



## ENVIRONMENTAL ASSESSMENT REPORT

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Pursuant to Part 5 – Planning Act 2016

# Proposed Infrastructure Designation – Hospital and Health Care Services

Toowoomba Hospital Redevelopment

1 Hogg Street, Cranley

**PREPARED FOR:** Darling Downs Hospital and Health Service

JANUARY 2021



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## APPLICANT DETAILS

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Our Reference	2019-167

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## 1.0 EXECUTIVE SUMMARY

This Environmental Assessment Report (**EAR**) has been prepared in support of a request for a Ministerial Infrastructure Designation (**MID**) for “Hospital and Health Care Services” on land at 1 Hogg Street, Cranley, being that land described as Lot 925 on SP289033 (**subject site**). The MID will facilitate the relocation of the Toowoomba Hospital (**TH**) from the existing Toowoomba Hospital Campus (**THC**) in South Toowoomba to the Baillie Henderson Hospital Campus (**BHHC**), in Cranley (i.e. the subject site).

This EAR has been prepared on behalf of the Darling Downs Hospital and Health Service (**DDHHS**), in accordance with the Minister’s Guidelines and Rules, Chapter 7 – Guidelines for the process for environmental assessment and consultation for making or amending a Ministerial Designation. In this instance, the infrastructure entity was advised via email correspondence from the Development Assessment Division of the Queensland Treasury on 3 September 2020, that the proposed MID could be applied for through the Streamlined MID Process. Accordingly, this application follows the Minister’s Streamlined process.

Section 36(3) of the *Planning Act 2016*, refers to Chapter 7, Part 1, Section 2.2 of the Minister’s Guidelines and Rules which identifies the matters to be addressed as part of a request for an Infrastructure proposal. A summary of the matters required to be addressed as part of this EAR is provided in **Table 1**.

**TABLE 1 - INFRASTRUCTURE PROPOSAL SUMMARY**

Matter	Proposal Details	
<b>a) the site description including the location of the premises proposed to be designated</b>	Address of Site	1 Hogg Street, Cranley
	Real Property Description	Lot 925 on SP289033
	Area of Site	75.4 hectares
	Registered Owner	Darling Downs Hospital and Health Service
	Tenure	Freehold
	Local Government Authority	Toowoomba Regional Council
<b>b) any existing uses on the premises proposed to be designated</b>	The subject site is currently utilised for Hospital and Health Care Services, being the Baillie Henderson Hospital ( <b>BHH</b> ). Several buildings, predominately the heritage buildings associated with the existing hospital, will be retained and incorporated within the proposed Toowoomba Hospital Redevelopment ( <b>THR</b> ).	
<b>c) existing uses on adjoining sites</b>	Adjoining Land (north)	Currently vacant
	Surrounding Land (opposite Hogg & Tor Streets)	Predominately low-density residential uses or vacant.
<b>d) the type of infrastructure</b>	Item 12 – Hospital and Health Care Services	
<b>e) information about the nature, scale and intensity of the infrastructure and each use proposed</b>	Refer to <b>Section 5.0</b> , for a detailed description of the proposal, the Proposed Designation Area Plan attached at <b>Appendix A</b> and Proposal Plans attached at <b>Appendix B</b> .	

Matter	Proposal Details							
<p>f) the intended outcome of the proposed uses on the site</p>	<p>The purpose of the proposed MID is to facilitate the relocation of the Toowoomba Hospital to the subject site. The THR will bring a world-class facility to the Toowoomba and Darling Downs region.</p> <p>The redevelopment of the hospital will include a:</p> <ul style="list-style-type: none"> <li>• New Day Surgery building;</li> <li>• New Main Acute Hospital building;</li> <li>• New Central Facility Management building;</li> <li>• New Acute Mental Health building;</li> <li>• The refurbishment and reutilisation of existing buildings; and</li> <li>• Associated hospital and health support infrastructure.</li> </ul>							
<p>g) any anticipated impacts on the surrounding infrastructure network (both state and local)</p>	<p>Impacts on surrounding infrastructure as a result of the proposed development have been addressed in <b>Section 8.0</b>.</p>							
<p>h) a list of the applicable state interests as identified by the infrastructure entity and a statement about how they relate to the infrastructure proposal</p>	<p><b>Liveable Communities and Housing</b></p> <table border="1" data-bbox="568 976 1439 1590"> <tr> <td data-bbox="568 976 932 1590">Liveable Communities</td> <td data-bbox="932 976 1439 1590"> <p>The THR has been designed to create high-quality urban design whilst retaining and enhancing existing heritage and environmental features of the subject site. Due to the nature of the proposed use, the development will be connected to and incorporate public transport, pedestrian, and cycling infrastructure to encourage alternative transport modes and subsequently create vibrant spaces. The proposed THR will service the Toowoomba and Darling Downs region and is accordingly located in proximity to major transport infrastructure (i.e. Toowoomba Second Range Crossing (TSRC) and Mort and Tor Streets) to facilitate ease of access from all areas of the region.</p> </td> </tr> <tr> <td colspan="2" data-bbox="568 1590 1439 1644"><b>Economic Growth</b></td> </tr> <tr> <td data-bbox="568 1644 932 2038">Development and Construction</td> <td data-bbox="932 1644 1439 2038"> <p>The THR will cater for the future expansion needs of the DDHHS, which is unable to be catered for at the THC. This will provide the Toowoomba and Darling Downs region with a world-class health facility suitable for the projected population growth, and the demographic characteristics of the region. The subject site is currently designated as Community Infrastructure for public health facilities and is located within the Community Facilities Zone under the</p> </td> </tr> </table>		Liveable Communities	<p>The THR has been designed to create high-quality urban design whilst retaining and enhancing existing heritage and environmental features of the subject site. Due to the nature of the proposed use, the development will be connected to and incorporate public transport, pedestrian, and cycling infrastructure to encourage alternative transport modes and subsequently create vibrant spaces. The proposed THR will service the Toowoomba and Darling Downs region and is accordingly located in proximity to major transport infrastructure (i.e. Toowoomba Second Range Crossing (TSRC) and Mort and Tor Streets) to facilitate ease of access from all areas of the region.</p>	<b>Economic Growth</b>		Development and Construction	<p>The THR will cater for the future expansion needs of the DDHHS, which is unable to be catered for at the THC. This will provide the Toowoomba and Darling Downs region with a world-class health facility suitable for the projected population growth, and the demographic characteristics of the region. The subject site is currently designated as Community Infrastructure for public health facilities and is located within the Community Facilities Zone under the</p>
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Matter	Proposal Details	
		<p><i>Toowoomba Regional Planning Scheme 2012.</i></p> <p>Accordingly, the subject site is envisaged to cater for hospital and health care services by both the Queensland State Government and the Toowoomba Regional Council.</p>
	<b>Environment and Heritage</b>	
	Biodiversity	<p>The subject site contains regulated vegetation, and koala and wildlife habitat areas. All buildings and structures associated with the THR will be located wholly outside of identified biodiversity and koala habitat areas. A more detailed assessment of the development concerning biodiversity considerations is provided in <b>Section 8.3</b>.</p>
	Cultural Heritage	<p>The subject site is identified as a State Heritage Place. The THR has been designed to retain and enhance the existing heritage features of the subject site. Reference is made to the Proposal Plans attached at <b>Appendix B</b>, which illustrate the existing heritage buildings to be reutilised. A more detailed assessment of the development with respect to heritage considerations is provided in <b>Section 8.5</b>.</p>
	Water Quality	<p>A Stormwater Quantity and Quality Assessment has been prepared to address this State interest and is attached at <b>Appendix C</b>.</p>
	<b>Safety and Resilience to Hazards</b>	
	Emissions and Hazardous Activities	<p>The subject site is not included on the Contaminated Land Register (<b>CLR</b>). The subject site is included on the Environmental Management Register (<b>EMR</b>) for:</p> <ul style="list-style-type: none"> <li>• Petroleum Product or Oil Storage: <ul style="list-style-type: none"> <li>○ Underground tanks;</li> <li>○ Aboveground tanks;</li> </ul> </li> <li>• Hazardous Contaminants: <ul style="list-style-type: none"> <li>○ Lead; and</li> </ul> </li> </ul>

Matter	Proposal Details	
		<ul style="list-style-type: none"> <li>o Bonded Asbestos Containing Materials.</li> </ul> <p>It is understood that this petroleum product or oil storage tanks were removed before the development of a carpark in June 2019. Reference is made to the Site Management Plan attached at <b>Appendix D</b>.</p>
	Natural Hazards, Risk and Resilience	The subject site contains a small area identified as Bushfire Prone Area - Potential Impact Buffer. The THR has been designed to ensure that all buildings and associated structures are located wholly outside of this area. A further assessment of the THR in respect of the Natural Hazards applicable to the BHC is provided at <b>Section 8.4</b> of this report.
<b>Infrastructure</b>		
	Infrastructure Integration	The THR will service the Toowoomba and Darling Downs region and is accordingly located in proximity to major transport infrastructure (i.e. TSRC, and Mort and Tor Streets) to facilitate ease of access from all areas of the region.
	Transport Infrastructure	The subject site is bordered by Mort, Torr and Hogg Streets. Of which, Mort Street is identified as a State-controlled road, due to its proximity to the TSRC. Reference is made to <b>Section 8.7</b> , and section 14.0 of the Schematic Design Report attached at <b>Appendix E</b> .
i) a statement about any relevant regional plans and state development areas that are applicable to the site and how they are relevant to the infrastructure proposal	South-East Queensland Regional Plan	The subject site is located within the South-East Queensland Regional Plan ( <b>SEQRP</b> ). Under this plan, the site is included within the "Urban Footprint". The proposal involves Hospital and Health Care Services in an area suitable for such purposes. Accordingly, the development will not compromise the outcomes sought under the SEQRP.
	Darling Downs Regional Plan	The subject site is located within the City of Toowoomba, which is identified as Restricted Area 384 under Appendix 2 of

Matter	Proposal Details
	<p>the Darling Downs Regional Plan (<b>DDRP</b>). This designation reflects the boundaries of the SEQRP. The development meets the requirements of the SEQRP and accordingly will not compromise the outcomes sought under the DDRP.</p>
<p>j) sufficient information to address the requirements of section 36(1) of the PA 2016</p>	<p>The proposed infrastructure is to facilitate the redevelopment of the Toowoomba Hospital, which will ensure DDHHS can provide a world-class facility which can cater for the rapidly growing population within the Toowoomba and Darling Downs region. The site also provides room for future expansion which cannot be facilitated at the THC.</p>
<p>k) a proposed consultation strategy for the proposed designation that has taken into account the level of impact of the infrastructure proposal and that includes a method for consultation with directly affected landowners, adjoining landowners, and identified Native Title parties, differentiated from general public consultation</p>	<p>Extensive stakeholder consultation has been undertaken as part of the Detailed Business Case for the THR, which has resulted in overwhelmingly positive feedback. A detailed consultation strategy is provided in <b>Section 6.0</b>.</p>
<p>l) any other matter the infrastructure entity considers relevant to the request</p>	<p>Not applicable.</p>

## 2.0 INTRODUCTION

This EAR has been prepared on behalf of the DDHHS in support of a request for a MID for Hospital and Health Care Services on land at 1 Hogg Street, Cranley, being that land described as Lot 925 on SP289033.

The MID will facilitate the relocation of the Toowoomba Hospital from the existing THC in South Toowoomba to the BHC in Cranley (i.e. the subject site). The THR will bring a world-class facility to the Toowoomba and Darling Downs region.

The redevelopment of the hospital will include:

- New Day Surgery building;
- New Main Acute Hospital building;
- New Central Facility Management building;
- New Acute Mental Health building;
- The refurbishment and reutilisation of existing buildings; and
- Associated hospital and health support infrastructure.

The subject site contains several buildings listed on the Queensland Heritage Register. The THR will involve the refurbishment and reutilisation of these buildings to maintain and enhance the heritage values of the site.

Under section 35 of the *Planning Act 2016*, a Designation is a decision by the Minister that identifies the premises for one (1) or more types of infrastructure. The types of infrastructure which can be designated over a premises by the Minister are listed at Schedule 5, Part 2 of the *Planning Regulation 2017*. Under Schedule 5, Part 2 of the *Planning Regulation 2017*, the proposed THR is identified as "Hospital and Health Care Services" infrastructure. Accordingly, the applicant is seeking to apply for a Ministerial Infrastructure Designation for "Hospital and Health Care Services" in accordance with section 37 of the *Planning Act 2016*.

The infrastructure entity was advised via email correspondence from the Development Assessment Division of the Queensland Treasury on 3 September 2020, that the proposed MID could be applied for through the Streamlined MID Process. Accordingly, this EAR has been prepared in accordance with the provisions of the Streamlined MID Process Overview and Chapter 7, Part 3, Section 4 of the Minister's Guidelines and Rules, as per section 37 of the *Planning Act 2016*.

## 3.0 SUBJECT SITE

### 3.1 SITE OVERVIEW

The subject site is located approximately five (5) kilometres north-west of the Toowoomba CBD on land at 1 Hogg Street, Canley, being that land described as Lot 925 on SP289033. The subject site has an irregular configuration, comprises a single title and has a total site area of approximately 75.4 hectares. The site has frontages to Hogg, Mort and Tor Streets, with public access to the BHH currently taken from Tor and Mort Streets.

The features of the subject site and surrounding locality are illustrated in **Figure 1**.

FIGURE 1 - AERIAL PHOTOGRAPH



The subject site is currently occupied by a total of thirty-nine (39) separate buildings in a spacious natural campus setting, interspersed with car parking, service vehicle access, and manoeuvring areas and pedestrian thoroughfares. The gross floor area (GFA) of the existing buildings on site is approximately 42,624m<sup>2</sup>.

Thirteen (13) buildings on the site are listed on the Queensland Heritage Register pursuant to the provisions of the *Queensland Heritage Act 1992* which accounts for a GFA of 14,666m<sup>2</sup> or approximately 34% of the total GFA on the site.

Current services provided on the subject site include mental health and intellectual disability services, laundry facilities and administration.

