

28 February 2012

Mr Sam Haddad
Director-General
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Haddad,

Tamworth Rural Referral Hospital Redevelopment Stage 2 Request for Director Generals Environmental Assessment Requirements Development Application

In accordance with Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), Health Infrastructure request the issue of Director Generals Environmental Assessment Requirements (DGRs) for the redevelopment of Tamworth Regional Referral Hospital. The purpose of this letter is to provide a preliminary environmental assessment and other supporting documentation to allow for the DGRs to be issued.

Background

The proposed redevelopment of the Tamworth Regional Referral Hospital (TRRH) is jointly funded by the NSW State Government and the Commonwealth Health and Hospital Fund. Stage 1 of the redevelopment, which encompassed the Tamworth Integrated Cancer Care Centre, was approved in 2011 and will be under construction shortly. Stage 2 of the redevelopment is the upgrading of the majority of the existing clinical and technological facilities on the existing campus to enable service delivery to conform to current national health delivery standards. The Stage 2 project has a Capital Investment Value in the order of \$131,533,515.00.

The Project

The project will encompass works identified as clinical service priorities including:
Medical, surgical and inpatient beds;

- Day surgery unit;
- Paediatric unit
- Maternity, birthing suite and special care nursery
- Emergency, including emergency resuscitation
- Renal dialysis unit
- Oral health unit
- Operating suite and recovery spaces
- Cardiac catheterisation laboratory

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- Medical imaging
- Pharmacy
- Nuclear medicine
- Ambulatory care centre and
- Ancillary non clinical services such as kitchen, loading dock linen and waste management areas.

A new Intensive Care Unit is also proposed that will replace the existing Acute Care Unit.

The project will involve the construction of a new hospital building which will provide a hub for medical, surgical and other specialities in the region. It will also provide consultancy outreach and support for chronic and complex disease management across the whole community. The new building will have a gross floor area of approximately 32,600m² and a height of approximately 25m. Other buildings on site will also be refurbished. Drawings in Appendix A provide preliminary concepts for the redevelopment.

The locality

The redevelopment will be entirely within the existing TRRH campus which is bounded by Johnston Street to the south, Dean Street to the West and Smith Street to the East. To the north, the site adjoins existing rural land.

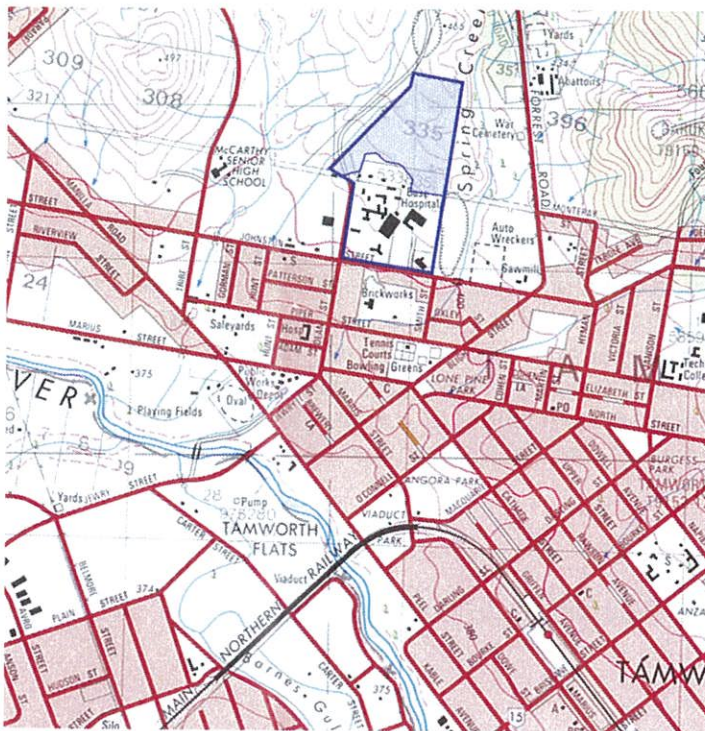


Figure 1 - Locality Plan

The site

The hospital site is legally described as Lot 99 in DP 753848 and part Lot 2 in DP 533835 and is located within the moderately undulating topography of north Tamworth. It is located on the midslopes of a south-facing hill within the moderately to steeply undulating terrain of

an east-west trending ridgeline. The site slopes at approximately 8° across the site to the north area, where slope decreases to approximately 4°, with the hill-slope flat to convex in nature.

