSESSMENT

DPE assesses the SSD application and provides a report and recommendations to the consent authority (in this case the Minister for Planning or delegate).

SSD DETERMINATION

Q1
2019

Once the SEPP is gazetted, the Minister for Planning determines the SSD application, including conditions of consent.

POST APPROVAL

DPE regulates SSD application to ensure compliance with the conditions of consent. Applicant implements mitigation and enhancement measures, and monitoring and management framework.

MODIFICATION

To modify an approved project, an applicant can prepare a modification application to the SSD approval.

