

2 BACKGROUND

2.1 Site Location

- 2.1.1 The LBH site is located approximately 2 kilometres north east of the centre of Lismore CBD and forms the northern portion of the Lismore Base Hospital (LBH) site (as indicated by the 

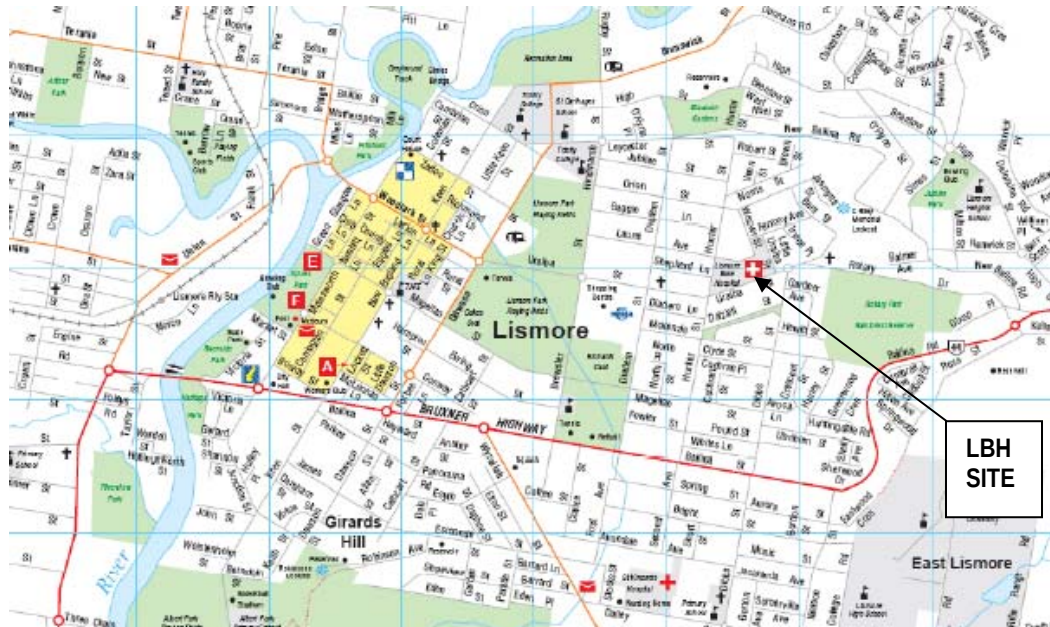


Figure 1 Site Context (Source: Lismore City Council)

2.2 Site Description

- 2.2.1 The site is located in the northern part of the LBH site and is bounded by existing residential properties to the north, existing hospital buildings to the south, Weaver Street, Fermoy Avenue and Little Uralba Street to the east and Hunter Street to the west. The eastern section of Laurel Avenue extends into the site and forms part of the current road system.
- 2.2.2 A number of existing residential properties have been acquired by NCAHS so as to increase the area of the site to accommodate the proposed development. Existing redundant hospital buildings on the site and in-ground services have been removed. The site is cleared and excavated in readiness for construction to commence.
- 2.2.3 Primary access to the hospital and emergency department is Uralba Street with other secondary access points available via Hunter Street (to Crawford House and Richmond Clinic), Little Uralba Street (to Block A and Hospital Morgue) and the extension to Laurel Avenue (to Richmond Clinic and Block B).
- 2.2.4 There is a range of formal and informal car parking provision both on and off site which has the capacity to accommodate 331 vehicles (encompassing 101 car parking spaces off site and 230 car parking spaces on site). The primary car parking area is located to the north of the LBH campus between (and with access to) Hunter Street and Weaver Street and accommodates 113 vehicles.

2.3 Surrounding Area

- 2.3.1 LBH lies within a predominantly residential area characterised by low density housing comprising one and two storey detached dwellings. There are also a number of healthcare facilities associated with LBH. Some are purpose built units (e.g. Riverside Drug and Alcohol Rehabilitation Centre) whilst others have been incorporated into existing residential properties purchased by NCAHS.