### 3.2 SURROUNDING LAND USES

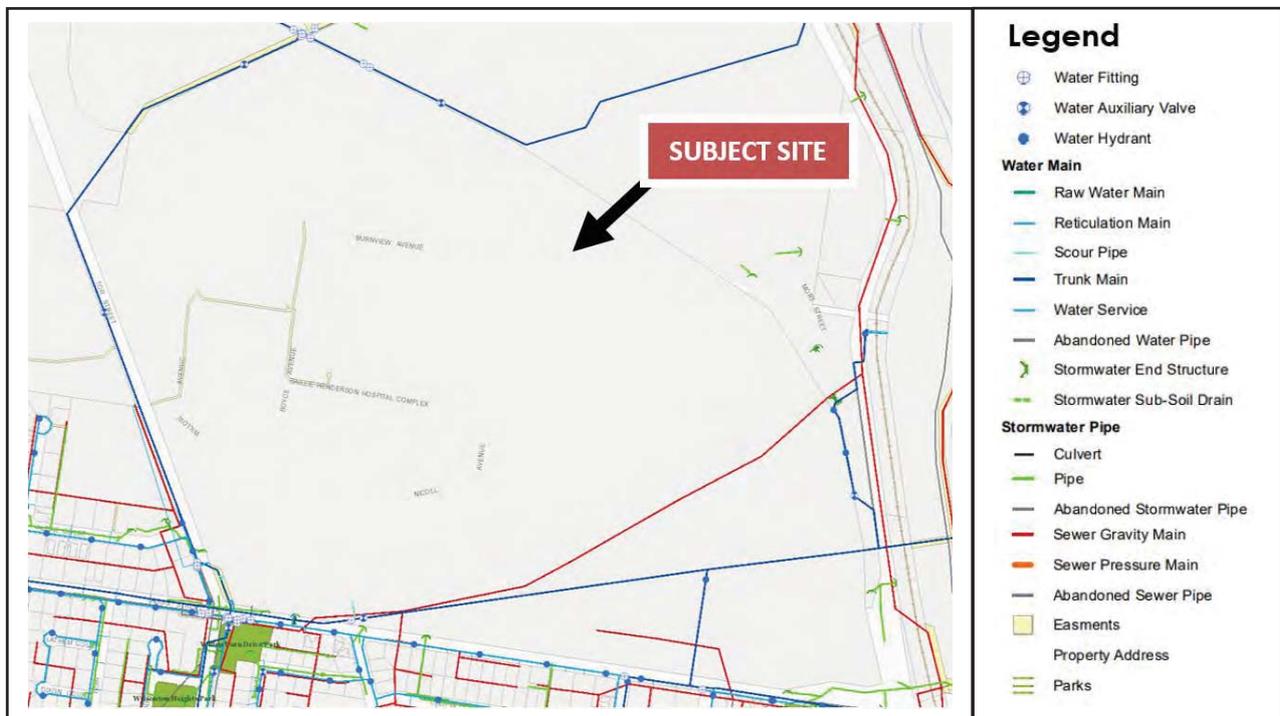
The land surrounding the subject site consists predominately of low-density residential development; refer to **Figure 1**. The land uses immediately surrounding the subject site are identified as follows:

- Land to the north of the subject site consists of the TSRC Road Reserve and vacant undeveloped land located at 2-130 Hermitage Road and 36-70 Tor Street.
- Land to the north-east and east of the subject site, opposite Mort Street, is currently being considered for future commercial development.
- Land to the south and west of the subject site, opposite Hogg and Tor Streets, consists of several low-density residential premises, consisting of single residential dwellings and dual occupancies.

### 3.3 EASEMENTS AND ENCUMBRANCES

The subject site is burdened by three (3) easements, being those described as Easement E on SP285673, Easement D on SP272981 and Easement EMT on AG3103. The locations of the easements are illustrated in **Figure 2**. Easement E on SP285673 is an electricity easement in favour of Ergon Energy to facilitate the supply power to the existing BHH. Easement D on SP272981 and Easement EMT on AG3103 are infrastructure easements in favour of Toowoomba Regional Council for trunk water mains.

FIGURE 2 - EASEMENT AND INFRASTRUCTURE MAPPING



## 3.4 INFRASTRUCTURE

### 3.4.1 TRANSPORT NETWORKS

#### 3.4.1.1 Existing Road Network

The main public access to the BHH is provided from the roundabout on Mort Street via an internal road (i.e. Burnview Avenue), with secondary access is provided from Tor Street via an internal road (i.e. Nicoll Avenue). The subject site has an internal road network, which allows vehicles to traverse the subject site and access on-site car parking areas.

The proposed THR will utilise the two (2) exiting accesses, and a new designated service vehicle access to Mort Street, restricted to service and emergency vehicles.

#### 3.4.1.2 Existing Public Transport Network

The subject site is currently serviced by a public bus-stop located on Hogg Street. However, there is no current pedestrian access provided between the bus stop and the BHH.

### 3.4.2 UTILITY SERVICES

The subject site is currently serviced by urban services including Toowoomba Regional Council's reticulated water supply, and sewerage drainage, telecommunications, and electricity supply infrastructure. The locations of key infrastructure networks are illustrated in **Figure 2**.

## 4.0 BACKGROUND

### 4.1 APPROVAL HISTORY

The subject site was previously designated as Community Infrastructure by the Hon. Wendy Edmond, MLA, Minister for Health, and published in the Government Gazette on 8 September 2000, pursuant to the since repealed *Integrated Planning Act 1997*. This designation facilitates the establishment of community infrastructure on the land per the Certificate of Designation (CoD) for Baillie Henderson Hospital (No. 00.0061). The CoD is attached at **Appendix F** and designates the subject site primarily as a “Health Facility” described as:

*“ Public health facilities, specialising in mental health services plus support facilities, ancillary commercial and medical services, teaching and research facilities, car parking and accommodation for emergency services.”*

The proposed MID will replace the existing CoD to more accurately reflect the new vision of DDHHS for the BHHC.

In addition to the CoD, several Development Applications have previously been lodged to Toowoomba Regional Council concerning the subject site. A review of Toowoomba Regional Council’s PD Online system identified three (3) Development Applications which have been made over the site, since 2007; refer to **Table 2**.

**TABLE 2 - PREVIOUS DEVELOPMENT APPLICATIONS**

DA Reference	Date of Lodgement	Proposal	Outcome
MCUI/2007/2240	20 June 2007	Combined MCU & RAL Preliminary Approval for Residential subdivision	Withdrawn
RAL/2007/2265	25 June 2007		Withdrawn
MCUI/2010/3417	18 June 2010	MCU for Telecommunications Facility	Approved with conditions

The Telecommunications Facility approved under Development Permit MCUI/2010/3417 was constructed adjacent to Tor Street in accordance with the Approved Plans and will be retained as part of the THR. The facility is identified as Building No. 49 on the Proposal Plan attached at **Appendix B**. The Development Permit does not include conditions of approval which would impact on the THR.

### 4.2 LOCAL GOVERNMENT AREA

The subject land is located within the Toowoomba Regional Council Local Government Area (**LGA**), and accordingly, the assessment and approval of development is regulated under the provisions of the *Planning Act 2016* and the *Toowoomba Regional Planning Scheme 2012*.

## 5.0 PROPOSED INFRASTRUCTURE DESIGNATION

### 5.1 DESCRIPTION UNDER THE PLANNING REGULATION 2017

The proposal seeks approval of an Infrastructure Designation, made under section 38 of the *Planning Act 2016*, over the subject site described as follows:

*Baillie Henderson Hospital  
1 Hogg Street, Cranley  
Lot 925 on SP289033*

The proposed infrastructure type is described under the *Planning Regulation 2017*, Schedule 5, Part 2 as follows:

*“Item 12 – Hospitals and health care services”*

### 5.2 INTENT OF DESIGNATION

The Toowoomba Hospital was first established at the THC between 1880 and 1927. Since this time, the hospital has been subject to significant expansion to cater for population growth within the Toowoomba and Darling Downs region. Previous expansion has also included the addition of adjacent land to facilitate the expansion of the facility, however, the hospital is now spatially constrained due to the inadequate size of the subject site, which restricts future expansion options.

The Baillie Henderson Hospital was established in 1890 as a “lunatic asylum” which, to this day, provides mental health specialist services and extended inpatient services. The BHHC occupies a spacious campus, much of which remains undeveloped. The opportunities to consolidate and expand hospital services at a single integrated location, and concurrently reduce costs is readily apparent. This is particularly the case when compared to the alternative dual campus model.

The proposed THR will provide a world-class hospital sufficient to cater for the expected population growth within the region, with the ability to co-locate additional medical and education facilities where and if required.

### 5.3 PROJECT HISTORY

In considering the proposed THR, DDHHS have advanced several planning investigations to understand the services required to respond to the growing needs of the region. The investigations and studies that have been undertaken are identified in **Table 3**.

**TABLE 3 - KEY INVESTIGATIONS/STUDIES**

Year	Investigation/Study
2014	<ul style="list-style-type: none"> <li>Capital Infrastructure Planning Study</li> </ul>
2015/2016	<ul style="list-style-type: none"> <li>Preliminary Master Plan</li> <li>Investment Concept Brief</li> <li>Services Projection Review</li> <li>Options Site Master Plan</li> <li>Preliminary Business Case</li> </ul>
2019	<ul style="list-style-type: none"> <li>Strategic Assessment Management Plan</li> </ul>

Year	Investigation/Study
	<ul style="list-style-type: none"> <li>• Health Service Plan 2019-29</li> </ul>
2019/2020	<ul style="list-style-type: none"> <li>• Site and Environmental Investigations</li> <li>• Master Plan of the BHHC</li> <li>• Presentation to Queensland Heritage Council</li> <li>• Ergon Energy Preliminary Connection Planning Report and Budget Estimate</li> <li>• Toowoomba Hospital Redevelopment Service Planning</li> <li>• Detailed Business Case</li> </ul>

The results of the studies identified in **Table 3** conclude that the relocation of the TH to the BHHC is the most appropriate option to cater for future growth.

The studies have also investigated options for the delivery of the project through the development of a 50-year Master Plan. As the Toowoomba Hospital will only occupy a portion of the site, the Master Plan seeks to create a Health and Knowledge Precinct within the BHHC, by co-locating additional health and education-related facilities on the subject site. The potential uses which may be located on the subject site are identified on the Site Plan – Final Stage, Drawing C.G.A.-AR-DRW-A003, Issue F, prepared by Conrad Gargett, dated 31 July 2020 and attached at **Appendix B**. It is noted that the additional uses identified on the Masterplan are conceptual only and will depend on future demand and the needs of the surrounding region. As such, the additional uses are not proposed as part of this MID.

## 5.4 PROJECT DESCRIPTION & DETAILS

### 5.4.1 PROJECT OVERVIEW

The MID will facilitate the relocation of the Toowoomba Hospital from the existing THC in South Toowoomba to the BHHC in Cranley (i.e. the subject site). The THR will bring a world-class facility to the Toowoomba and Darling Downs region. The project will involve:

- New Day Surgery building;
- New Main Acute Hospital building;
- New Central Facility Management building;
- New Acute Mental Health building;
- The refurbishment and reutilisation of existing buildings; and
- Associated hospital and health support infrastructure.

The extend of the Ministerial Infrastructure Designation and the facilities proposed as part of the THR is illustrated on the Site Plan – Hospital Stage, Drawing C.G.A.-AR-DRW-A002, Issue F, prepared by Conrad Gargett, dated 31 July 2020 and attached at **Appendix A**.

### 5.4.2 COMPARISON OF SERVICES

The THR will provide an increase in existing and the provision of new services to cater for the expected growth within the region. The increase in services also aims to reduce the need to transfer patients between hospitals. A comparison of the current and proposed provision of services is detailed in **Table 4**.

TABLE 4 - COMPARISON OF EXISTING AND PROPOSED SERVICES

Service	Current Provision	Proposed Provision
Inpatient Beds	317 Inpatient Beds	<p><b>402 overnight inpatient beds, including:</b></p> <ul style="list-style-type: none"> <li>• 300 acute overnight adult beds, including:               <ul style="list-style-type: none"> <li>○ 163 medical beds (including 5 detoxification beds);</li> <li>○ 86 overnight surgical beds (including gynaecology);</li> <li>○ 25 overnight obstetrics beds;</li> <li>○ 16 ICU beds; and</li> <li>○ 10 CCU beds.</li> </ul> </li> <li>• 66 subacute beds, including:               <ul style="list-style-type: none"> <li>○ 22 rehabilitation beds;</li> <li>○ 9 palliative care beds;</li> <li>○ 15 Geriatric Evaluation and Management (GEM) beds; and</li> <li>○ 20 other non-acute beds.</li> </ul> </li> <li>• 36 paediatric overnight beds, including:               <ul style="list-style-type: none"> <li>○ 17 paediatric beds; and</li> <li>○ 19 Special Care Nursery (SCN) beds.</li> </ul> </li> </ul>
Emergency Department (ED) Beds or Bed Alternatives	40 ED Beds or Bed Alternatives	<p><b>95 ED beds and bed alternatives</b></p> <ul style="list-style-type: none"> <li>• 72 ED treatment Spaces, including:               <ul style="list-style-type: none"> <li>○ 58 treatment bays;</li> <li>○ 10 resuscitation bays;</li> <li>○ 5 isolation bays; and</li> <li>○ a decontamination room.</li> </ul> </li> <li>• 23 ED short-stay beds, including:               <ul style="list-style-type: none"> <li>○ 18 adult beds; and</li> <li>○ 5 paediatric beds.</li> </ul> </li> </ul>
Mental Health Beds	59 Mental Health Beds	<p><b>59 mental health beds, including:</b></p> <ul style="list-style-type: none"> <li>• 39 adult acute mental health beds;</li> <li>• 13 older persons (aged 65+) acute mental health beds;</li> <li>• 2 perinatal and infant mental health beds; and</li> <li>• 5 child and youth (0-17) mental health beds.</li> </ul>
Outpatient / Ambulatory Beds	43 Outpatient and Ambulatory Beds	<p><b>80 same-day / ambulatory beds, including:</b></p> <ul style="list-style-type: none"> <li>• 24 same-day medical beds;</li> <li>• 6 obstetrics beds;</li> <li>• 24 renal dialysis chairs;</li> <li>• 20 chemotherapy chairs; and</li> </ul>

Service	Current Provision	Proposed Provision
		<ul style="list-style-type: none"> <li>12 23-hour surgical beds (not included in recovery).</li> </ul>
Operating Theatres	7 Operating Theatres	<b>14 operating theatres</b>
Endoscopy Suites	2 Endoscopy Suites	<b>4 endoscopy suites</b>
Cardiac Catheter Laboratories	0 Cardiac Catheter Laboratories	<b>2 cardiac catheter laboratories</b>
Birthing Suites	7 Birthing Suites	<b>7 birthing suites</b>
Sleep Laboratories	0 Sleep Laboratories	<b>1 sleep laboratory</b>
Linear Accelerator	0 Linear Accelerator Rooms	<b>2 Linear Accelerator bunkers (including 1 bunker shell)</b>
PET Scanning Facilities	0 PET Scanning Facilities	<b>1 PET scanning facility</b>
Oral Health Suites	8 Oral Health Suites	<b>16 oral health suites</b>

### 5.4.3 VEHICLE ACCESS & PARKING

The subject has road frontages to Mort, Hogg and Tor Streets. The existing facility takes access via the Burnview Avenue/Mort Street and Nicoll Avenue/Tor Street intersections. These access points connect to an internal road network which allows vehicles to traverse the subject site and access on-site parking areas. A Traffic Design Report, prepared by SMEC Holdings, is provided at section 14.0 of the Schematic Design Report attached at **Appendix E**. This report determined that the existing accesses to the BHHC site are suitable to accommodate traffic volumes for the proposed THR for in excess of 10 years after opening. Internal roads Burnview Avenue; Nicoll Avenue; and Boyce Avenue will be upgraded as part of the THR Capital Works Program to the Toowoomba Regional Council standards for an Arterial Road under their adopted road hierarchy. This will ensure all vehicle types, including passenger vehicles, service vehicles, and buses, can appropriately access and manoeuvre within the site.

In accordance with the relevant State Government requirements, the proposal includes a separate emergency vehicle access to the Emergency Department which will be the primary access route for emergency vehicles. The Traffic Design Report proposes a total of three (3) access routes for emergency vehicles in the event that one or more accesses are obstructed. Reference is made to section 14.2.2 of the Schematic Design Report.

Service vehicles servicing the existing facility at the BHHC, currently access the site via the public entrances at the Burnview Avenue/Mort Street and Nicoll Avenue/Tor Street intersections. The proposal involves a separate designated service vehicle access to Mort Street, restricted to service and emergency vehicles, to minimise conflicts with other vehicles and pedestrians. The proposed service vehicle access will provide direct access for service vehicles up to the size of an articulated vehicle, to proposed Building E, being the Central Facility Management Building. It is noted that on-site refuse collection will also occur from Building E. Reference is made to section 14.0 of the Schematic Design Report, attached at **Appendix E**, which provides additional details relating to service vehicles and traffic design provisions.