Drainage follows the natural slopes towards the south where water is channelled into the interallotment stormwater system. Vegetation across the existing hospital site consists of maintained lawn, with scattered ornamental and native trees.

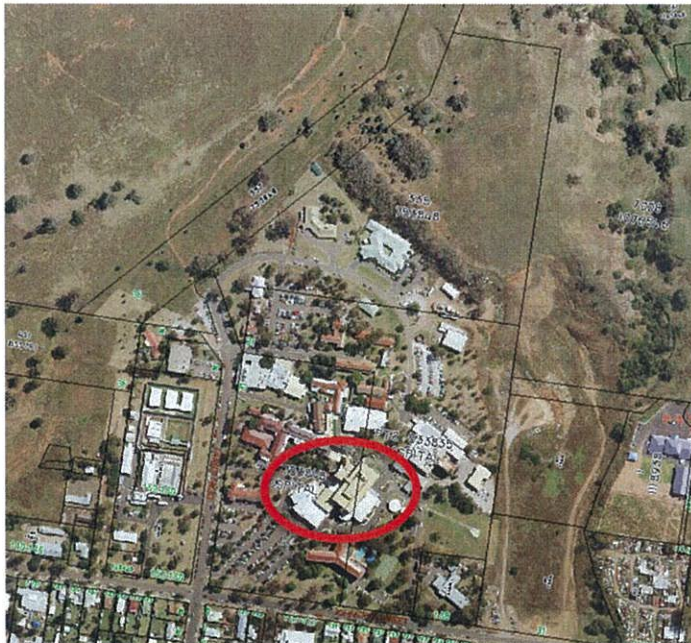


Figure 2 Existing Hospital indicating area of project

The site is located in a residential commercial/industrial area. The surrounding land use is as follows:

- Dean Street bounds the site immediately to the west followed by Tamworth Correctional Centre and residential properties;
- Rural properties/vacant land bound the site to the north, followed by Tamworth Regional Council
- Waste Depot approximately 650m north of the site;
- Johnston Street bounds the site to the south, followed by mainly residential properties, with some commercial properties; and
- Former road base quarry to the east of the site, followed by rural properties / vacant land and commercial/industrial and residential properties

Strategic Planning

NSW State Plan

The project is consistent with the health priorities contained in *Chapter 4: Health Communities* of the NSW State Plan (2010). These priorities are:

1. *Improve and maintain access to quality healthcare in the face of increasing demand.* The collocation of services will realise operational efficiencies that will be applied to increasing throughputs to address demand without additional recurrent funds being required.

2. *Improved survival rates and quality of life for people with potentially fatal or chronic illness.* Current research demonstrates that early identification and targeted intervention like that provided by multidisciplinary teams result in increased survival rates for many cancers and an empowerment of the patient in the management of their illness and life.
3. *Promote healthy lifestyles.* Prevention through healthy life choices and early detection through screening activities and diagnostic assessments are being integrated with primary care and service provision in the development of cancer services across the SESIAHS.
4. *Reduce preventable hospital admissions.* The service delivery models for the future are largely ambulatory and home-based as opposed to inpatient negating the need for additional inpatient beds even in the face of anticipated increasing demand.

Tamworth Regional Development Strategy

The Tamworth Regional Development Strategy (RDS) is the key strategic planning document of Council. The purpose of the RDS is to provide Council with a strategic plan to manage growth and to provide strategic direction for urban and rural areas in the Tamworth LGA. The Strategy has no statutory status, but builds on the Tamworth Region Issues Paper to prepare a broad planning framework. This is done in the context of the natural, physical and human environment of the Region.

The Strategy is to assist in co-ordinating future development activities by identifying an orderly and efficient supply of lands in an environmentally acceptable way. The Strategy extends for a period of 10 years

The objectives of the RDS are to:

- Provide a framework for future land use planning of the Tamworth Region to guide the preparation of a new region-wide LEP;
- Ensure that the community remains actively involved in the planning and assessment process and allow for community ownership of the Regional Development Strategy and region-wide Local Environmental Plan;
- Provide a region-wide local planning context to future planning in the Tamworth Region that acknowledges its location on the North West;
- Ensure that Tamworth Region is developed as a place to “live, work and play” for its existing and future residents; and
- Ensure that future planning achieves principles of Ecologically Sustainable Development (ESD).

