

24 November 2014

Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms McNally,

## Request for Secretary's Environmental Assessment Requirements for Stage 3B Redevelopment of Lismore Hospital

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 Secretary's Environmental Assessment Requirements (SEARs) for the Stage 3B redevelopment of Lismore Hospital. The purpose of this letter is to provide a preliminary environmental assessment and other supporting documentation to allow for the SEARs to be issued.

Lismore Base Hospital (LBH) is a Major Referral Hospital within the Richmond Clarence Health Service Group (HSG), which includes specialist Mental Health services. Grafton Base and Maclean District Hospitals, Ballina District Hospital, Casino and District Memorial Hospital, Bonalbo Hospital and Campbell Hospital (Coraki) and Kyogle, Nimbin, and Urbenville and District MPSs. These facilities refer tertiary patients to LBH.

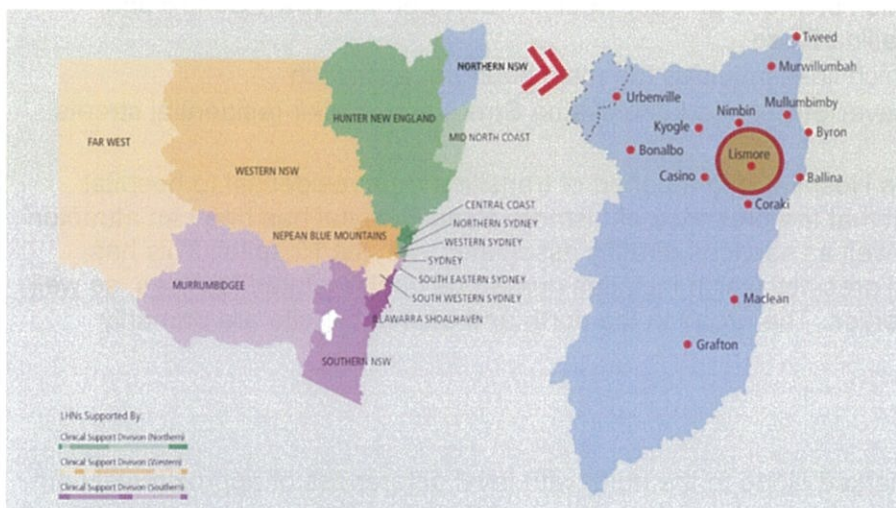


Figure 1 Northern NSW LHD - Richmond Clarence HSG

LBH provides emergency operating theatres for surgery, intensive care, coronary care and a range of diagnostic services. It also provides services to a wide area with patient flows from LGAs outside the Richmond Catchment including Tenterfield and Byron LGAs.

Lismore Base Hospital plays an important role in providing high level (Level 5) specialist services on a regional level including:

- Formalised Retrieval Service
- Specialist Paediatric Medicine
- Critical Care Services
- Specialist emergency and elective surgical services
- Renal Dialysis and Peritoneal Dialysis procedures and training
- Integrated Cancer Care Centre
- Diagnostic Cardiology (with interventional services pending approval)
- Mental Health and Drug and Alcohol Services
- High level Radiology
- Teaching Services

In January 2007 Stage 1 of the Lismore Base Hospital redevelopment was approved and in October 2008 approval for Stage 2 was granted. Stage 3A for the redevelopment of the acute services was approved in March 2014.

## The locality

Lismore is located within a valley surrounded by ridgelines. The town is subject to a specific microclimate which leads to higher than typical temperatures compared to the rest of the region, and severe fog.

The Hospital is located within the valley to the east of the Town Centre on a slight ridgeline to the north of Ballina Road, the primary east-west arterial road through Lismore. The height and location of the Hospital ensures it is a prominent feature from all view points, as well as offering expansive views from the upper levels of the main acute buildings.

The site has a high degree of connectivity to the Town Centre and Ballina Road through the surrounding street system:

- Uralba Street, which provides an east-west link between the Town Centre and eastern part of Ballina Road
- Hunter Street, which links provides the main southern approach
- Orion Street, Weaver Street and Little Uralba Street are smaller residential streets.

The area surrounding the Hospital is in a period of transition from residential to hospital related uses. It is evident that the presence of Lismore Base Hospital has been an attractor for allied health uses as well as services directly associated with the Hospital. This has created a larger 'hospital precinct' which includes numerous health related facilities, as well as privately owned properties. The areas to the north and east of the site are primarily residential.

## The site

The topography has a marked slope to the north with level differences of approximately 4m with the highest point being the south western corner of the site. The main access to the site is via Uralba Street with the main entry on what is effectively Level 4.