2.4 NCAHS Mental Health Service Facilities

- 2.4.1 NCAHS provides health services to individuals living in the Local Government Areas (LGA's) of Tweed, Ballina, Byron, Lismore, Kyogle, Coffs Harbour, Port Macquarie, Richmond Valley and Clarence Valley. Combined, they make up a geographical area of approximately 24,555 square kilometres with a total population of 271,546 (DUAP ERP 2001).
- 2.4.2 Residents within these LGA's generally experience higher levels of social disadvantage than people living in other areas of NSW including higher levels of unemployment, lower levels of educational attainment and lower income. Such socio-economic scenarios are considered to be risk factors associated with mental health problems.
- 2.4.3 The ability of NCAHS to deliver mental health services is currently deficient due to its catchment population and lack of resources. Based upon estimated incidence and prevalence of mental illness, it would appear that a large number of individuals within NCAHS are receiving little or no proper treatment or support.

2.5 Existing Facilities at Lismore Base Hospital (LBH)

- 2.5.1 Lismore Base Hospital (LBH) is a 210 bed major acute care and referral hospital for NCAHS providing emergency care, critical care, general medical, surgical, paediatric, obstetric, mental health and clinical support services for the lower section of the Far North Coast. The catchment area of LBH ranges from Murwillumbah in the north, Grafton in the south and Tenterfield to the west.
- 2.5.2 The existing hospital buildings range from post second world war buildings to facilities built in the 1980's. The hospital is structured into four main precincts accommodating medical and surgical inpatient facilities, clinical services such as operating theatres, ICU, pathology, Imaging and Emergency departments.
- 2.5.3 The primary hospital buildings are set out in Figure 2 and constitute:
- (a) Block A (primary inpatients wards and pathology).
 - (b) Block B (inpatient wards and support services).
 - (c) Block C (administration, clinical services, emergency services and oncology).
 - (d) Richmond Clinic (mental health unit and ambulatory accommodation).

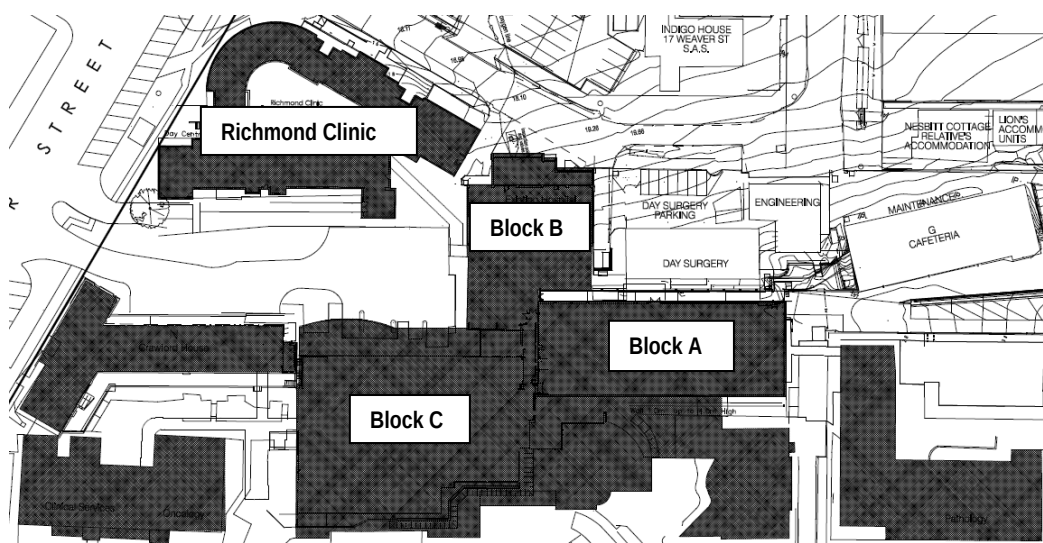


Figure 2 Existing Primary Hospital Buildings (Source: HASSELL Pty Ltd)

2.6 Project Overview



Figure 3 Existing Site Plan with Development Site Identified (Source: HASSELL Pty Ltd)

- 2.6.1 The project seeks approval for the development of a new mental health facility on part of the Lismore Base Hospital site. The proposal constitutes **stage one of a three stage** comprehensive redevelopment of the hospital to enhance its clinical, support and community facilities. Stages two and three do not form part of this project and will be subject to separate applications for development in the future.