The BHHC currently provides on-site car parking appropriate to serve the needs of the existing facility; however, the THR will require additional on-site car parking to service the additional demand placed on the BHHC. A Parking Demand Study undertaken by SMEC Holdings, and attached at **Appendix G**, investigates the existing parking demands of the THC and BHHC to determine the overall parking demand for the THR. Above ground and multi-storey car parking is proposed to service the THR and are identified on the Proposal Plans attached at **Appendix B**.

It is noted that the Parking Demand Study recommends further studies be undertaken at the Detailed Design phase to determine the exact car parking requirements and to ensure it is adequate for the demands of the THR when considering all potential transport options.

#### **5.4.4 PROPOSED VISITOR & STAFF NUMBERS**

The Parking Demand Study, attached at **Appendix G**, recorded the existing number of visitors and staff to the Toowoomba and Baillie Henderson hospitals. It is predicted that, based off a linear increase from the current to the proposed number of beds and services, visitor numbers at the new hospital will be, on average, 786 per day on a weekday and 283 per day on the weekend. It is also estimated that there will be, on average, 2,058 staff attending the hospital each day.

### **5.5 STATEMENT OF PUBLIC BENEFIT**

The proposed Hospital and Health Services are defined as infrastructure under Schedule 5, Part 2 of the *Planning Regulation 2017*, to provide facilities which support the community and benefit the public. The proposed infrastructure will provide a world-class facility incorporating the efficient allocation of resources and satisfying statutory requirements for the supply of infrastructure.

### **5.6 PROJECT VALUE AND FUNDING**

The proposed THR will have an estimated capital cost of approximately \$1.8 Billion. The Detailed Business case for the proposed redevelopment was presented to and endorsed by Building Queensland in October 2020. The proposed development will be presented to the Investment Assurance Committee on Wednesday, 9 December 2020. DDHHS are anticipating the project will then be submitted to the Cabinet Budget Review Committee in the first quarter of 2021. Although the THR is unfunded at this point, there is a strong case for a revision to the infrastructure designation of Baillie Henderson Hospital to support "Hospital and Health Care Services" outlined in this request irrespective of future funding of the THR.

It is noted that whilst funding is not allocated for the THR, DDHHS will still utilise the MID to gradually move services from the THC to the subject site, as a mechanism to relieving pressure on the already at capacity TH. The intention is to move as many services as possible away from the THC to open up clinical spaces until a new hospital is funded.

## 5.7 EFFECT OF DESIGNATION

Under section 44(6)(b) of the *Planning Act 2016*, development undertaken in accordance with a MID is “Accepted Development” and will not require further development approvals under the *Planning Act 2016*. Nevertheless, the MID will not exempt the development from assessment requirements under other legislation, for example, the *Building Act (1975)*.

## 6.0 CONSULTATION

A pre-lodgement meeting concerning the proposed MID was undertaken with State Government representatives on 6 March 2020. The State Agencies represented at this meeting include:

- Queensland Treasury – Development Assessment Division (formerly Department of State Development, Manufacturing, Infrastructure and Planning); and
- Department of Transport and Main Roads

The outcomes of this meeting have been taken into consideration in the preparation of the proposed MID and associated applications and consultation.

### 6.1 PRE-LODGE MENT CONSULTATION

In accordance with Chapter 7 of the *Minister's Guidelines and Rules, July 2017*, the proposal has been the subject of preliminary consultation. The methods and outcomes of the consultation are summarised below.

#### 6.1.1 STAKEHOLDERS

Chapter 7, Part 1, 2, 2.2, of the *Minister's Guidelines and Rules, July 2017*, identifies the following stakeholders, who must be notified and given the opportunity to provide feedback concerning an infrastructure proposal:

- Affected Landowners;
- Adjoining Landowners;
- Identified Native Title Parties;
- Local government; and
- State and National Ministers for Parliament.

The stakeholders who have been notified of the infrastructure proposal are identified at **Appendix H**.

#### 6.1.2 METHOD

The Preliminary Consultation letters were prepared in accordance with the templates provided by the Department of State Development, Manufacturing, Infrastructure and Planning. The letters were accompanied by a newsletter prepared by DDHHS, which further detailed the extent of the development and included a conceptual masterplan. A copy of the consultation media, including ministerial letters, letters to adjoining/affected landholders and the associated newsletter is included as **Appendix I**.

The letters and associated documentation were posted to the stakeholders identified in section 3.1 via Australia Post on Friday, 29 May 2020. The letter invited stakeholders to submit comments concerning the development by Friday, 12 June 2020 and identified the appropriate submission methods.

#### 6.1.3 SUBMISSIONS

Despite extensive media coverage and consultation, only one (1) submission was received by the infrastructure entity concerning the proposed development. This submission was received on 19 June 2020, after the consultation period had concluded, however, has been taken into consideration in the design of the development.

The submission was email correspondence from Toowoomba Regional Council's Strategic Property Officer, who advised that the Council did not have any concerns regarding the development's impact on land within the vicinity under Council ownership.

Notwithstanding that, the submitter requested that the applicant liaise with Council concerning infrastructure and other matters where applicable, to ensure future Council infrastructure (i.e. water, sewerage and drainage infrastructure) can be appropriately provided and maintained.

The submission received from Toowoomba Regional Council is attached at **Appendix J**. It is noted that DDHHS have been liaising with Toowoomba Regional Council officers throughout the design process and will continue to liaise with Council during future stages.

## 6.2 ADDITIONAL STAKEHOLDER CONSULTATION

In addition to the pre-lodgement consultation, detailed in section 6.1, the DDHHS have undertaken additional consultation with stakeholders outside of the MID process. A summary of the consultation undertaken by DDHHS is attached at **Appendix K**.

Stakeholder comments have also been provided at **Appendix K** and have been taken into consideration in the preparation of the proposed masterplan and this MID request.

## 6.3 PUBLIC NOTIFICATION CONSULTATION

Chapter 7, Section 5 of the Minister’s Guidelines details the consultation required to be undertaken by the Infrastructure Entity (i.e. DDHHS), and the appropriate methods of consultation. The proposed consultation strategy is detailed in **Table 5**.

**TABLE 5 - CONSULTATION ACTIVITIES**

Activity	Description	Stakeholders Notified
<b>Public Notice</b>	<ul style="list-style-type: none"> <li>Place a public notice in the Toowoomba Chronicle notifying the community of a 20-business day consultation period.</li> </ul>	Broader community
<b>Sign on Land</b>	<ul style="list-style-type: none"> <li>Place signage on Hogg Street, Mort Street and Tor Street frontages. The location of the signage is subject to agreement by the Queensland Treasury (QT).</li> </ul>	Local community
<b>Letters to Stakeholders</b>	<ul style="list-style-type: none"> <li>Prepare letters to relevant stakeholders which outline the proposed MID, and notifying of a 20-business day consultation period.</li> <li>Distribute letters.</li> </ul> <p><i>Note: This consultation is in addition to the letters sent to stakeholders earlier in 2020 as part of the THR Detailed Business Case.</i></p>	<ul style="list-style-type: none"> <li>Affected Landowners;</li> <li>Adjoining Landowners;</li> <li>Identified Native Title Parties; and</li> <li>State and National Ministers of Parliament.</li> </ul> <p>A detailed list of the stakeholders to be notified are identified at <b>Appendix D</b>.</p>
<b>Social Media Content</b>	<ul style="list-style-type: none"> <li>Publish notice to DDHHS social media and web pages notifying the community of a 20-business day consultation period.</li> </ul> <p><i>Note: This consultation is in addition to the social media content published as part of the THR Detailed Business Case.</i></p>	Broader community

It is noted that the Minister will be undertaking consultation with Toowoomba Regional Council and the affected landowners (as defined in the *Planning Act 2016*).

Each of the notices identified in **Table 5** will include the following contact details which stakeholders can utilise to obtain further information regarding the MID process and this MID request.

*Email: [infrastructuredesignation@dsmip.qld.gov.au](mailto:infrastructuredesignation@dsmip.qld.gov.au)*

*Telephone: 1300 967 433*

The notices will also include the following information advising the stakeholders of the appropriate methods to lodge a submission to the MID team during the consultation period.

- **Online:**  
<https://planning.dsmip.qld.gov.au/planning/better-development/infrastructure-designations>
- **Email:**  
[infrastructuredesignation@dsmip.qld.gov.au](mailto:infrastructuredesignation@dsmip.qld.gov.au)
- **Postal:**  
PO Box 15009  
CITY EAST QLD 4002

## 7.0 LEGISLATIVE FRAMEWORK

This application is in support of a proposed MID in accordance with the provisions of Chapter 2, Part 5 of the *Planning Act 2016*. The implementation of the proposed MID will result in the future development of designated infrastructure being exempt from local planning instruments (i.e. *Toowoomba Regional Planning Scheme 2012*) and the Development Assessment Rules.

The legislative State planning instruments relevant to the designation of the premises for the development of designated infrastructure are as follows:

- *Planning Act 2016*;
- *Planning Regulation 2017*; and
- Minister's Guidelines and Rules.

### 7.1 STATE AND COMMONWEALTH LEGISLATION

The implementation of a MID over the subject site will exempt future development of designated infrastructure from the requirement to make an application or seek development approval under any applicable local planning instruments. However, this does not exempt future development on the site from requiring approvals/licenses and meeting obligations under other relevant legislative provisions (i.e. Building Approvals under the *Building Act 1975*).

Any future development of designated infrastructure within the proposed MID area must be carried out such that it avoids significant impacts on the environment and gives appropriate regard to the provisions of Commonwealth and State legislation, including by not limited to:

Commonwealth of Australia Legislation

- *Environmental Protection and Biodiversity Conservation Act 1999*; and
- *Native Title Act 1993*.

State of Queensland Legislation

- *Aboriginal Cultural Heritage Act 2003*;
- *Building Act 1975*;
- *Environmental Protection Act 1994*;
- *Nature Conservation Act 1992*;
- *Queensland Heritage Act 1992*;
- *Planning Act 2016*;
- *Transport Infrastructure Act 1994*;
- *Vegetation Management Act 1999*; and
- *Water Act 2000*.

The above legislation is addressed, where relevant to the proposed MID, at section 8.0 of this report.

### 7.2 PLANNING ACT 2016

Section 35(1) of the *Planning Act 2016* provides the Minister or a local government (where a designator) the ability to grant a MID over an identified area. The types of infrastructure which may be considered for a MID are identified in Schedule 5 of the *Planning Regulation 2017*.

The proposal seeks a MID over the Proposed Designation Area (PDA), identified on the Proposed Designation Area Plan, attached at **Appendix A**, for:

- Part 2, Item 12 – Hospital and health care services.

## 7.2.1 CRITERIA FOR MAKING A MINISTERIAL INFRASTRUCTURE DESIGNATION

Chapter 2, Part 5, Section 36 of the *Planning Act 2016*, identifies the criteria for making a MID. An assessment of the proposal against this criteria is provided in **Table 6**.

**TABLE 6 - CRITERIA FOR MAKING AND AMENDING DESIGNATIONS**

Criteria	Response
<p>(1) To make a designation, a designator must be satisfied that –</p> <p>(a) the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or</p> <p>(b) there is or will be needed for the efficient and timely supply of the infrastructure.</p>	<p>Refer to section 5.6 of this report.</p> <p>It is noted that whilst funding is not allocated for the THR, DDHHS will still utilise the MID to gradually move services from the THC to the subject site, as a mechanism to relieving pressure on the already at capacity TH. The intention is to move as many services as possible away from the THC to open up clinical spaces until a new hospital is funded.</p> <p>There is currently a need for the efficient and timely supply of the THR noting that the TH is currently operating at or in excess of capacity Further, the THC is spatially constrained and lacks opportunities for cost effective expansion. The THC is inadequate for current and future growth needs.</p>
<p>(2) To make or amend a designation, if the designator is the Minister, the Minister must also be satisfied that adequate environmental assessment, including adequate consultation, has been carried out in relation to the development that is the subject of the designation or amendment.</p>	<p>This report provides an environmental assessment and consultation strategy for the Minister's consideration in assessing the proposed MID request.</p>
<p>(3) The Minister may, in guidelines prescribed by regulation, set out the process for the environmental assessment and consultation.</p>	<p>The process for carrying out environmental assessment and consultation relating to the creation or amendment of a MID is detailed within the "Minister's Guidelines and Rules" dated July 2017. This report has been prepared as per the requirements of these guidelines.</p>
<p>(4) The Minister is taken to be satisfied of the matters in subsection (2) if the process in the guidelines is followed.</p>	<p>Not applicable</p>

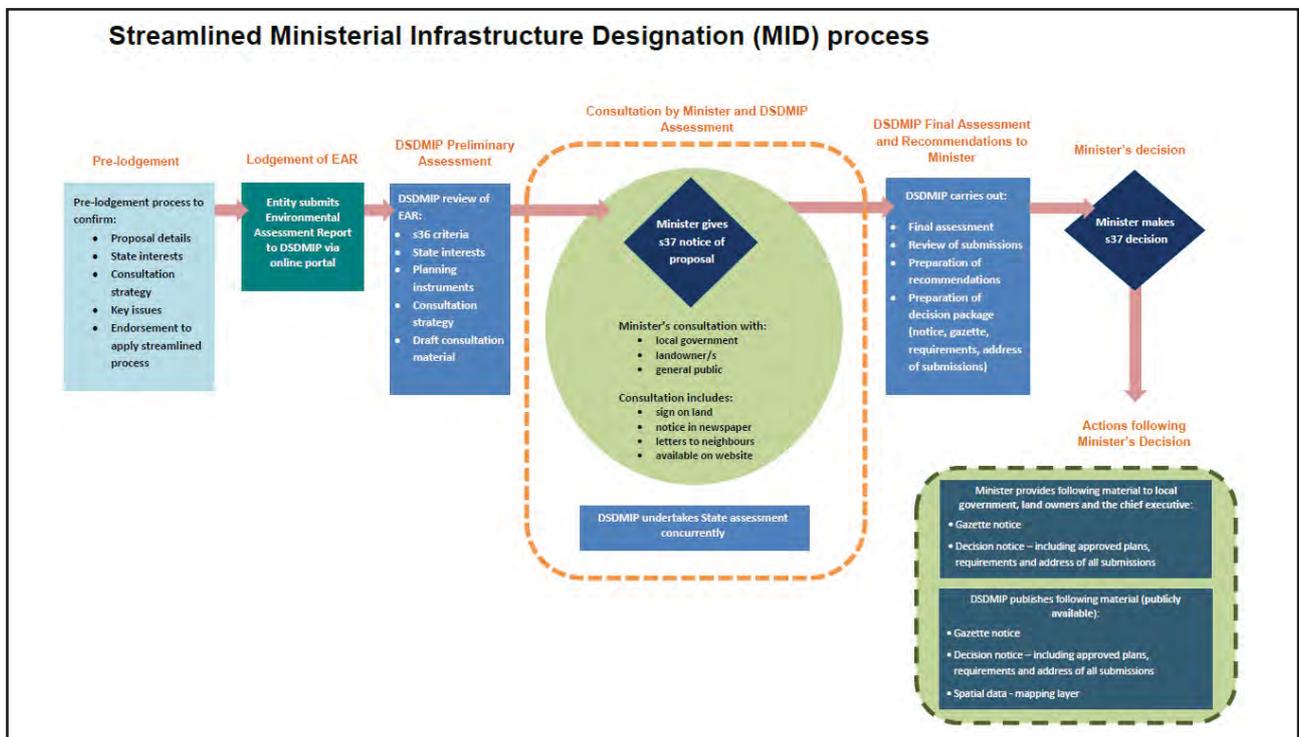
Criteria	Response
<p>(5) However, the Minister may be satisfied of the matters in another way.</p>	<p>The infrastructure entity was advised via email correspondence from the Development Assessment Division of the Queensland Treasury on 3 September 2020, that the proposed MID could be applied for through the Streamlined MID Process. Accordingly, this application follows the Minister’s Streamlined process, as per section 7.3.</p>
<p>(6) Sections 10 and 11 apply to the making or amendment of the guidelines as if the guidelines were a State Planning Policy.</p>	<p>Not applicable.</p>
<p>(7) To make or amend a designation, a designator must have regard to –</p> <ul style="list-style-type: none"> <li>(a) all planning instruments that relate to the premises; and</li> <li>(b) any assessment benchmarks, other than in planning instruments, that relate to the development that is the subject of the designation or amendment; and</li> <li>(c) if the premises are in a State development area under the State Development Act – any approved development scheme for the premises under that Act; and</li> <li>(ca) if the premises are in a priority development area under the <i>Economic Development Act 2012</i> – any development scheme for the priority development area under that Act; and</li> <li>(d) any properly made submissions made as part of the consultation carried out under section 37; and</li> </ul>	<p>Section 8 of the <i>Planning Act 2016</i> identifies a planning instrument as either:</p> <ul style="list-style-type: none"> <li>(a) a State planning instrument; or</li> <li>(b) a local planning instrument.</li> </ul> <p>Accordingly, this application takes into consideration all planning instruments relating to the subject site.</p> <p>No other planning instruments apply to the subject site.</p> <p>The subject site is not within an identified State Development Area.</p> <p>The subject site is not within an identified Priority Development Area.</p> <p>Properly made submissions will be considered following the consultation period and as part of the final assessment of the MID.</p>

Criteria	Response
(e) the written submissions of any local government.	Written submissions from Toowoomba Regional Council will be considered as part of the MID process. It is noted that Toowoomba Regional Council has been consulted prior to lodgement of this application.