## The Project

The scope of work for the Stage 3B Project is as follows:

### Works associated with the hospital

- Construction of Stage 3B1 which includes the fitout of the Level 6 shell space (approved under stage 3A), continuation of the podium above the 3A works and a 5 storey tower above the podium. A helipad is proposed above the Stage 3B1 tower.
- Demolition of Block A, the maternity building and site preparation works;
- Construction of the Stage 3B2 building to the north of approved Stage 3A and proposed Stage 3B1 with a loading dock at Level 3 and new entrance from Little Uralba Street.
- Conceptual details associated with the use of 9, 11, 15 and 15A Little Uralba Street for manoeuvring associated with the loading dock at Level 3 of the stage 3B2 building, and associated intersection works and works to Little Uralba Street. The southern end of Little Uralba Street is proposed to be closed and to be used only by the hospital. Detailed design of the Little Uralba Street works to be undertaken in accordance with Lismore Council's requirements, with this detail to be provided (and endorsed by Council) prior to occupation of the 3B development;

### Works associated with the multi-storey car park for LBH

- Demolition of all existing structures on the car park site and the staged construction (2 stages) of a multi-level car park on the car park site and construction of a pedestrian link to the hospital across Uralba Street.

Drawings indicating the scope of works are attached

## Strategic Planning

### NSW State Plan

The NSW State Plan, 'NSW 2021' identifies a need to "Renovate Infrastructure" as a way of achieving its goals for the State. Investment in critical infrastructure and providing world class clinical services with timely access and effective infrastructure are two key goals of the Plan. The State Plan states:

*"The NSW Government will build the infrastructure that makes a difference to both our economy and people's lives. Infrastructure also underpins improvements in many services, such as roads, rail, hospitals, schools or utilities.*

*Infrastructure NSW has been established to provide independent expert advice, and ensure projects are strategically planned, coordinated and properly managed to restore community confidence.*

*A 20 year State Infrastructure Strategy with funded five year plans, will make sure infrastructure is planned and delivered according to strategic economic and community needs.*

*A clear long-term infrastructure strategy will improve NSW's productivity and competitiveness, deliver sustainable growth and support employment, by matching infrastructure with development to attract people, jobs and investment."*

The project is consistent with the direction of the State Plan

### **The State Infrastructure Strategy – “First Things First”**

The State Infrastructure Strategy “First Things First” is an assessment of priority infrastructure problems and solutions for the next two decades for the NSW Government, the community, business and all who have an interest in the success of NSW.

The Strategy builds on the NSW Government’s existing public commitments and outlines a forward program of more than 70 urban and regional projects and reforms across a range of portfolios including health.

The report indicates that NSW’s health system faces growing demand from an ageing population, lifestyle diseases and new care technologies. This will require new models of care, including more beds in smaller, specialist medical facilities and repurposing community health centre. The redevelopment of Lismore Hospital is identified as a major hospital upgrade and therefore the proposal is considered to be consistent with the Strategy.

## **Planning Issues**

### **Local Environmental Plan**

The hospital site is zoned SP2 Infrastructure – Health Services Facility under the Lismore Local Environmental Plan 2012. The objectives of the zone are to provide for infrastructure and related uses and to prevent development that is not compatible with or that may detract from the provision of infrastructure. Apart from building identification signs and environmental protection works and development permitted with consent below, all other development is prohibited.

Development permitted with consent are car parks; environmental facilities; flood mitigation works; helipads; passenger transport facilities; roads; signage; the purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

There are no height or FSR restrictions on the site and the site is not identified as containing a local or state heritage item or being affected by flooding.

The site for the multi deck car park is 67- 69 Uralba Street and will connect to 24-28 Dalziell St. The area is zoned R1 General Residential. While this zone prohibits car parks, Council is currently in a rezoning process for the site and the surrounding area to make it permissible.

### **Heritage**

‘Armstrong House’ at 83 Uralba Street (near cnr Dibbs Street) is a local heritage item located near the Hospital (a previous private hospital) but is unlikely to be impacted by the proposal.



**Request for Secretary's Environmental Assessment Requirements**

On the basis that the proposal falls within the criteria identified in Schedule 1 of the State and Regional Development SEPP, including a CIV of over \$30million, Health Infrastructure formally request that the Department of Planning and Environment issue the Secretary's Environmental Assessment Requirements (SEARs) to facilitate the preparation of the Environmental Impact Statement to accompany the SSD application for the Stage 3B Redevelopment of Lismore Hospital.

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

Sam Sangster  
Chief Executive