

**Record of Minister's opinion for the purposes of Clause 6(1) of the State  
Environmental Planning Policy (Major Projects) 2005**

I, the Minister for Planning, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 – namely Clause 13, Group 5 Construction Projects - and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

**Schedule**

A proposal for the redevelopment of Royal Newcastle Hospital for the construction of a mixed use development at the Royal Newcastle Hospital Site, Newcastle, generally described in the letter dated 19 October 2005 from the Minister for Health, John Hatzistergos, MP.

**Frank Sartor**  
**Minister for Planning**

Date:

## TAG “B”

### Royal Newcastle Hospital Development– Proposed Major Project MP SEPP

Group 5 –Construction Project Guidelines			Objective applicable
<b>Capital Investment Value</b>	More than \$50 million	\$100 million	✓
<b>State or regional planning objectives</b>			
<b>(a) Local impediments to urban renewal</b>	Project within urban renewal or increased urban development and there are local impediments as a result of consultation with local Council to implement project	<ul style="list-style-type: none"> <li>It is understood that some local impediments exist to satisfactorily resolve this issue</li> </ul>	✓
<b>(b) Growth</b>	Project will contribute to major employment or residential growth in centres or urban renewal area	<ul style="list-style-type: none"> <li>Newcastle is a regional centre subject to State urban renewal project at Honeysuckle.</li> <li>The Project will affect growth indirectly through funding other health facilities in the Hunter Region</li> <li>The Project will include some job growth and expand housing choice.</li> </ul>	✓
<b>(c) Transport</b>	Project will increase accessibility to public transport services by generating development within a transport corridor or in the vicinity of a transport hub	<ul style="list-style-type: none"> <li>Project site is located close to the Newcastle CBD</li> <li>Project is close to Newcastle Railway Station (terminus) and existing bus routes</li> </ul>	✓
<b>(d) Infrastructure</b>	The project will complement and enhance government infrastructure services or facilitate improve public service delivery outcomes or public spaces or foreshore access	<ul style="list-style-type: none"> <li>This Project will provide funds that will assist NSW Health to finance other health service facilities within the Hunter region</li> </ul>	✓
<b>(e) Environmental sensitivity</b>	Project is located in an environmentally sensitive area with risks to conservation values or is likely to result in significant environmental benefits	<ul style="list-style-type: none"> <li>Project is located in a prominent coastal location.</li> </ul>	✓
<b>(f) LGA boundaries and Conflicts of Interest</b>	The project is located or will impact on more than one local government area or where there is potential for conflict of interest	There are no known conflicts of interests	?