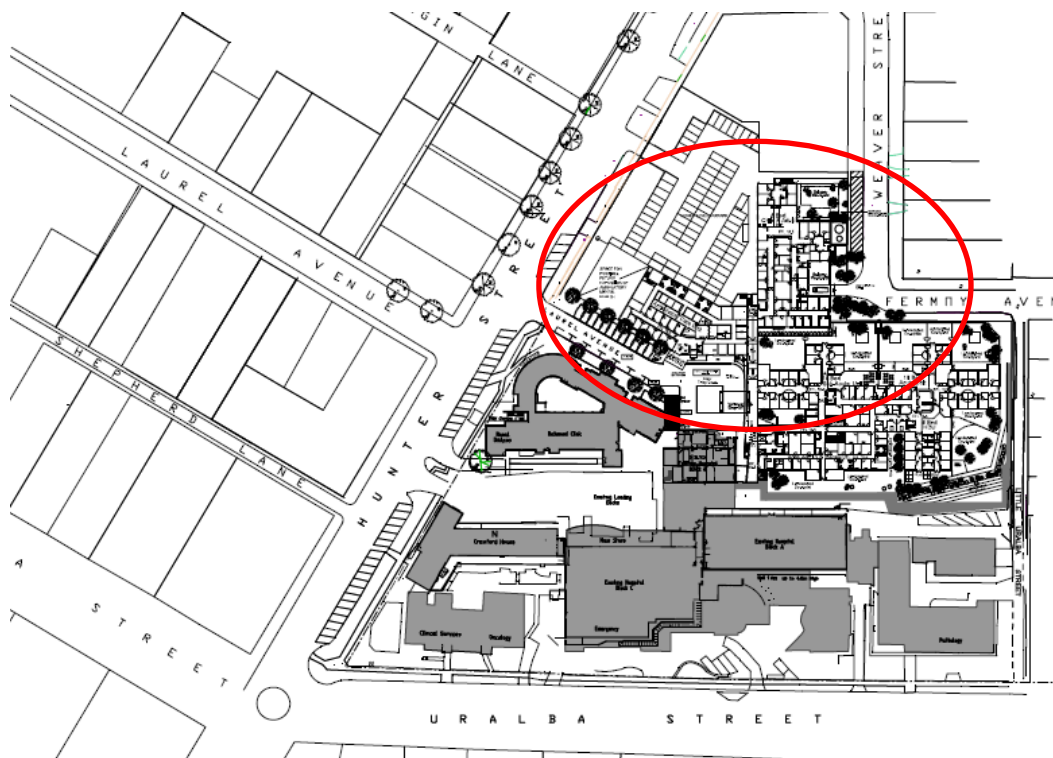


Figure 4 Site Plan Following Development of New Mental Health Facility (Source: HASSELL Pty Ltd)

2.7 Relevant Development Consents

- 2.7.1 A development application for "demolition/removal of buildings, fences, paths, driveways and disconnection from services" was granted development consent subject to conditions by Council on 23 February 2006 (2005/689).
- 2.7.2 A development application for "bulk earthworks, new internal road construction and relocation of an existing oxygen tank to facilitate future psychiatric unit development" was granted development consent subject to conditions by Council on 31 May 2006 (2006/239).

2.8 Enabling Works

- 2.8.1 Enabling works have been undertaken on the site including site clearance and demolition of an existing hospital building, services diversions, removal of existing dwellings (part of the site acquisition programme), bulk earthworks, construction of a new entry road and site decontamination of asbestos.
The site is cleared and excavated in readiness for construction to commence.