The Strategy identifies the need for community services and facilities planning to aim to be accessible to all social groups while acknowledging that thresholds of population in some parts of the Region are insufficient to support a full range of health and community services and that alternative arrangements may be required to ensure access to facilities in some localities. The new facility will assist in meeting this demand for Health facilities locally and reduce the need to travel to access cancer care services. In addition it supports the key objective to “*Facilitate improved community access and delivery of health and community services and facilities, particularly in areas with disadvantaged communities*”.

The proposal is generally consistent with the strategy.

Statutory Planning

State Environmental Planning Policies

The following table identifies the State Environmental Planning Policies (SEPPs) that apply to the land or type of development that is subject to this proposal, and the proposals compliance with those Policies.

SEPP #	Name	Applies	Compliant
1	Development standards	✓	✓
33	Hazardous and offensive development	NK*	
55	Remediation of land	✓	✓
	Infrastructure 2007	✓	✓
	State and Regional Development	✓	✓

* Not known at this stage

Local Environmental Plan

The site is zoned R1 General Residential under Tamworth Regional Local Environmental Plan 2010 (TRLEP). The objectives of this zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Hospitals are permitted with consent on the basis that they are not prohibited or permitted without consent.

Clause 4.1A deals with minimum subdivision lot size for Zones R1 and RU5 and provides for smaller lots sizes for certain types of development with these zones in certain circumstances. This proposal does not propose subdivision or uses as noted in that clause.

Clause 4.3 restricts height of buildings on certain lots. There are no height limits that apply to the site.

Clause 4.4 controls Floor Space Ratios in accordance with the FSR maps. There are no FST controls applying to the site.

Clause 5.10 and Schedule 5 of the TRLEP deal with heritage issues. The main hospital buildings are listed within Schedule 5. A Heritage Assessment of the Hospital site was undertaken by the Heritage Office of Urbis Pty Ltd in September, 2009. The Heritage Assessment indicates that *the hospital site has historic significance at a local level for its establishment in 1881 and its consistent use as a hospital since that period and as a focus of the Tamworth community for over 150 years. The site has local associational significance for links to Brudelin and other local identities who have been instrumental in establishing and donating to the hospital.*

The original hospital building has aesthetic significance at a state level for its original design by JW Pender and for subsequent additions by WL Vernon. In addition the site contains representative examples of buildings from the 1920s, 30s and 50s, such as Dean House, The Children's Wing and Johnston House. The site is of social significance as a provider of hospital services for over 150 years.

The site is representative of institutional sites in continual use, in that there are a variety of building types on the site. The site is a product of organic rather than planned growth. The report recommends that the main block 1883 and Dean House be retained in any redevelopment of the site. The report also recommends that the avenue leading from the juncture of Dean and Johnston streets to the original hospital building be retained.

These will be further investigated as part of this proposal

Other issues

Contamination and Environmental Assessment

The site is comprised of two separate areas, the northern portion which is generally undeveloped, and the southern portion which has been developed as Tamworth Base Hospital. The site history revealed that the site has been owned by various organisations associated with the Tamworth Base Hospital since about 1882 to 1932. Prior to becoming owned for the purposes of the hospital the site was Crown Land. The southern portion of the site has been used as a hospital since about 1883, and the northern portion of the site has been used for horse and cattle grazing.

A number of potential AEC's were identified on the site. These AECs are generally associated with the hospital's historical activities, with the exception of one AEC located in the northern portion (grazing land). The AECs identified are:

- Fill materials;
- Coal boiler, former incinerator, and ash from coal boiler and incinerator;
- Building materials and pest control;
- USTs, generators and associated pipe work;
- Waste stockpiles; and
- Shed on northern portion of site may have been used for chemical storage (Not part of the current scope of works).

This will be further investigated as part of this proposal.

Services

Initial consultation with service providers has indicated services are available.

Consultation

Informal discussions have been undertaken with Tamworth Regional Council with more formal consultation to commence when the plans are further developed.

Request for Director General's Requirements

On the basis that the proposal falls within the criteria identified in Schedule 1 of the State and Regional Development SEPP, Health Infrastructure formally request that the Department of Planning issue the Director General requirements (DGRs) to facilitate the preparation of the

Environmental Impact Statement to accompany the development application for the proposal.

If you require any additional information please contact Leoné McEntee on 9978 5420 or 0410 432 505. We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely
Health infrastructure



Robert Rust
Chief Executive

