

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD 9536 Wyong Hospital Expansion
Applicant	Health Administration Corporation
Consent Authority	Minister for Planning and Public Spaces

### Decision

The Executive Director under delegation from the Minister for Planning has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to the recommended conditions.

Copies of the Department of Planning, Industry and Environment's Assessment Report, the development consent and the conditions is available at:

<https://www.planningportal.nsw.gov.au/major-projects/project/12136>

### Date of decision

29/8/19.

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department with the development application and during the assessment;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including \$145 million of capital investment and the creation of 900 construction jobs and 218 operational jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies including the *Central Coast Regional Plan 2036* and the *State Infrastructure Strategy 2018-2038 Building Momentum*;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. Conditions of consent are recommended to address key impacts, including traffic and parking, bush fire protection, construction impacts and noise;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 1 March 2019 until 28 March 2019 (28 days) and received one public submission and a submission from Central Coast Council.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include building cladding, and traffic, parking and road safety. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Building cladding</i></p> <ul style="list-style-type: none"> <li>The external cladding material must not be combustible.</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>A member of the public sought confirmation that the proposed cladding material for the new hospital building was not combustible.</li> <li>In response, the Applicant confirmed that no proposed cladding would be combustible.</li> </ul> <p><i>Conditions</i></p> <ul style="list-style-type: none"> <li>A condition of consent is recommended ensuring that no combustible cladding is utilised for the proposed development in accordance with Australian Standards, BCA and the NCC.</li> </ul>
<p><i>Impact on on-street parking</i></p> <ul style="list-style-type: none"> <li>Council raised concerns that the introduction of paid parking on the campus would result in increased parking on local streets by hospital staff and visitors</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>The Applicant has demonstrated that sufficient parking exists on the subject site to accommodate the demands generated by the proposed development.</li> <li>The Applicant states that the paid parking scheme is consistent with the NSW Government state wide policy to provide pricing for car parking that supports: funding and operation of new hospital car parks; equitable, transparent and sustainable accessibility to health campuses for all users; and the parking needs of patients and visitors on-site. The fees are expected to be weekly payments for staff and hourly fees for the public.</li> <li>The Applicant's RtS also identified that the paid parking would promote visitor turnover throughout the day ensuring there are more spaces made available.</li> <li>The Department understands that the NSW Health policy for parking promotes paid parking, however due to the hospital's regional location, a condition is recommended requiring the formulation and implementation of a Car Parking Management Strategy with three months of commencement of use of the new CSB. The Strategy is required to be prepared in consultation with Council and must address: on-street car parking management, including details of any supporting infrastructure required for the proposed management measures; measures to promote the continuing use of on-site parking for hospital users, including the implementation of a transitional period of reduced paid parking rates for staff and visitors; and responsibilities for the implementation and enforcement of the measures.</li> <li>The Department is satisfied that the paid parking scheme can be appropriately introduced, ensuring that on-site car parking is well utilised and the impacts on on-street parking are minimised in nearby residential areas.</li> </ul> <p><i>Conditions</i></p> <ul style="list-style-type: none"> <li>A condition of consent is recommended requiring the preparation of a Car Parking Management Strategy.</li> </ul>
<p><i>Road safety</i></p> <ul style="list-style-type: none"> <li>Council raised concerns regarding road safety within the campus</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>Council raised concern with road safety within the hospital campus, identifying that the site is a mix of traffic environments and a review of road safety for the long term operation and construction of the facility is required. Council also requested that a road safety audit be undertaken due to the scale of the development and the generation of more than 50 car spaces. Council was particularly concerned with the location of parking bays adjacent to a pedestrian crossing in the new building's undercroft area.</li> <li>In response, updated plans were provided by the Applicant removing the problematic car space.</li> <li>The Department is satisfied that Council's concerns have been resolved and pedestrian safety is maintained. Further, the Department has recommended a condition of consent requiring the Applicant to undertake a Road Safety Audit and undertake any rectification works if required. This</li> </ul>

will ensure that the proposed design will not cause significant risk to patients, visitors and staff.

*Conditions*

- A condition of consent is recommended requiring the Applicant to undertake a Road Safety Audit and rectify any identified issues.