### 7.3 DESIGNATION PROCESS

Under the provisions of section 36(3) of the *Planning Act 2016*, the Minister outlines the process for the environmental assessment and consultation at Chapter 7 of the Minister’s Guidelines and Rules. Under section 36(5) of the *Planning Act 2016*, the requirements under the Minister’s Guidelines and Rules are only one (1) way of adequately undertaking the environmental assessment and consultation, noting that the Minister may determine that this can be achieved another way. In this instance, the infrastructure entity was advised via email correspondence from the Development Assessment Division of the Queensland Treasury on 3 September 2020, that the proposed MID could be applied for through the Streamlined MID Process. Accordingly, this application follows the Minister’s Streamlined process, as illustrated in **Figure 3**.

FIGURE 3 - STREAMLINED MINISTERIAL INFRASTRUCTURE DESIGNATION PROCESS



## 7.4 STATE PLANNING INSTRUMENTS

State Planning Instruments are identified under Section 8 of the *PA 2017* as follows:

- “ (2) A **State planning instrument** is a planning instrument made by the Minister to protect or give effect to State interests, and is either –
- (a) a State planning policy (including a temporary State planning policy); or
  - (b) a regional plan.”

In this instance, the following State planning instruments apply to the subject site:

- State Planning Policy;
- South-East Queensland Regional Plan 2017; and
- Darling Downs Regional Plan.

An assessment of the proposed MID against the applicable State planning instruments is provided at section 7.4.1 and 7.4.2.

### 7.4.1 STATE PLANNING POLICY

The State Planning Policy July 2017 (SPP) commenced on 3 July 2017 and replaced State Planning Policy April 2016. The SPP expresses the state’s interests in land use planning and development and promotes these interests through plan-making and development decisions of state and local government. The SPP applies, to the extent relevant, when:

- making or amending a local planning instrument;
- designating premises for infrastructure;
- making or amending a regional plan;
- development assessment by local government, if its planning scheme has not yet appropriately integrated the relevant SPP state interests policies; and
- an assessment manager or referral agency other than local government is assessing a development application.

Part B of the SPP identifies the relevant parts which the Minister must consider when assessing a relevant activity. The relevant parts to be considered in making this request for MID are identified in **Table 7**.

**TABLE 7 - SPP RELEVANT PARTS**

Proposed Activity	Responsible Entity	Parts of the SPP that are applicable, to the extent relevant						
		Parts A, B & C	Part D	Part E: State Interest Policies	Part E: Assessment Benchmarks	Part F	Part G: Appendix 1	Part G: Appendix 2
Making or Amending a Designation	State and Local Government	Yes – Refer to Section 7.4.1.1	Yes – Refer to Section 7.4.1.2	Yes – Refer to Section 7.4.1.2	Yes – Refer to Section 7.4.1.1			

### 7.4.1.1 Part C – Purpose and Guiding Principles

Part C of the SPP outlines the purpose and guiding principles for plan-making processes and development decisions within Queensland. The guiding principles must be assessed in conjunction with each State Interest (refer to section 7.4.1.2) and are as important as the state interests. The principles complement the plan-making and development assessment provisions under the *Planning Act 2016* and other statutory instruments and seek to ensure a planning system that is:

- Outcome focused;
- Integrated;
- Efficient;
- Positive; and
- Accountable.

Table 8 provides a consideration of how this request for MID addresses each of the above principles.

**TABLE 8 - GUIDING PRINCIPLES**

Guiding Principle	Outcome Focused
<p><i>Clearly focus on the delivery of outcomes.</i></p>	<ul style="list-style-type: none"> <li>• <i>Plans and development outcomes integrate and balance the economic, environmental and social needs of current and future generations in order to achieve ecological sustainability.</i></li> <li>• <i>Plans express clear performance outcomes for development, supported by a range of acceptable outcomes, where possible.</i></li> <li>• <i>Innovative and flexible approaches to design and development are supported and encouraged when consistent with a plan's strategic intent.</i></li> <li>• <i>Decision making ensures that, where acceptable, when outcomes are satisfied by development, then the relevant performance outcome is taken to be satisfied in full. Performance outcomes may still be satisfied, even though an associated acceptable outcome is not met.</i></li> <li>• <i>Plans and development outcomes support stated objectives, needs and aspirations of the community at the state, regional and local level.</i></li> </ul>
<p><b>Response</b></p>	<p>This proposal involves the creation of a MID over the subject site to facilitate the THR. The proposed MID will replace an existing similar CoD over the site for the BHH. This MID considers the economic, environmental and social needs of both current and future generations through the delivery of health infrastructure.</p>
Guiding Principle	Integrated
<p><i>Reinforce the role of local planning schemes as the integrated, comprehensive statement of land use policy and development</i></p>	<ul style="list-style-type: none"> <li>• <i>Plans coordinate and integrate land use policy for a local area by considering:               <ul style="list-style-type: none"> <li>◦ <i>international agreements, such as the UNESCO world heritage listing of the Great Barrier Reef and Ramsar Convention</i></li> <li>◦ <i>national, state, regional and local matters, to the extent relevant.</i></li> </ul> </i></li> <li>• <i>Plans integrate land use, resource management and infrastructure needs and considerations.</i></li> <li>• <i>Plans support a 15 year supply of land for development.</i></li> </ul>

	<i>intentions for a local area.</i>	<ul style="list-style-type: none"> <li>• <i>The zoning of land reflects and responds to the characteristics of the land that constrain its use.</i></li> <li>• <i>Overlays should be compatible with and not operate either individually or cumulatively to prevent or restrict land from being used for the purpose for which it has been zoned.</i></li> <li>• <i>Plans include a performance-based assessment of development against a clear hierarchy of policies linked to the achievement of realistic and long-term strategic planning.</i></li> </ul>
<b>Response</b>	Not applicable as the proposal is for the creation of a MID and does not involve plan making.	
<b>Guiding Principle</b>	<b>Efficient</b>	
	<i>Support the efficient determination of appropriate development.</i>	<ul style="list-style-type: none"> <li>• <i>Plans and assessment processes result in development outcomes that are certain, responsive and performance-based.</i></li> <li>• <i>Plans regulate development only to the extent necessary to address potential impacts. When applied, plans adopt the lowest appropriate level of assessment required to efficiently and effectively address those impacts.</i></li> <li>• <i>The level of assessment for development is proportionate to the potential impacts and level of risk of the development being regulated and a plan's strategic intent and purpose of the relevant zone, local plan and/or precinct, for instance development that is:</i> <ul style="list-style-type: none"> <li>◦ <i>minor, low-risk and that is encouraged or contemplated in a zone should be identified as accepted development</i></li> <li>◦ <i>consistent and in accordance with the broad intent of a zone and able to be assessed against assessment benchmarks, should be identified as code assessable development</i></li> <li>◦ <i>contrary to the intent of a zone, requires public input or is unforeseen by a planning scheme, should be identified as impact assessable development and assessed against a broader range of matters.</i></li> </ul> </li> </ul>
<b>Response</b>	The proposal seeks the designation of the site for the purposes of providing improved and additional health facilities. Due to spatial constraints of the TH and expected population growth within the region, this designation will facilitate the efficient and timely delivery of health infrastructure whilst ensuring subsequent works can proceed without the need for assessments against the <i>Toowoomba Regional Planning Scheme 2012</i> .	
<b>Guiding Principle</b>	<b>Positive</b>	
	<i>Enable positive responses to change, challenges and opportunities.</i>	<ul style="list-style-type: none"> <li>• <i>Contemporary information, challenges and community needs and aspirations are reflected through up-to-date plans.</i></li> <li>• <i>Evidence and objectively assessed needs form a basis for planning that uses the best available knowledge.</i></li> <li>• <i>Plans are written using clear, concise and positive language to describe what outcomes are sought, required or encouraged in a</i></li> </ul>

		<p><i>particular location, rather than what is to be avoided, prevented or discouraged.</i></p> <ul style="list-style-type: none"> <li>• <i>Community health and wellbeing, and resilience and adaptability to change (including economic change, social change, and climate change adaptation and mitigation), are promoted in plans and development outcomes.</i></li> <li>• <i>Plans adopt a performance-based approach to development assessment to allow for innovation and flexibility in how development in a local area can be achieved.</i></li> <li>• <i>Plans are drafted to ensure that development is assessed on its individual merits.</i></li> </ul>
<b>Response</b>	Not applicable as the proposal is for the creation of a MID and does not involve plan making.	
<b>Guiding Principle</b>	<b>Accountable</b>	
	<p><i>Promote confidence in the planning system through plans and decisions that are transparent and accountable.</i></p>	<ul style="list-style-type: none"> <li>• <i>Plans and development outcomes reflect balanced community views and aspirations based on a clear understanding of the importance of the community's involvement in plan making.</i></li> <li>• <i>Plans resolve competing state and local interests through using an evidence-based approach, which balances community needs, views and aspirations.</i></li> <li>• <i>Reasonable, logical and fair development decisions are supported by clear and transparent planning schemes.</i></li> <li>• <i>Plans only seek to regulate land use and planning outcomes and do not address matters regulated outside of the planning system, for instance building work regulated under the Building Act 1975 (unless permitted).</i></li> <li>• <i>Obtaining access to planning information is simple and direct, capitalising on opportunities presented by information technology.</i></li> </ul>
<b>Response</b>	<p>The proposed MID will be undertaken in accordance with Chapter 2 of the <i>Planning Act 2016</i> and Chapter 7 of the Minister' Guidelines and Rules. The proposed development and this EAR has had due consideration to relevant state and local planning instruments, and consultation with relevant stakeholders, including State and local government representatives, and adjoining/affect landowners.</p> <p>It is noted that the MID process incorporates public notification consultation, allowing stakeholders the opportunity to review and provide feedback on the proposed MID; refer to section 6.3.</p>	

The above assessment confirms that the proposed MID meets the requirements of the Guiding Principles under the SPP.

### 7.4.1.2 Part D & E – State Interest Statements, Policies and Assessment Benchmarks

The SPP addresses seventeen (17) state interests categorised under the following themes:

- (i) Liveable communities and housing.
- (ii) Economic growth.
- (iii) Environment and heritage.
- (iv) Safety and Resilience to Hazards.
- (v) Infrastructure.

A state interest is defined under Schedule 2 of the *Planning Act 2016* (the Act):

- (a) *an interest that the Minister considers affects an economic or environmental interest of the State or a part of the State; or*
- (b) *an interest that the Minister considers affects the interest of ensuring this Act's purpose is achieved.*

**Table 9** identifies the applicability of each State Interest with respect to the assessment of this MID request.

**TABLE 9 - APPLICABILITY OF STATE INTERESTS**

State Interest	Applicability
<b>Planning for Liveable Communities and Housing</b>	
Liveable Communities	Applicable
Housing Supply and Diversity	Not Applicable
<b>Planning for Economic Growth</b>	
Agriculture	Not Applicable
Development and Construction	Applicable
Mining and Extractive Resources	Not Applicable
Tourism	Not Applicable
<b>Planning for Environment and Heritage</b>	
Biodiversity	Applicable
Coastal Environment	Not Applicable
Cultural Heritage	Applicable
Water Quality	Applicable
<b>Planning for Safety and Resilience to Hazards</b>	
Emissions and Hazardous Activities	Not Applicable
Natural Hazards, Risk and Resilience	Applicable
<b>Planning for Infrastructure</b>	
Energy and Water Supply	Applicable
Infrastructure Integration	Applicable

<b>Transport Infrastructure</b>	<b>Applicable</b>
Strategic Airports and Aviation Facilities	Not Applicable
Strategic Ports	Not Applicable

Part E of the SPP contains state interest policies and where relevant, the assessment benchmarks for each state interest. For each state interest, Part E of the SPP advises when the assessment benchmarks apply and if so, what matters the development must be assessed against. The proposed MID has been assessed against the state interests included under *Part E: State Interest Policies and Assessment Benchmarks* of the SPP in **Table 10**.

