

26 March 2012

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

Dear Mr Haddad,

Redevelopment of Dubbo Hospital Request for Director Generals Environmental Assessment Requirements for the State Significant 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 Dubbo 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

Dubbo Base Hospital forms a major component of the Western NSW Local Health District, replacing the former Greater Western Area Health Service and covering 41 districts and hospitals generally across Western NSW Orana region. The NSW Government announced in September 2010 that a Western sector budget had been established for the Orana region as well as a Service Agreement governing specific service levels and capital works planning for Dubbo Hospital.

The current Dubbo Hospital is considered to be lacking in services to enable it to provide quality health care to the regional area into the future. This is exacerbated by great variation in the quality of existing building stock, poor building services and a lack of building efficiency.

A site/health service master plan is being developed to guide the need for future medical services and this is being considered in the development of this proposal. The works associated with this proposal are considered to be Stage 1 / 2 of implementing this plan.

The Project

The redevelopment of Dubbo Hospital has a Capital Investment Value of \$71,323,356.00 and includes

- A new 1 and 2-storey building with flexibility to expand to a 3-storey building in the future. It will include:
 - New 2200 m² Maternity Unit;
 - New 3200 m² Operating Theatre Suite;

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- New 800 m² Central Sterilising Department; and
- New Day Surgery Unit and Extended Day Surgery Unit of approximately 1200m².
- Refurbishment of existing Admissions/ Outpatients and Medical Records building to accommodate a new front of House with an area of approximately 650 m².
- Refurbishment of existing Theatre Building to accommodate:
 - A new 800 m² Renal Dialysis unit;
 - Medical Records of around 300 m²;and
 - Cardiology Services of 200 m² in the refurbished area
- The existing maternity building will be demolished.

Preliminary plans of the proposed redevelopment are attached.

The locality

The Dubbo Base Hospital is located on the northern fringe of the Dubbo town centre, approximately 1.5km north-east of Dubbo CBD. It is bounded by Myall Street and Cobbora Road to the south, River Street and the Charles Sturt University Campus to the north, Leonard Street to the east and the Coonamble rail line to the west (refer to Figure 1).



 Dubbo Hospital Site
Figure 1 - Locality Plan

The site

The Dubbo Base Hospital site is L-shaped and covers an area of approximately 13.48ha. The site is owned by the Health Administration Corporation and is legally described as Lot 12 in DP 1159243. The site is zoned 5(a) Institutional in Dubbo Local Environmental Plan 1998 - Urban Areas.

Dubbo Base Hospital is an existing medical facility, comprising several buildings, including the main single storey Hospital building fronting Myall Street, the two storey building on the corner of Myall Street and Cobbora Road and the Nursing Home fronting Muller Street. The site operates 24 hours a day with visiting hours from 9am-5pm. The existing buildings accommodate 160 beds and 485 full-time equivalent staff within various Hospital departments including:

- Anaesthetics;
- Audiometry;
- Oncology;
- Ophthalmology;
- Orthopaedic;
- Paediatric;
- Pathology;
- Psychiatric;
- Psychology;
- Radiology;
- Renal unit;
- Speech pathology
- Surgical and Womens health
- Mental health;
- Maternity;
- Aboriginal health;
- Child health care;
- Community health;
- Coronary care;
- Accident/emergency;
- Day surgery;
- Intensive care;
- Alcohol/drug;
- Mental health;
- Sonography;

The Hospital also includes a main car park on the eastern side near the nurse's accommodation, as well as some parking on Myall Street and near the Dialysis unit. In total the Hospital provides approximately 350 existing car parking spaces for staff, patients and visitors.

The aerial photo at Figure 2 below illustrates the existing distribution of buildings and location of car parking areas across the site.





 Dubbo Base Hospital Site
 Mental Health Unit Site

Figure 2 Existing Hospital showing previously approved new mental health building

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.

Legislation

Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The provisions of the Commonwealth EPBC Act do not affect the proposed works as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by Commonwealth agencies; nor is the proposed development a matter considered to be of National environmental significance; and there are no critical habitats or threatened species on the site.

Rural Fires Act 1997

The requirement to obtain a Bushfire Safety Authority under s100B of the *Rural Fires Act 1997* is triggered by works that involve the subdivision of land or a special fire protection purpose. The proposed works are classified as a special fire protection purposes, however, the site is not identified as being bush fire prone. The *Rural Fires Act 1997* therefore does not apply to the proposed development.

Threatened Species Conservation Act 1995

The proposed works, whilst involving removal of vegetation, are not likely to cause significant effect on any threatened species, populations or ecological communities, or their habitats as listed under the Threatened Species Conservation Act 1995. The landscape of the subject site has been heavily modified, and no threatened species have been found on the site.

Contaminated Land Management Act 1997

As the subject land is not subject to any declarations, orders, or voluntary management proposals, as defined in the Act, the *Contaminated Land Management Act 1997* does not apply.

Heritage Act 1977

The nearest State heritage item is the Macquarie River Rail Bridge (approximately 450m to the South). Given the large separation distance between the site and that State Heritage item, it is not expected that the proposed development will have an adverse affect on the Macquarie River Rail Bridge.

There are no known archaeological sites in the vicinity of the proposed development.

National Parks and Wildlife Act 1974

The s149 certificate obtained from Council reveals that the site does not have the potential to contain items of Aboriginal heritage.

Roads Act 1993

The proposed works do not relate to a public road, nor will the works involve the pumping of water onto a public road or involve the connection of a road to a classified road. This development relies on existing accessways and no road related works are proposed that would trigger s138 or s143 of the Roads Act 1993. A temporary construction road would be required but is not considered to require a Roads Act approval. Accordingly, consent is not required under this Act.

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	✓	✓
Deemed SEPP	Orana Regional Environmental Plan No 1– Siding Spring	✓	✓

* Not known at this stage

Local Environmental Plans

Dubbo Local Environmental Plan 2011

Dubbo Base Hospital is zoned SP2 Infrastructure “Health Service Facility” under this the Dubbo Local Environmental Plan (DLEP2011) and the proposed works are permissible within the zone.

Heritage

The DLEP2011 lists the hospital site as having local heritage significance. This will be taken into consideration and an assessment of impacts undertaken.

Other issues

Groundwater Vulnerability

The site is identified as having moderate to high groundwater vulnerability on the Natural Resource Sensitivity Water Map. There is no specific clause in DLEP 2011 that relates to groundwater vulnerability, however, this issue will be addressed.

The Section 149 Certificate received from Dubbo Council indicates that the site is located above an aquifer. Where development is expected to harm the aquifer, the Department of Natural Resources must be consulted.

Flood Prone Land

No areas within the site are identified as being flood prone on the Flood Planning Maps included in DLEP 2011.

Services

Initial consultation with service providers has indicated services are available.



Health
Infrastructure

Request for Director Generals 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

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