



NSW GOVERNMENT
Department of Planning

**MAJOR PROJECT ASSESSMENT:
*Lismore Base Hospital Redevelopment
Stage One (MP 06_0078)***

Director-General's
Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

January 2007

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1 EXECUTIVE SUMMARY

- 1.1 NSW Health intends to redevelop part of the Lismore Base Hospital (LBH) site as a new mental health facility to meet the needs of the lower section of the North Coast Area Health Service (NCAHS). The application was lodged under Part 3A of the Environmental Planning and Assessment Act 1979 and has a capital investment value of **\$38.5 million**.
- 1.2 The site is zoned 5 Special Uses (Hospital) under Lismore Local Environmental Plan 2000. The **proposal is permissible** with development consent.
- 1.3 The development will involve the erection of **three single storey buildings** with a **total gross floor area of 4,966m²**. The largest of the three buildings will comprise 2,970m² and will accommodate an **8 bed** adult high dependency unit, a **16 bed** acute adult inpatient unit, a **16 bed** sub-acute adult inpatient unit **and administration and research offices**.
- 1.4 A 1,090m² **8 bed** child and adolescent inpatient unit is proposed with a similar design specification as the adult inpatient mental health facility with similar courtyard facilities and ancillary support services. An ambulatory care unit is planned which will comprise 906m² to primarily accommodate outpatient interview, consult and group/meeting rooms and staff offices.
- 1.5 This project application proposes the development of a new mental health facility to replace the existing mental health facilities at LBH currently provided within Richmond Clinic. The number of patient beds that would be dedicated to this function would **increase from 25 beds to 48 beds, an overall increase of 23 beds**.
- 1.6 The development of the mental health facility represents **stage one of a multi-stage redevelopment** of LBH. Stage two involves the development of an integrated cancer care unit. Redevelopment of the existing hospital to provide new clinical services and other facilities will then take place (stage three). Stages two and three will require lodgement of further applications for development in the future.
- 1.7 On 15 March 2006, the Director General, as delegate for the Minister, formed the opinion that the project is a development to which Part 3A applies and the Minister is the approval authority. The project was placed on formal exhibition from 24 July 2006 until 22 August 2006. The Department received **four submissions** from Government agencies and adjoining landowners.
- 1.8 The proponent lodged a response to issues, a preferred project report and a revised statement of commitments on **7 December 2006**. This was used as an opportunity to make amendments to the proposal to address issues raised during the exhibition period. The amendments made to the proposal were relatively minor and did not require re-exhibition.
- 1.9 Issues include payment of financial contributions for upgrading of roads and water infrastructure, development staging, car parking provision, urban design visual impact and built form, acoustics and noise, traffic generation and road works, accessibility and servicing, remediation, demolition and construction management and environmental management and utility provision.
- 1.10 The most significant of those were **car parking provision and payment of financial contributions**. Following the exhibition period the proponent met with representatives from Council and the RTA to resolve outstanding issues. **Consensus was reached between the parties**.
- 1.11 The Department is of the view that the combination of statements of commitment made by the proponent together with supplementary conditions of approval that are recommended be imposed by the Minister, will effectively mitigate and manage this issue within acceptable environmental limits.
- 1.12 The Department **recommends that the project application be approved** subject to the imposition of conditions set out in Appendix A.