**TABLE 10 - ASSESSMENT OF STATE INTEREST POLICIES AND ASSESSMENT BENCHMARKS**

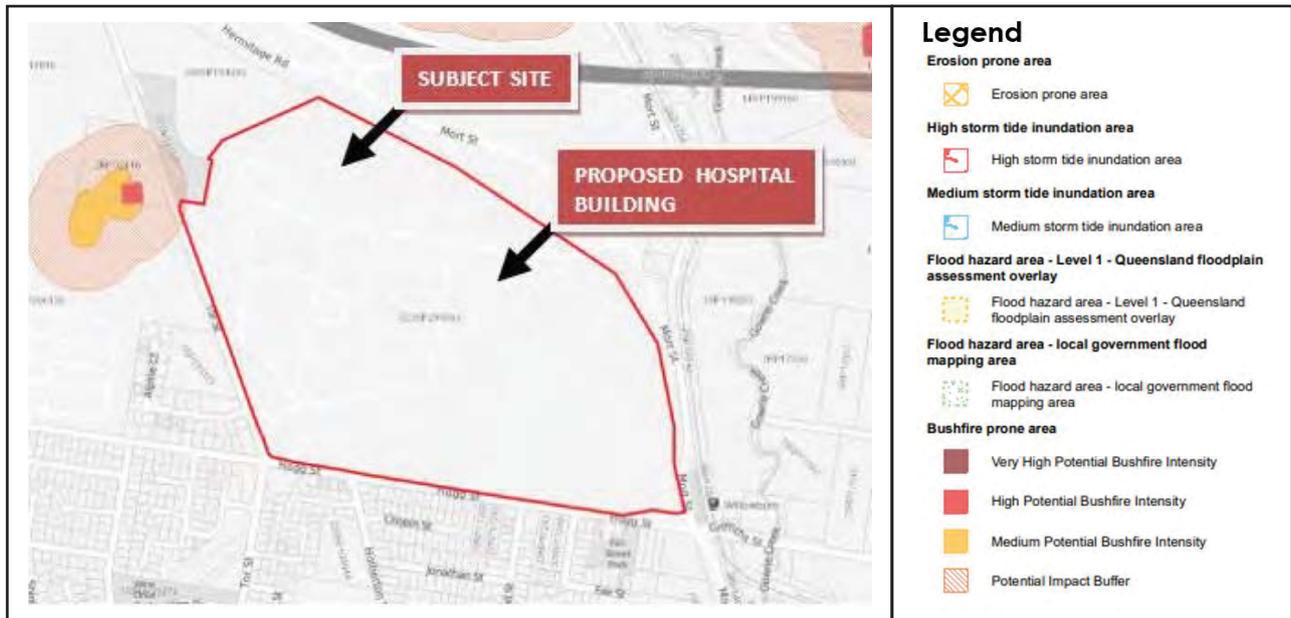
<b>State Interest</b>	<b>Response</b>
<b>Planning for Liveable Communities and Housing</b>	
<b>Liveable Communities</b> <i>Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.</i>	<p>The proposal complies with the intent of this State interest as it provides for the delivery of essential community infrastructure which supports the diverse economic, demographic, social, cultural and lifestyle needs of the community.</p> <p>Additionally, the proposal assists in consolidating urban development in and around existing settlements (i.e. Toowoomba City) and makes efficient use of established infrastructure currently located at the BHHC.</p>
<b>Planning for Economic Growth</b>	
<b>Development and Construction</b> <i>Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.</i>	<p>The proposal seeks the designation of the site for the purposes of providing improved and additional health facilities. Due to spatial constraints of the TH, and the expected population growth within the region, this designation will facilitate the efficient and timely delivery of necessary health infrastructure. This proposal will deliver outcomes which both benefit the community and support surrounding land uses.</p> <p>Accordingly, the proposed MID is consistent with the outcomes sought by this State interest.</p>
<b>Planning for Environment and Heritage</b>	
<b>Biodiversity</b> <i>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</i>	<p>The proposed MID is supported by an Ecological Constraints Assessments, prepared by E2M Pty Ltd, attached at <b>Appendix Q</b>. This assessment provides recommendations to ensure the protection and management of matters of environmental significance. These recommendations will be implemented during the detailed design phase. Reference is also made to an assessment of the proposed MID against the relevant Commonwealth and State environmental legislation at section 8.3.</p> <p>Accordingly, the proposed MID is consistent with the outcomes sought by this State interest.</p>
<b>Cultural Heritage</b> <i>The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres</i>	<p>The proposed development has been designed to protect and enhance buildings and areas of cultural significance through their appropriate reuse in the THR. The proposed MID is supported by a Conservation Management Plan (CMP) has been prepared by Niche Environment and Heritage and attached at</p>

State Interest	Response
<p><i>Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.</i></p>	<p><b>Appendix S.</b> The recommendations of this plan have been taken into consideration in the design of the THR. Accordingly, the proposed MID is consistent with the outcomes sought by this State interest.</p>
<p><b>Water Quality</b> <i>The environmental values and quality of Queensland waters are protected and enhanced.</i></p>	<p>In this instance, the THR involves an urban purpose on land greater than 2,500m<sup>2</sup> and an impervious area exceeding 25% of the total site area. A Stormwater Quantity and Quality Assessment has been prepared by Water Modelling Solutions Pty Ltd, dated 3 September 2019 and attached at <b>Appendix C</b>. The assessment provides several recommendations in section 6 to ensure a non-worsening impact on the subject site or downstream flows as a result of the proposed development. Specific details of the stormwater measures to be implemented as part of the development will be identified at the detailed design phase of the project, to ensure the most appropriate measures can be implemented. As such, it is considered that the proposal has or will appropriately address the water quality assessment benchmarks.</p>
<p><b>Planning for Safety and Resilience to Hazards</b></p>	
<p><b>Natural Hazards, Risk and Resilience</b> <i>The risks associated with natural hazards, including projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.</i></p>	<p>In this instance, the subject site contains an area of approximately 400m<sup>2</sup> in the north-west corner of the site, which is identified as Bushfire Prone Area – Potential Impact Buffer, refer to <b>Figure 4</b>. The proposed development will be located entirely outside of this area, and accordingly, these provisions are not relevant to the assessment of this application. Overlay mapping within the <i>Toowoomba Regional Planning Scheme 2012</i>, identifies further areas of bushfire hazard located throughout the site. As a result, a Bushfire Hazard Assessment has been prepared by Bushfire Planning Australia, attached at <b>Appendix L</b>, which provides recommendations to ensure the development will not be significantly impacted by future bushfire risks. The report concludes that should the recommendations provided within the report “<i>be duly considered and incorporated, the bushfire hazard present should be reduced to a level considered necessary to provide a tolerable level of protection to life and property or the site</i>”.</p>
<p><b>Planning for Infrastructure</b></p>	
<p><b>Energy and Water Supply</b> <i>The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.</i></p>	<p>The proposed development will utilise existing and proposed electrical and water supply infrastructure, which have the capacity to sufficiently cater for the needs generated by the THR. Reference is made to section 8.8 of this report. The subject site contains electrical and water infrastructure easements. The proposed THR has been designed to ensure it does not compromise the integrity of these easements. Accordingly, the proposed MID is consistent with the outcomes sought by this State interest.</p>

State Interest	Response
<p><b>Infrastructure Integration</b>  <i>The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.</i></p>	<p>The proposed THR has been designed to ensure that the benefits of infrastructure are maximised and will not impact on existing infrastructure.</p> <p>The proposed MID will facilitate the efficient and timely delivery of necessary health infrastructure, and accordingly, is consistent with the outcomes sought by this State interest.</p>
<p><b>Transport Infrastructure</b>  <i>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.</i></p>	<p>A Traffic Design Report, prepared by SMEC Holdings, is provided at section 14.0 of the Schematic Design Report attached at <b>Appendix E</b>. This report determined that the existing and proposed transport infrastructure will be suitable to accommodate traffic volumes for the proposed THR for in excess of 10 years after opening.</p> <p>Accordingly, the proposed MID is consistent with the outcomes sought by this State interest.</p>

The proposal has been assessed to comply with all applicable matters of state interest included in the State Planning Policy.

**FIGURE 4 - NATURAL HAZARDS RISK AND RESILIENCE MAPPING**



#### 7.4.2 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications where the chief executive administering the *Planning Act 2016* (the Act) is the assessment manager or a referral agency. The chief executive through the State Assessment and Referral Agency (SARA) uses the SDAP to deliver a coordinated, whole-of-government approach to the state's assessment of development applications. The SDAP applies throughout the State and contains the matters of State interest the chief executive may have regard to when assessing/deciding a development application as either the assessment manager or referral agency. Whilst it is noted that the proposal does not involve a development application, the SDAP must be taken into consideration in the assessment this MID request.

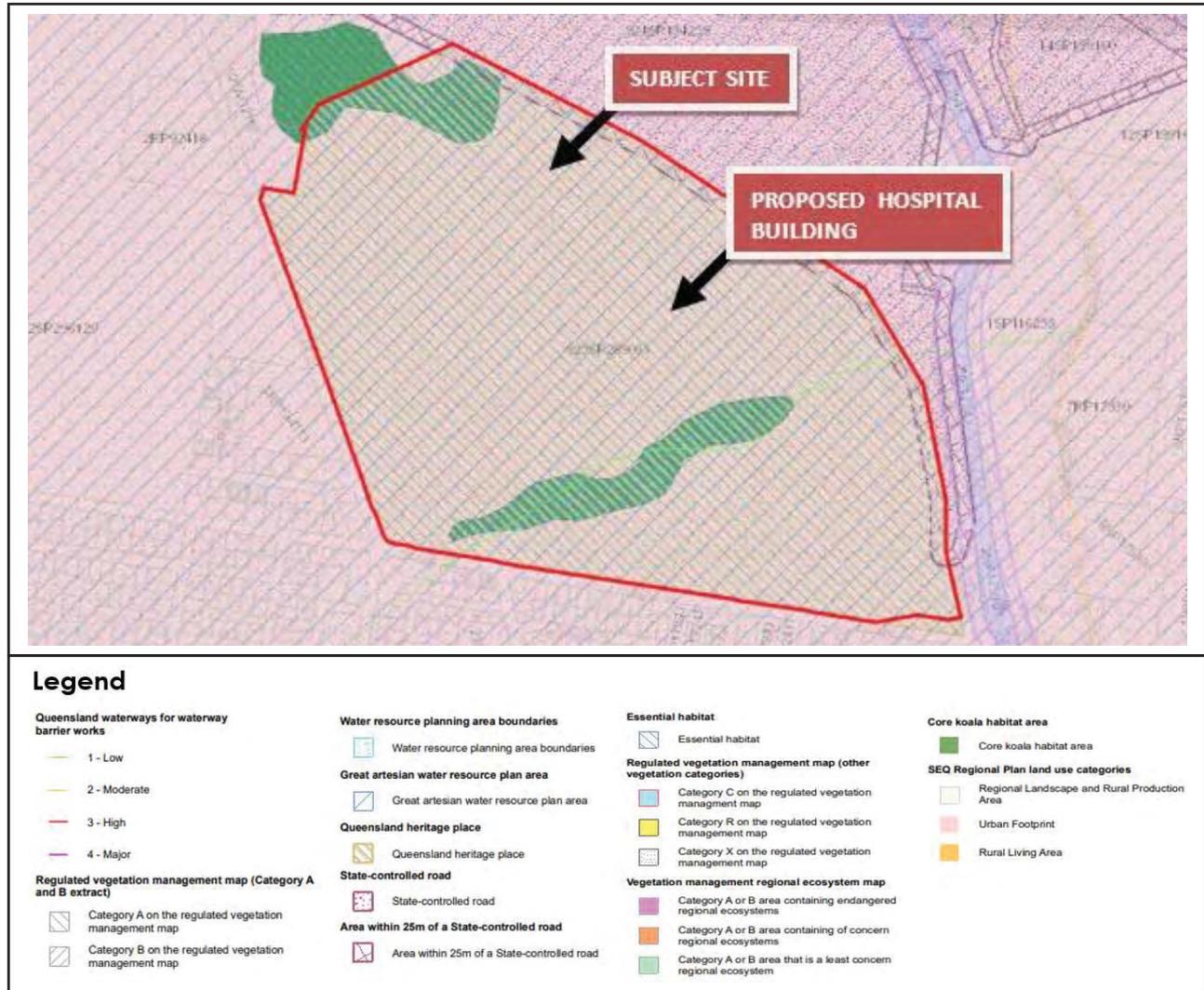
The SDAP contains criteria for assessment within State Codes to clarify when the State is to be involved in the assessment of an application and the specific matters of State interest that apply. The SDAP is a specific assessment benchmark that development must be assessed against as prescribed under the Regulation.

The State Development Assessment Mapping System identifies that the following overlays apply to the subject site:

- SEQ Regional Plan
  - Urban Footprint
- Queensland Heritage
  - Queensland Heritage Place
- Fish Habitat Area
  - Queensland Waterways for Waterway Barrier Works – Low
- Water Resources
  - Water Resource Planning Area Boundaries
  - Great Artesian Water Resource Plan Area
- Native Vegetation Clearing
  - Non Coastal Bioregions and Sub-regions
  - Essential Habitat
  - Category C Regulated Vegetation
- Koala Habitat Area
  - Core Koala Habitat Area
- State Transport
  - Areas within 25m of a State-controlled Road

The applicability of the above overlays is illustrated in **Figure 5**. Individual mapping of each of the overlays affecting the subject site is included at **Appendix M**. A summary of the applicable overlays impacting the subject site, and the proposed MID area is provided below.

FIGURE 5 - STATE DEVELOPMENT ASSESSMENT MAPPING



In the instance where the proposed development was applied for under the standard Development Assessment process, identified in the Development Assessment Rules, the application would be referable to the SARA on the following basis:

- Schedule 10, Part 8, Division 2, Subdivision 3, Table 2, Column 2, Item 1 – Development on or adjoining a Queensland heritage place
- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Column 2, Item 1 – Aspect of development state in schedule 20 (Hospital involving more than 50 beds)
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Column 2, Item 1 – Material change of use of premises near a State transport corridor

If the application were referable to SARA, the development would require assessment against the following State Codes;

- State Code 1 – Development in a State-controlled road environment.
- State Code 6 – Protection of State Transport Networks
- State Code 14 – Queensland Heritage

Accordingly, an assessment against the applicable State Codes is provided at **Appendix N**.

### 7.4.3 REGIONAL PLANS

#### 7.4.3.1 South-East Queensland Regional Plan

On 11 August 2017, the South-East Queensland Regional Plan (SEQRP), also known as ShapingSEQ, was given effect as the new regional plan for South East Queensland (SEQ). ShapingSEQ replaces the South East Queensland Regional Plan 2009–2031. ShapingSEQ provides a regional framework for growth management, which sets the long-term planning direction for sustainable growth, a globally competitive economy, and high-quality living. Shaping SEQ informs local planning across the region's twelve (12) local government areas and guides future infrastructure planning and investment to ensure regional growth is well-supported and contributes to a prosperous and liveable region.

ShapingSEQ sets this vision and provides the planning framework to achieve it. This planning framework seeks to:

- identify a long-term sustainable pattern of development;
- promote more diverse housing options including options that address shifting expectations and changing demographics;
- plan for more high-value jobs and an export-oriented economy;
- move people, products and information more efficiently;
- prioritise active and public transport, and improve the reliability and frequency of the public transport network;
- protect and enhance the natural environment that nurtures and supports life;
- respond to projected impacts of climate change;
- create more liveable urban places and spaces for our communities; and
- promote adaptable sub-tropical living that is accessible and attractive.

ShapingSEQ defines the desired future settlement pattern that aims to use land more efficiently while protecting the values important to the community. The regional growth pattern designates land in SEQ in one of three regional land use classifications:

- Urban Footprint;
- Rural Living Area; or
- Regional Landscape and Rural Production Area.

With the commencement of the *Planning Act 2016* on 3 July 2017, the State Planning Regulatory Provisions (SPRP) were repealed, and their regulatory provisions transitioned into the Planning Regulation 2017. The *Planning Regulation 2017* now contains the regulatory provisions for *ShapingSEQ*.

The SEQ regulatory provisions ensure that land use planning and development throughout the region support *ShapingSEQ's* desired regional growth pattern, goals, elements and strategies. Under the settlement pattern identified in the SEQRP, the subject site has been included within the **"Urban Footprint"**, as illustrated in **Figure 5** and at **Appendix M**.

The Urban Footprint identifies land sufficient to provide for the region's urban development needs over the life of the plan. The area includes land intended to accommodate the full range of acceptable urban uses, such as housing, industry, business, infrastructure, community facilities and urban open space. The proposal involves a MID for hospital and health care services in an area suitable for such purposes and accordingly complies with the provisions of the SEQRP.

#### 7.4.3.2 Darling Downs Regional Plan

The Darling Downs Regional Plan (DDRP) was adopted on 14 October 2013 and covers the local authority areas of Balonne Shire Council and the Regional Councils of Goondiwindi, Maranoa, Southern Downs, Toowoomba and Western Downs. The policies contained in the regional plan contribute towards the protection of strategic areas of priority agricultural land use from potentially incompatible resource activities and seek to maximise opportunities for co-existence of resources and agricultural land use. The regional plan also safeguards areas required for the growth of towns in the regions through the establishment of Priority Living Areas while providing for resource activities to locate within these areas where it meets communities' expectations as determined by the relevant local government.

The subject land is located within the City of Toowoomba, which is identified as Restricted Area (RA) 384 under Appendix 2 of the DDRP. This designation reflects the boundaries of the SEQRP referred to under section 7.4.2.1. The development satisfies the requirements of the SEQRP and accordingly will not compromise the outcomes sought under the DDRP.

