

THE PLANNING APPLICATION PROCESS | MAY 2021

The NSW Government's \$780 million John Hunter Health and Innovation Precinct will transform healthcare services for Newcastle, the greater Hunter region and northern NSW communities. The new infrastructure will deliver enhanced and expanded facilities with a new seven-storey Acute Services Building providing additional capacity to the John Hunter and John Hunter Children's Hospitals.

The project will deliver

- A new seven-storey Acute Services Building which will include:
 - A new Emergency Department
 - Critical care services (adult and paediatric)
 - Operating theatres, interventional and imaging services
 - Birthing suite and inpatient maternity unit
 - Neonatal intensive care and special care nursery
 - Larger and redeveloped inpatient units
 - Rooftop helipad
 - Retail spaces
 - Semi-basement car parking
- A new hospital entrance canopy and improved drop-off
- A redeveloped Nexus Child and Adolescent Mental Health Unit funded by Statewide Mental Health Infrastructure Program, and
- Link bridge to connect the Acute Services Building to Hunter Medical Research Institute.

The John Hunter Health and Innovation Precinct project is being delivered in partnership with Health Infrastructure and Hunter New England Local Health District.

State Significant Development Application

Health Infrastructure lodged the State Significant Development Application (SSDA) with the Department of Planning, Industry and Environment on 25/05/2021.

The SSDA seeks approval for the construction and operation of a new multi-storey Acute Services Building and refurbishment of parts of the existing John Hunter Hospital buildings.

How is the State Significant Development Application assessed?

The SSDA requires the development of a comprehensive Environmental Impact Statement (EIS) to detail the project activities, any potential environmental impacts, and proposed mitigation measures to manage these impacts.

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

The Environmental Impact Statement

The EIS is a comprehensive technical document that provides information on the development of the John Hunter Health and Innovation Precinct and potential environmental impacts. It outlines how these impacts can be appropriately mitigated.

The matters that must be assessed in the EIS are determined by the Department of Planning, Industry and Environment, in consultation with local stakeholders, such as the City of Newcastle 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/40136. The EIS is used to inform development approval decisions.

What does the Environmental Impact Statement include?

The EIS for the John Hunter Health and Innovation Precinct includes detailed information to address the Secretary's Environmental Assessment Requirements.

These cover the following areas and consider impacts during construction through to operation of a new health and research facility:

- Aboriginal cultural heritage assessment
- Arboriculture and biodiversity assessment
- Architectural and landscape design
- Bushfire

- Civil design and structure
- Community engagement strategy
- Construction management plan
- Construction and operational waste management plan
- Contamination and potential hazards analysis
- Environmental wind assessment
- Geotechnical assessment
- Heritage assessment
- Impact on airspace
- Noise and vibration
- Policies and strategic context
- Social impacts
- Transport and accessibility.

Figure 1: State Significant Development Application process



Have your say

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

The public exhibition process is your opportunity to review detailed documentation on the planning for the John Hunter Health and Innovation Precinct and have your say through the formal submissions process.

If you would like to lodge feedback on the SSDA for the John Hunter Health and Innovation Precinct please follow the formal process managed by Department of Planning, Industry and Environment as outlined on their website planningportal.nsw.gov.au/major-projects/project/40136.

Where can I view the Environmental Impact Statement?

The EIS is available to view electronically on the Department of Planning, Industry and Environment's major projects website at planningportal.nsw.gov.au/major-projects/project/40136.

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 SSDA 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 SSDA, 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 new facility.
- Work will commence on the site once planning approvals are in place and consent conditions satisfied.

The John Hunter Health and Innovation Precinct is due for completion in 2026.