### 7.5 BUILDING WORKS

Building works proposed within the MID will be accepted development in accordance with Schedule 7, Part 1, Section 2 of the *Planning Regulation 2017* being:

*" Building work by or for the State or a public sector entity*

- (1) Building work, other than building work mentioned in section 1, carried out by or for the State or a public sector entity, to the extent the building work complies with the relevant provisions for the building work.*
- (2) In this section –  
relevant provisions, for building work, see the Building Act, section 21(5)."*

### 7.6 LOCAL PLANNING INSTRUMENTS

Local Planning Instruments are identified under Section 8 of the *PA 2017* as follows:

- " (3) A local planning instrument is a planning instrument made by a local government, and is either –  
(a) a planning scheme; or  
(b) a TLPI; or  
(c) a planning scheme policy."*

In this instance, the following local planning instruments apply to the subject site:

- *Toowoomba Regional Planning Scheme 2012.*

Whilst the MID results in the development being exempt from assessment against local planning instruments, the applicable provisions of the *Toowoomba Regional Planning Scheme 2012* must still be considered. The relevant provisions of the *Toowoomba Regional Planning Scheme 2012* concerning the subject site and proposed MID have been considered in sections 7.6.1 to 7.6.5.

### 7.6.1 TOOWOOMBA REGIONAL PLANNING SCHEME 2012

The *Toowoomba Regional Planning Scheme 2012* is the primary local categorising instrument which outlines the development benchmarks (assessment criteria) that development must be assessed against. **Table 7** provides a summary of the *Toowoomba Regional Planning Scheme 2012* provisions applicable to the subject site.

**TABLE 11 - PLANNING SCHEME PROVISIONS**

<b>Planning Scheme</b>	Toowoomba Regional Planning Scheme 2012, version 24
<b>Strategic Framework</b>	Urban Extent Specialised Activity Centre Areas of Ecological Significance Agricultural Land Other Cycle and Pedestrian Paths
<b>Planning Zone/Precinct</b>	Community Facilities Zone Hospital Precinct
<b>Overlays</b>	Airport Environs Overlay Bushfire Hazard Overlay Environmental Significance Overlay Heritage Overlay

### 7.6.2 USE DEFINITION

Under the *Toowoomba Regional Planning Scheme 2012*, the proposal is defined as a “**Hospital**” use. The relevant use definition is as follows:

“ *hospital* means the use of premises for –

- (a) *the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or*
- (b) *providing accommodation for patients; or*
- (c) *providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).*

### 7.6.3 STRATEGIC FRAMEWORK

Part 3 of the *Toowoomba Regional Planning Scheme 2012* provides the Strategic Framework that sets the policy direction for the planning scheme and forms the basis for ensuring development occurs at appropriate locations within the planning scheme area. The structure of the Strategic Framework comprises:

- Seven (7) themes supported by strategic outcomes;
- Elements that further refine the strategic outcomes sought; and
- Specific outcomes and land use strategies for each of the elements.

The Strategic Framework includes mapping, an extract of which is provided in **Figure 6**.

FIGURE 6 - STRATEGIC FRAMEWORK MAPPING

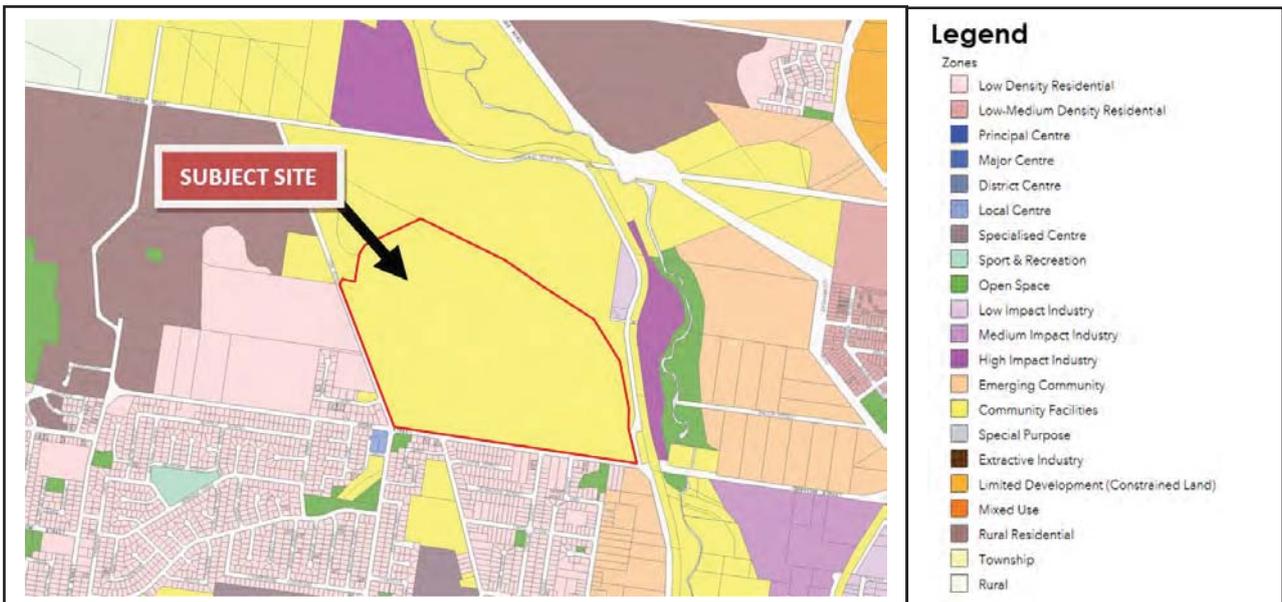


## 7.6.4 ZONING AND PLANNING INTENT

### 7.6.4.1 Zoning

Under the *Toowoomba Regional Planning Scheme 2012*, the region is divided into twenty (20) land use zones. Certain zones are further divided into precincts for the purposes of conveying preferred land use intent or in order to assign assessment status to individual uses. The subject land is included in the **Community Facilities Zone (Hospital Precinct)**. The zoning of the subject site and the surrounding locality is illustrated in **Figure 7**.

FIGURE 7 - ZONING PLAN



#### 7.6.4.2 Planning Intent: Community Facilities Zone

Section 6.6.1.2 of the *Toowoomba Regional Planning Scheme 2012* outlines the general intent for land within the Community Facilities Zone (Hospital Precinct) through the collective identification of a purpose and series of overall outcomes for the Zone. These are outlined as follows:

- “ (1) *The purpose of the Community Facilities Zone Code is to provide for community related activities and facilities whether under public or private ownership. These may include provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.*

*The zone facilitates the effective operation and optimum accessibility of community related activities.*

- (2) *The overall outcomes sought for the zone code are as follows:*

- (a) development is located in highly accessible locations and is sympathetic in scale, height and bulk with that of surrounding developments or designed to ensure that where of a greater scale, height and bulk to surrounding development the visual impacts are addressed through the use of setbacks, building form, landscaping and other means;
- (b) development provides opportunities for co-location of community activities to create identifiable community nodes;
- (c) development is integrated with surrounding land uses through permeable and legible connections;
- (d) land within the zone remains available to accommodate community related activities;
- (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
- (f) uses and works are located, designed and managed to avoid significant adverse effects on the natural environment and minimise impacts on adjacent land;
- (g) adverse impacts on natural features and processes, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management of development;
- (h) development will be provided with a level of development infrastructure, including utility installations that is appropriate to the use; and
- (i) development is designed to consider CPTED principles and encourage public transport accessibility and active transport modes of walking and cycling.

.....

#### **Hospital Precinct**

- (5) *The overall outcome of the Hospital Precinct within the Community Facilities Zone is that:*
- (a) the primary use of the land is for hospital and allied health uses, including education and research uses, staff accommodation, and limited convenience retailing and community uses that support employees and visitors;
  - (b) the built form of the development is a garden campus style with buildings up to 6 storeys in height that open onto courtyards;
  - (c) development is designed to provide clear legibility within the precinct and to identify points of arrival/destination at key public areas of the hospital; and
  - (d) development is designed to encourage public transport accessibility and active transport modes of walking and cycling.

The primary use of the subject site under the proposed MID is for hospital and allied health services, and accordingly, the proposed THR is located within a zone and precinct suitable for such purposes and will not impact on the intent of the Planning Scheme.

### 7.6.5 OVERLAYS

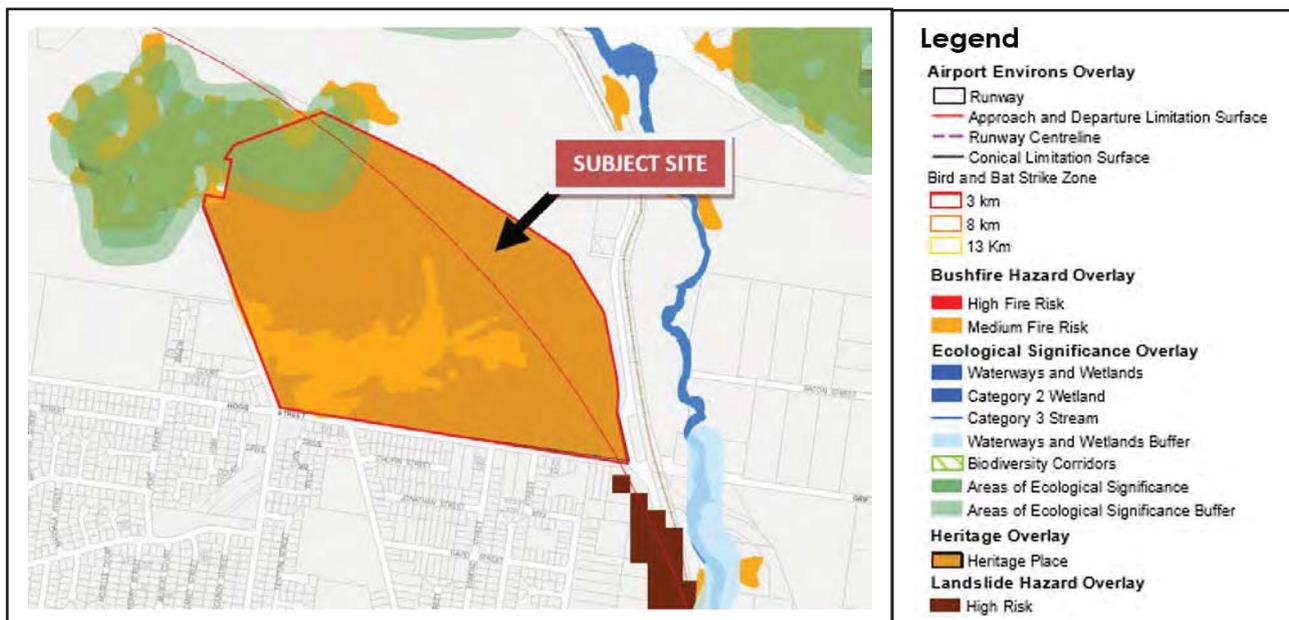
The *Toowoomba Regional Planning Scheme 2012* includes overlay maps that identify land characterised by particular features or subject to physical constraints that are likely to influence the use and development potential of affected areas. Overlay Maps also identify those lands subject to assessment against specific area-based overlay codes.

In this instance the following overlays apply to the subject site:

- Airport Environs Overlay;
- Bushfire Hazard Overlay;
- Environmental Significance Overlay;
- Heritage Overlay

The applicability of the above overlays is illustrated in **Figure 8**. Individual mapping of each of the overlays affecting the subject site is included at **Appendix O**. A summary of the applicable overlays impacting the subject site and the proposed MID area, is provided below.

**FIGURE 8 - TOOWOOMBA REGIONAL PLANNING SCHEME 2012 OVERLAY MAPPING**



#### Airport Environs Overlay

The subject site is contained within the 3km and 8km Wildlife Hazard Buffer Zones, 676.5m Obstacle Limitation Surface, 6km Lighting Area Buffer and Light Restriction Zones C and D of the Toowoomba Airport. The proposal has been designed to ensure it does not affect the operations of the Toowoomba Airport.

It is noted that consideration must be given to the operation of the Toowoomba Airport in the design and operation of the proposed helipad, to be located at the subject site for the use by emergency aircraft.

### Bushfire Hazard Overlay

The subject site is identified as containing areas of Medium Bushfire Hazard. A portion of the proposed new hospital building will be located within areas identified as bushfire hazard. A Bushfire Hazard Assessment concerning the subject site has been undertaken by Bushfire Planning Australia and attached at **Appendix L**, which provides recommendations to ensure the development will not be significantly impacted by future bushfire risks.

### Environmental Significance Overlay

The subject site contains areas identified as Areas of Ecological Significance and Areas of Ecological Significance Buffer. The proposal involves a new car parking area within this overlay, which is predominately cleared of mature vegetation and was previously occupied by the "Gowrie Hall" building. An Ecological Desktop Assessment and an Ecological Constraints Assessment have been prepared by E2M Consulting and attached at **Appendices P** and **Q** respectively, which identifies that the subject site contains areas of Environmental Significance under the *Toowoomba Regional Planning Scheme 2012* overlay mapping. Section 5 of the Ecological Constraints Assessment recommends mitigation measures which can be implemented during the construction of the development to ensure it will not significantly impact on any areas of local environmental significance.

### Heritage Overlay

The subject site contains State heritage buildings under the *Queensland Heritage Act 1992 (QHA 1992)* and subsequently is identified as a Heritage Place under the *Toowoomba Regional Planning Scheme 2012*. The proposed MID is supported by a Cultural Heritage Assessment and Conservation Management Plan, prepared by Niche Environment and Heritage Pty Ltd, and attached at **Appendices R** and **S** respectively, to ensure the cultural and heritage values of the site are protected and enhanced as a result of the proposal.

## 8.0 ENVIRONMENTAL ASSESSMENT AND MANAGEMENT

Before the designation of land for infrastructure, the Minister must be satisfied that adequate environmental assessment and consultation, has been undertaken concerning the proposed development that is the subject of the designation.

This section of the report provides an environmental assessment of the impacts which the development may generate and ways in which those impacts can be managed or mitigated. The assessment considers the natural and physical resources of the site, as well as short and long-term impacts on the environment and community from both the construction and operational phases. The range of matters considered in this assessment include:

- Socio-economic;
- Soils and geology;
- Flora and fauna;
- Natural hazards;
- Heritage and Native Title;
- Health, safety and amenity impacts;
- Traffic and transport; and
- Municipal Infrastructure

These matters are considered and addressed in sections 8.1-8.8 of this report.

### 8.1 SOCIO-ECONOMIC

#### Context

The social and economic impacts of the proposed development should be taken into consideration in the assessment of this proposal, with particular regard to impacts on employment, health and tourism.

#### Proposal

The proposed development involves the redevelopment of the Toowoomba Hospital which seeks to provide improved health outcomes for patients through the implementation of a contemporary model of care and improved facility functionality. Accordingly, the proposal will have a positive effect on the socio-economic impacts across the Toowoomba and the Darling Downs region. The health benefits to the community will be brought about by:

- an improved hospital environment;
- the provision of additional health services within Toowoomba;
- contemporary modes of care;
- increase multidisciplinary health care;
- decreased average lengths of stay;
- a decrease in the number of patients required to travel to metropolitan hospitals.

The additional services and beds proposed as part of the THR will provide an increase in employment opportunities for the region.

#### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

## 8.2 SOILS AND GEOLOGY

### 8.2.1 GEOTECHNICAL

#### Context

Geotechnical investigations must be undertaken to ensure the development can be appropriately designed and engineered with respect to the soil and geological conditions of the subject site.

#### Proposal

Geotechnical Investigations have been undertaken by Soil Surveys Engineering Pty Ltd, attached at **Appendix T**, to assess the subsurface profile of the subject site. The results of the assessment assist in providing recommendations for civil works, foundations, retaining walls, pavements, the stability of creek banks, and construction and site management during the detailed design phase.

#### Actions and Recommendations

Construction and works associated with the THR will be carried out following the recommendations provided throughout the Geotechnical Investigation.

### 8.2.2 EROSION AND SEDIMENT CONTROL

#### Context

Due to the topography of the subject site, it is important to ensure that environmental risks associated with erosion and sediment run-off are managed during both the construction and operational phases of the proposed development, to minimise environmental harm where possible.

#### Proposal

As identified at section 2.10 of the Site Management Plan, prepared by Range Environmental Consultants and attached at **Appendix D**, all site earthworks will be undertaken in accordance with general environmental protection measures to control stormwater runoff, sediment, and erosion to avoid unwanted migration and deposition of soil.

#### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

### 8.2.3 CONTAMINATED LAND

#### Context

The subject site is included on the Department of Environment and Science (**DES**) Environmental Management Register (**EMR**) for hazardous contaminants (asbestos and lead) and Notifiable Activity 29 (petroleum product or oil storage). A preliminary site investigation undertaken by Range Environmental Consultants indicated some potentially contaminating activities which have been or are currently being undertaken on the subject site. These activities are detailed in section 2 of the Soil contamination Report, prepared by Range Environmental Consultants, attached at **Appendix U**, and reproduced as follows:

" The detailed site history and land use analysis indicated that potentially contaminating activities may have historically been undertaken or are currently undertaken at the site, including:

- *Notifiable Activity 20: Landfilling- disposing of waste (excluding inert construction and demolition waste). The landfill predominantly included demolition waste from former onsite structures but also included asbestos containing materials (ACM) which is a hazardous contaminant.*
- *Notifiable Activity 29: Petroleum product or oil storage. Interviews with persons with historical knowledge of the site indicated that either an Underground Storage Tank (UST) or Aboveground Storage Tank (AST) with an estimated volume of 30,000 L occurred within the site.*
- *Notifiable Activity 3 (c): Asbestos manufacture or disposal (disposing of more than 5t of bonded asbestos). ACM was observed to occur on the soil surface and within the soil matrix at landfill locations at the site. The volume of ACM disposed of at the site was unknown.*
- *Notifiable Activity 7: Chemical storage (other than petroleum products or oil under item 29) - storing more than 10t of chemicals (other than compressed or liquefied gases) that are dangerous goods under the dangerous goods code. A bulk chemical store was established at the site in 1948, however the volume and nature of the products stored at this area was not known.*

## Proposal

Consideration must be given to the potential for contaminated soils to be located on the subject site during the construction of the proposed development, to minimise environmental impacts where possible.

## Actions and Recommendations

The Soil Contamination Report concludes that there is a low risk of soil contamination and landfill gas within the investigation footprint, for the current and proposed land uses. The construction and operation of the proposed development will be carried out in accordance with the Site Management Plan, prepared by Range Environmental Consultants, attached at **Appendix D**, to minimise the risk of further contamination of the site and surrounding areas.

## 8.3 FLORA AND FAUNA

### 8.3.1 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

#### Context

The *Environmental Protection and Biodiversity Conservation Act 1999* was implemented to ensure the protection and management of matters of nationally and internationally important flora, fauna, ecological communities and heritage places as identified in the *Environmental Protection and Biodiversity Conservation Act 1999*.

#### Proposal

E2M Pty Ltd undertook an Ecological Desktop Assessment, attached at **Appendix P**, and an Ecological Constraints Assessment, attached at **Appendix Q**, of the subject site which reviewed matters of environmental significance on both the subject site and within the surrounding locality.

A Protected Matters Report generated by the Department of Environment and Energy (DEE) as part of the Ecological Desktop Assessment predicts that the following matters may potentially occur within a 10km radius of the subject site.

- Seven (7) threatened Ecological Communities;
- 18 threatened flora species;
- 27 threatened fauna species; and
- 15 migratory species.

A field assessment, undertaken as part of the works for the Ecological Constraints Assessment, attached at **Appendix Q**, determined that that one (1) threatened fauna species **is known** to occur on the subject site, being koalas, and two (2) threatened fauna species **are likely** to occur on the subject site, being a grey-headed flying fox and a white-throated needletail. It is noted that the field assessment also determined that threatened ecological communities were located on the subject site.

### Actions and Recommendations

Section 5.2 of the Ecological Constraints Assessment, attached at **Appendix Q**, provides potential strategies which can be implemented during to mitigate potential impacts on flora, fauna and ecological communities as a result of the proposed development. A Vegetation Management Plan will be prepared after the detailed design phase of the project to ensure the most appropriate mitigation and protection measures can be implemented.

## 8.3.2 VEGETATION MANAGEMENT ACT 1999

### Context

The *Vegetation Management Act 1999*, in combination with the *Planning Act 2016*, regulates the clearing of vegetation within Queensland. A development permit for clear works is required where the clearing is not exempt clearing work under the *Planning Regulation 2017*, or where it cannot be carried out under the self-assessable clearing code or an area management plan under the *Vegetation Management Act 1999*.

### Proposal

E2M Pty Ltd undertook an Ecological Desktop Assessment, attached at **Appendix P**, and an Ecological Constraints Assessment, attached at **Appendix Q**, of the subject site which reviewed matters of environmental significance on both the subject site and surrounding locality. The subject site is mapped by the Department of Natural Resources Mines and Energy (**DNRME**) as containing the following vegetation categories:

- Category C Regulated Vegetation containing areas of least concern;
- Essential Koala Habitat; and
- Stream order one (1) watercourse identified on the vegetation management watercourse and drainage features map.

Schedule 21, Part 1 of the *Planning Regulation 2017* identifies that exempt clearing work includes clearing vegetation for the construction or maintenance of infrastructure identified under Schedule 5 if –

- (a) the clearing is on designated premises; or
- (b) the infrastructure is government-supported transport infrastructure.

The subject site is currently considered a designated premises, and accordingly, the clearing of Category C Regulated Vegetation is likely to be exempt.

## Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

### 8.3.3 NATURE CONSERVATION ACT 1992

#### Context

The *Nature Conservation Act 1992* aims to protect native Australian plants, by creating and managing protected areas, managing and protecting native flora and fauna and managing the spread of introduced/non-native wildlife. Developments must take into consideration natural areas and wildlife protected under the *Nature Conservation Act 1992* and associated regulations to determine if permits or approvals are required to undertake the proposed works.

#### Proposal

A Wildlife Online Extract was obtained as part of the Ecological Desktop Assessment to identify the confirmed recorded presence of threatened flora and fauna species within a 10km radius of the subject site. The extract identified the following species within 10km of the subject site:

- 18 species of fauna, including:
  - 3 reptile;
  - 11 bird;
  - 2 mammal;
  - 2 insect; and
- 11 species of flora.

## Actions and Recommendations

Section 4.2.3 of the Ecological Constraints Assessment, attached at **Appendix Q**, provides recommendations for studies/measures to be undertaken to minimise the risk to threatened flora and fauna. The proposed studies/measures which may be required to be undertaken include:

- Flora Survey in accordance with the Flora Survey Guidelines – Protected Plants;
- Implementation of management measures when clearing koala food trees in accordance with the *Nature Conservation (Koala) Conservation Plan 2017*;
- Species Management Program approved by DES before clearing of animal breeding places; and
- Animal breeding place assessment report and impact management plan for the clearing of breeding places for threatened and special least concern fauna.

The implementation of the above recommendations will occur before on-site clearing works.

## 8.4 NATURAL HAZARDS

### 8.4.1 BUSHFIRE

#### Context

The subject site is identified as containing areas of Medium Fire Risk under the Bushfire Hazard Overlay mapping of the *Toowoomba Regional Planning Scheme 2012*. Additionally, it is also identified as containing Bushfire Hazard Area - Potential Impact Buffer under the Natural Hazards, Risk and Resilience Overlay mapping of the SPP.

## Proposal

A Bushfire Hazard Assessment for the subject has been undertaken by Bushfire Planning Australia and attached at **Appendix L**, which provides recommendations to ensure the development will not be significantly impacted by future bushfire risks.

## Actions and Recommendations

Whilst the Bushfire Hazard Assessment report should be referenced directly, section 4 of the report, identifies that there are several inconsistencies between the Bushfire Hazard Overlay mapping under the *Toowoomba Regional Planning Scheme 2012* and SPP, and the actual bushfire hazard of the subject site. Accordingly, the report recommends that a comprehensive reliability assessment of the Bushfire Hazard areas mapped under the *Toowoomba Regional Planning Scheme 2012* be undertaken to resolve any mapping issues. Subsequently, the report recommends that no new or expanded buildings utilised for vulnerable uses be exposed to radiant heat levels greater than 10kW/m<sup>2</sup>.

The report concludes that *"should the recommendations above be duly considered and incorporated, the bushfire hazard present should be reduced to a level considered necessary to provide a tolerable level of protection to life and property or the site"*. Accordingly, no further actions or recommendations are considered necessary as part of the MID process.

## 8.5 HERITAGE AND NATIVE TITLE

### 8.5.1 HISTORICAL HERITAGE

#### Context

The subject site is identified on the Queensland State Heritage Register (ID: 601161) under the *Queensland Heritage Act 1992*. For completeness, details of the listing for this site are outlined in **Table 8** below:

TABLE 12 - QUEENSLAND HERITAGE REGISTER DETAILS

Listing Details	
Place Reference	601161
Entered	27 September 1999
Type	Health Care Services: Hospital – psychiatric/mental institute/asylum
Theme	10.1 Providing health and welfare services: Providing health services
Historical Period	1870s -1890s - Late 19 <sup>th</sup> Century

## Significance Description

Criterion	Comments
<p><b>Criterion A: The place is important in demonstrating the evolution or pattern of Queensland's history.</b></p>	<p>The Baillie Henderson Hospital is important for its association with the development of mental health care in Queensland since 1890.</p> <p>Although altered and extended over the years, the Baillie Henderson Hospital represents an important era in mental health care in Queensland and is the most intact group of mental health buildings of the period.</p>
<p><b>Criterion B: The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage.</b></p>	<p>Of the three main asylums built in Queensland prior to 1920, Baillie Henderson Hospital at Toowoomba is the only mental hospital in Queensland to have formal, symmetrical site planning and demonstrates most clearly through this symmetry and that found in its building forms and landscaping, an asylum based on a highly formal and systematic design. It is also the only such institution to retain its rural setting. Wolston Park, by comparison, has developed more haphazardly and less formally, although there are groups of buildings that are arranged systematically. The Ipswich asylum was also well planned, but the buildings were arranged in an arc along a ridge to maximise views to the countryside. The buildings were not arranged formally or systematically.</p>
<p><b>Criterion D: The place is important in demonstrating the principal characteristics of a particular class of cultural places.</b></p>	<p>The place demonstrates the nineteenth-century principles of asylum design, enunciated in its planning, landscaping and the design of its buildings.</p> <p>Baillie Henderson Hospital demonstrates the principal characteristics of an asylum based on nineteenth and early twentieth-century principles. The planning of the site and design of buildings was based on well-established principles for asylum design and enunciated in John Conolly's 'The Government and Construction of Lunatic Asylums' (first published in 1847). Another important publication concerning asylum design was by American, Thomas Kirkbride, 'On the Construction of Asylums' (1861). A common theme in both publications was the emphasis on the systematic arrangement of wards and service buildings and the high level of order and discipline required to control and manage a large number of patients. The buildings erected at Baillie Henderson between 1888 and 1910 were arranged systematically and formally. Despite the demolition of two of the earlier wards and some service buildings, and the erection of new buildings, the symmetrical planning is still clearly evident.</p>

Criterion	Comments
<p><b>Criterion E: The place is important because of its aesthetic significance.</b></p>	<p>Baillie Henderson Hospital is significant for the architectural qualities of its buildings, in particular those erected from 1888 to 1919. The buildings include the Administration Building (1910), McDonald Hall (1888-1913), Jofre and Ray Houses (1888), Rush (1892) and Pinel (1891) House, Clouston House and the museum (1902), Browne and Whishaw House (1917), James and Hill Houses (1915-17), Tredgold House (1919), the Medical Superintendent's residence (1888) and the Assistant Medical Officer's Quarters (1899).</p> <p>The hospital complex is also significant for the aesthetics of its setting as a tree-covered haven in a rural landscape with views afforded both from and to the site. Its mature plantings, including avenues of Bunya Pines, contained within its grounds and gardens and along its principal driveways and pathways and around its recreation oval contribute to the pleasant setting that was a principal characteristic of asylum planning in the nineteenth and early twentieth centuries.</p>
<p><b>Criterion H: The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.</b></p>	<p>The hospital is important for its association with the work of Colonial Architect JJ Clark and the Architectural Branch of the Department of Public Works. Clark was responsible for the site planning and design of the first stage of hospital buildings. The period between 1900 and 1915 was arguably the golden era of the Branch in terms of the quality of its work and the second stage of hospital buildings was designed and constructed during this period and are significant examples of the work produced by the Works Department.</p> <p>It has added significance through its association with DR HB Ellerton and his approach to treating insanity.</p>

### Proposal

A Conservation Management Plan has been prepared by Niche Environment and Heritage and attached at **Appendix S**. The Conservation Management Plan includes an assessment of the heritage values of existing buildings on the subject site and categorises them into buildings of "exceptional", "considerable", "some" or "no" significance. Buildings of "exceptional" and "considerable" significance will be retained and conserved, buildings of "some" significance may be changed or modified, with buildings of "no" significance able to be altered or removed where required. The Conservation Management Plan also assessed the grounds and garden areas of the subject site, to ensure vegetation of heritage significance is appropriately retained.

### Actions and Recommendations

The proposed development has been designed per the recommendations of the Conservation Management Plan to ensure that the historical heritage values of the subject site are retained and enhanced.

## 8.5.2 CULTURAL HERITAGE

### Context

The *Aboriginal Cultural Heritage Act 2003* recognises the Aboriginal people as the primary authority on Aboriginal cultural heritage and aims to facilitate the continuation of Aboriginal culture, traditions and customs. The *Aboriginal Cultural Heritage Act 2003* requires that appropriate due diligence and reasonable precaution must be exercised before undertaking an activity which has the potential to harm Aboriginal cultural heritage.

### Proposal

A search of the Aboriginal and Torres Strait Islander Cultural Heritage Database and Register was undertaken as part of the Cultural Heritage Due Diligence Assessment, prepared by Niche Environment and Heritage, and attached at **Appendix R**. This search confirmed that there are two (2) previously recorded Aboriginal cultural heritage sites within 200m of the project area, and an additional 17 Aboriginal cultural heritage sites recorded within 500m of the project area. The Cultural Heritage Due Diligence Assessment concludes that a "*number of high risk landscapes have been identified within Stages 1-4 of the Baillie Henderson Hospital grounds. These consist of remnant vegetation which has never been clear. This vegetation is high risk for Aboriginal cultural heritage owing to the relatively undisturbed environmental context. These areas have been assessed as Duty of Care category 5 areas and should be avoided.*"

### Actions and Recommendations

The Cultural Heritage Due Diligence Assessment provides the recommendation at section 4.3 that "*regardless of where within the Baillie Henderson Hospital grounds the new hospital is situated, any earthworks associated with the construction would be inconsistent with the previous land disturbance, meaning Project works cannot proceed in these areas without further cultural heritage assessment and consultation with the Aboriginal party.*"

Aboriginal Parties have been consulted in the design of the proposed development and will continue to be consulted during detailed design and construction phases. A Cultural Heritage Assessment will be prepared should the development impact on potential areas of Aboriginal cultural significance.

## 8.5.3 NATIVE TITLE

### Context

Native Title recognises the traditional rights and interests of Aboriginal and Torres Strait Islander people in accordance with the *Native Title Act 1993*.

### Proposal

There are currently no Native Title agreements over the subject site.

### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

## 8.6 HEALTH, SAFETY AND AMENITY IMPACTS

### 8.6.1 CONSTRUCTION MANAGEMENT

#### Context

It is important to ensure that environmental risks resulting from constructions works are managed to avoid or minimise the impacts on the environment, surrounding land uses and occupants, and existing operations of the Baillie Henderson Hospital.

#### Proposal

The proposed construction works will be undertaken following a Construction Management Plan to avoid or minimise any impacts which may arise as a result of the construction works.

#### Actions and Recommendations

Prior to the commencement of construction works, a Construction Management Plan will be prepared by a suitably qualified person, which identifies any potential impacts arising from the construction works and methods of avoidance or mitigation. The Construction Management Plan will include:

- an Erosion Sediment Control Plan to minimise environmental harm to onsite stormwater treatment devices and downstream receiving waters (Reference is made to the Stormwater Quantity and Quality Assessment attached at **Appendix C**);
- air quality management procedures to maintain acceptable levels of air quality (airborne dust and pollutants) in and around the subject site;
- management of construction noise and vibration, in accordance with the *Environmental Protection Act 1994* (Reference is made to section 10.0 of the Schematic Design Report attached at **Appendix E**);
- construction hours:
  - construction activities to be restricted to Monday to Saturday (excluding public holidays) between 6:30 am and 6:30 pm; and
  - operation of regulated devices to be restricted to Monday to Saturday (excluding public holidays) between 7:00 am and 7:00 pm.
- waste control and management measures, in conjunction with a Waste Management Plan;
- reference to the Site Management Plan (attached at **Appendix D**) concerning the disposal and management of contaminated soils and hazardous materials;
- access and parking locations for and management of construction vehicles; and
- other required permits from Toowoomba Regional Council, easement holders or utility providers.

The CMP will be implemented and adhered to during the proposed construction works.

### 8.6.2 AIR QUALITY

#### Context

The existing TH and BHH do not create any significant emissions, gasses, or negative air quality impacts.

#### Proposal

The proposed THR is not expected to result in any emissions, gasses, or negative air quality impacts. Any potential air quality impacts will be further investigated during the detailed design phase.

### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

### 8.6.3 NOISE

#### Context

Due to the scale and nature of the proposed development, consideration must be given to noise impacts, generated by the development, on surrounding sensitive receptors to the west and south of the subject site.

#### Proposal

The nature of the development is such that it will involve 24/7 operation and will involve the following anticipated impacts on noise emissions:

- vehicular traffic accessing the subject site from the surrounding road network;
- emergency helicopter movements; and
- emergency generator operation.

The predicted noise impacts and possible mitigation measures, to achieve the applicable acoustic criteria, are detailed at section 10.0 of the Schematic Design Report attached at **Appendix E**.

### Actions and Recommendations

As identified in the Schematic Design Report, further details are required to be obtained, during the Detailed Design phase, to ensure noise mitigation measures can be appropriately designed and implemented. Accordingly, no other actions or recommendations are considered necessary as part of the MID process.

### 8.6.4 LIGHT

#### Context

Due to the scale and nature of the proposed development, consideration must be given to light impacts generated by the development.

#### Proposal

The proposed development is not expected to result in the generation of adverse lighting impacts. Outdoor lighting will be designed to minimise impacts on sensitive land uses within the surrounding area and rooms within the hospital. Further lighting details will be provided at the Detailed Design Phase.

It is noted that the aeronautical lighting associated with the helipad will be designed in accordance with the standard International Civil Aviation Organisation provisions. These lights will be turned on and off through radio transmissions from emergency helicopters on arrival and departure, respectively, to minimise lighting impacts when not in use.

### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

## 8.7 TRAFFIC AND TRANSPORT

### 8.7.1 SITE ACCESS

#### Context

The subject has road frontages to Mort, Hogg and Tor Streets. The existing facility takes access via the Burnview Avenue/Mort Street and Nicoll Avenue/Tor Street intersections. These access points connect to an internal road network which allows vehicles to traverse the subject site and access parking areas.

#### Proposal

A Traffic Design Report, prepared by SMEC Holdings, is provided at section 14.0 of the Schematic Design Report attached at **Appendix E**. This report determined that the existing accesses to the BHC site are suitable to accommodate traffic volumes for the proposed THR for in excess of 10 years after opening. Internal roads Burnview Avenue; Nicoll Avenue; and Boyce Avenue will be upgraded as part of the THR Capital Works Program to the Toowoomba Regional Council standards for an Arterial Road under their adopted road hierarchy. This will ensure all vehicle types, including passenger vehicles, service vehicles, and buses, can appropriately access and manoeuvre within the site.

In accordance with the relevant State requirements, the proposal includes a separate emergency vehicle access to the Emergency Department which will be the primary access route for emergency vehicles. The Traffic Design Report proposes a total of three (3) access routes for emergency vehicles in the event where one or more accesses are obstructed. Reference is made to section 14.2.2 of the Schematic Design Report.

#### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

### 8.7.2 CAR PARKING

#### Context

On-site car parking is required to service the needs of staff, patients and visitors.

#### Proposal

A Parking Demand Study has been undertaken by SMEC Holdings, attached at **Appendix G**, which investigates the current parking demands of the THC and BHC to determine the overall parking demand of the THR.

Whilst the Parking Demand Study should be referenced directly, section 5 provides the following recommendation with regards to car parking provisions requires for the THR.

*" It is recommended that a range between Queensland Health Typical (4 spaces per bed) and Scenario 2 (4.18 spaces per bed) be used as a range for the total parking demand required for THR. This assumes a low mode share reduction which is considered achievable with small shift to alternatives to private transport parking such as – cycle paths, walking connections, ride share initiatives and accessible PT. However, This number only considers increases in parking demand from the hospital bed number increases. Any other changes in land use which will increase parking demand will need to be conducted separately and added to this total."*

### Actions and Recommendations

The Parking Demand Study recommends that a full formal parking survey be conducted on both the THC and BHHC sites to determine the peak parking demands with consistent count data and confirm the total car parking requirements to assist in the detailed design phase. The Parking Demand Study also recommends considering the following mode shifts during the detailed design phases, which may reduce parking demand:

- Provision for end of trip facilities – quantities to be confirmed in late stages but should allow for growth demand increases
- Parking spaces and charging points for electronic bicycle, scooters and other personal mobility devices
- Internal footpath and cycle network connecting to the external principle cycle network and footpaths
- Consideration of management of DHHFV either on-site outside the core hub of the campus or off-site either entirely or partially
- Multiple drop-off and pick-up facilities around the campus
- Public transport station with premium bus stops
- Alternative parking such as for motorcycles which require less area – approximately four (4) spaces to one (1) vehicle space.

No further actions or recommendations are considered necessary as part of the MID process.

### 8.7.3 PUBLIC TRANSPORT

#### Context

The THC is currently serviced by three (3) bus routes which operate within Toowoomba City and connect to transport and education/shopping nodes such as the University of Southern Queensland, and Clifford Gardens and Grand Central shopping centres. The BHHC is currently serviced by bus route 907, which has a stop located on Hogg Street; however, this is mostly inaccessible due to minimal pedestrian connections between the bus stop and existing hospital facility.

#### Proposal

It is proposed that a bus route is provided through the BHHC site, with the potential for two (2) bus stops within the subject site, to increase accessibility to the network. Preliminary discussions with Translink have also identified that a possible new north-south route between the BHHC and USQ campus, via Grand Central, may be beneficial to provide a good connection between the hospital and existing services.

#### Actions and Recommendations

Further discussions will be undertaken with Translink to determine the best public transport outcomes during the detailed design phase. No additional actions or recommendations are considered necessary as part of the MID process.

### 8.7.4 ACTIVE TRANSPORT

#### Context

The BHHC is currently provided within an internal pedestrian network; however, this network does not connect with off-site Toowoomba Regional Council pedestrian infrastructure. The THC is presently supplied with several pedestrian access points to Toowoomba Regional Council pedestrian network within the Toowoomba City area.

### Proposal

The proposed development involves new internal shared pedestrian/cycle paths which will connect to existing Toowoomba Regional Council infrastructure on Mort Street and a proposed extension to Toowoomba Regional Council infrastructure on Tor Street. Reference is made to section 14.0 of the Schematic Design Report attached at **Appendix E**.

It is also proposed that the facility will include end of trip facilities, such as bicycle parking, showers, change rooms and lockers, to encourage active transport usage, particularly by staff.

### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

## 8.7.5 SERVICE VEHICLES

### Context

Service vehicles servicing the existing facility at the BHC, currently access the site via the Burnview Avenue/Mort Street and Nicoll Avenue/Tor Street intersections, which are also utilised by the public.

### Proposal

The proposal involves a separate service vehicle access to Mort Street, which will be restricted to service vehicles, and emergency vehicles where required, to minimise conflicts with other vehicles and pedestrians. The proposed service vehicle access will provide direct access for service vehicles, up to the size of an articulated vehicle, to proposed Building E, being the Central Facility Management Building. It is noted that on-site refuse collection will also occur from Building E. Reference is made to section 14.0 of the Schematic Design Report, which provides additional details relating to service vehicles, and the associated design provisions, attached at **Appendix E**.

### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

## 8.8 MUNICIPAL INFRASTRUCTURE

### 8.8.1 WATER

#### Context

The subject site is currently supplied by Toowoomba Regional Council's reticulated water supply network through two (2) connections located adjacent to the Tor/Hogg Street intersection. These connections provide the subject site with internal potable water and fire water networks at section 8.1.8.

#### Proposal

The Schematic Design Report prepared for the proposed development, attached at **Appendix E**, makes the following comments with regards to the development's connection to Toowoomba Regional Council's reticulated water supply.

"Toowoomba Regional Council (TRC) have advised there is sufficient capacity in the water network adjacent to the site to service both the proposed clinical services facilities and future development demands.

*The portion of the development site located north of Black Gully is currently serviced by two existing site connections that feed the internal potable water and fire water networks (being 1 x 150 mm and 1 x 100 DI connections). These services are located adjacent the Tor Street / Hogg Street intersection and are proposed to be retained to service the hospital's demands.*

*TRC have agreed in principle to provide a third water connection via the existing 300 mm DI/CL water main located in Mort Street. The Mort Street water main currently operates within a different pressure zone to Tor / Hogg Street and TRC have advised against interconnecting the new property connection within the existing internal network. This advice has been considered as part of the internal site hydraulic network design.*

*The portion of the development site located south of Black Gully will be serviced from the existing 300mm water main adjacent Mort St, however this would not be required until a future development proposal is put forward for this area.*

### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

## 8.8.2 SEWERAGE

### Context

The subject site is currently connected to Toowoomba Regional Council's sewerage network located along Mort Street, which appropriately services the current facility.

### Proposal

The Schematic Design Report prepared for the proposed development, attached at **Appendix E**, makes the following comments with regards to the development's connection to Toowoomba Regional Council' sewerage network at section 8.1.8.

*"Toowoomba Regional Council (TRC) have advised there is sufficient capacity in the sewerage network adjacent to the site to service both the clinical services and future development demands.*

*From discussions with TRC, it is understood that the site's existing sewer connection is located just to the northern side of Black Gully adjacent Mort Street. This will need to be upgraded to service the proposed development with TRC providing acceptance in principle to connect to the existing 900 mm concrete trunk sewer main located on the eastern side of Mort Street.*

*It is proposed to construct a new 300mm sewer main extension to facilitate this new site connection and have this connect to the existing 900mm concrete municipal trunk sewer via an existing manhole, located on the eastern side of Mort St but just to the west of the railway line. Once the new connection has been provided, the existing site sewer connection shall be disconnected at the property boundary.*

*The portion of the development site located south of Black Gully will be serviced from the existing 300mm sewer main, which cuts through the site, however this would not be required until a future development proposal is put forward for this area.*

### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

### 8.8.3 STORMWATER

#### Context

The BHHC is not currently serviced by Toowoomba Regional Council stormwater drainage infrastructure, with stormwater currently discharging through the on-site gully to Gowrie Creek opposite Mort Street. It is noted that this does not utilise any infrastructure mapped on Toowoomba Regional Council's Local Government Infrastructure Plan or infrastructure mapping.

#### Proposal

A Stormwater Quantity and Quality Assessment has been undertaken by Water Modelling Solutions Pty Ltd and attached at **Appendix C**, to assess the hydrological and hydraulic components of the THR. Whilst the Stormwater Quantity and Quality Assessment should be referenced directly, section 6 of the assessment concludes that an integrated bio-detention basin is constructed for each development stage. A bio-detention basin is currently proposed along the existing gully which traverses the subject site to minimise changes to overland flow.

#### Actions and Recommendations

The Stormwater Quantity and Quality Assessment recommends that updated stormwater quality and quantity modelling be undertaken as part of the Detail Design phase. No further actions or recommendations are considered necessary as part of the MID process.

### 8.8.4 ELECTRICAL

#### Context

The subject site is currently connected to Ergon Energy's electricity grid network, which provides sufficient capacity for the existing facility.

#### Proposal

The proposed development will be connected to Ergon Energy's electricity grid network through a High Voltage connection. The specific details of the connections are yet to be determined; however, the development will most likely involve connections to the existing North Street substation and a proposed Mt Kynoch substation. Reference is made to the Connection Planning Report: Baillie Henderson Hospital, prepared by Ergon Energy, dated 14 August 2019 and attached at **Appendix V**.

Due to the nature of the proposed development, the facility will be provided with a standby power generation system to provide back-up power for use during failure of normal power. The back-up power will service Emergency Department lifts, the Helipad, Operating Theatres, IPUs, Birthing Suites, plant rooms, and some lifts servicing other departments.

The proposed development will also benefit from roof and ground-mounted solar arrays to assist the development in achieving a goal 20% of energy being generated by alternative sources.

A detailed overview of the electricity connection and proposed site operation is provided at section 9.9 of the Schematic Design Report, attached at **Appendix E**.

#### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the MID process.

## 9.0 CONCLUSION

This EAR has been prepared on behalf of the DDHHS in support of a request for a MID for Hospital and Health Care Services on land at 1 Hogg Street, Cranley, being that land described as Lot 925 on SP289033. The MID will facilitate the relocation of the Toowoomba Hospital from the existing THC in South Toowoomba to the BHHC in Cranley (i.e. the subject site).

The *Planning Act 2016*, stipulates the way in which a designation can be undertaken. Chapter 2, part 5 of the *Planning Act 2016*, prescribes that before designating land for infrastructure, a Minister must be satisfied that the infrastructure, subject of the proposed designation:

- will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or
- is or will be needed for the efficient and timely supply of infrastructure.

The proposed infrastructure type is described under the *Planning Regulation 2017*, Schedule 5, Part 2 as follows:

***“Item 12 – Hospitals and health care services”***

The proposed THR will facilitate the efficient and timely supply of health infrastructure and satisfy statutory requirements of the State for the supply of community infrastructure. The assessment provided within this EAR provides key details with respect to the Toowoomba Hospital Redevelopment and has undertaken an assessment of the proposed infrastructure against the relevant statutory frameworks, incorporating local and State assessment criteria and State and Commonwealth legislation.

The infrastructure entity was advised via email correspondence from the Development Assessment Division of the Queensland Treasury on 3 September 2020, that the proposed MID could be applied for through the Streamlined MID Process. Accordingly, this EAR has been prepared in accordance with the provisions of the Streamlined MID Process Overview and Chapter 7, Part 3, Section 4 of the Minister’s Guidelines and Rules, as per section 37 of the *Planning Act 2016*.