

20 June 2012

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

Dear Mr Haddad,

Kempsey District Hospital Redevelopment Request for Staged 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 staged Kempsey District Hospital Redevelopment.

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

Kempsey District Hospital is a 66 bed facility providing level 3 services including emergency, high dependency and coronary care, general medicine, general surgery, rehabilitation, maternity, mental health, renal dialysis, and a broad range of primary health care services. The Hospital predominantly services the Kempsey Local Government Area (approximately 29,000 residents).

In 2011, the NSW Government submitted an application to the Health and Hospital Fund for the Kempsey District Hospital Redevelopment. A key section of this Application was the Clinical Service Statement, which identifies the projected clinical service needs of the catchment population to the year 2021.

The Clinical Service Statement defined, following extensive consultation with local stakeholders, the clinical service priorities for an initial Kempsey District Hospital Redevelopment Stage 1 which included:

- Expanding emergency department services and providing contemporary models of care within the emergency department to meet the unique health care needs of the community e.g. Emergency Medical Unit, culturally appropriate Integrated Community Care Centre.
- Expanding critical care (high dependency and coronary care).
- Expanding peri-operative services capacity including operating theatres, endoscopy rooms, and a day surgery unit to enhance the community's access to surgery and reduce surgical waiting times.

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- Investment in primary, community and ambulatory services. Particular focus areas include improving Aboriginal Health, health promotion, childhood development services, enhanced discharge planning, better management of patients with chronic and complex conditions, hospital avoidance programs, and specialist outpatient services.
- Major expansion of renal dialysis services which will enhance local access to renal dialysis services.
- Investment in core clinical support and other support services to align with this increased clinical service capacity.

In May 2012, the Australian and NSW Government announced a major capital investment of \$80 million for the Kempsey District Hospital Redevelopment. Following this announcement, Health Infrastructure has commenced the NSW Process of Facility Planning to further develop detailed planning and design information for the Redevelopment (this phase of the planning process is anticipated to be completed in early 2013).

The Project

The Kempsey District Hospital Redevelopment represents a strategic capital investment in the health infrastructure of the Mid North Coast Local Health District and for rural services more generally across NSW.

The broad objectives of the Redevelopment are to:

- Invest in increase clinical service capacity and address clinical service priority areas.
- Implement new models of care which better meet the health care needs of the community.
- Deliver culturally appropriate services which meet the needs of the high proportion of Aboriginal people in the Kempsey Local Government Area.
- Deliver new and contemporary health care facilities which support sustainable, safe, quality health care service delivery into the future.
- Support education and training of the health workforce, and workforce recruitment and retention strategies.
- Set up a strategic longer term development framework (master plan) for the site. This includes considering opportunities for future vertical expansion above the new hospital building.

The Kempsey District Hospital Redevelopment Stage 1 has a capital investment value of \$80 million. Planning approvals is sought in two stages; set out below.

Planning Approval Construction Enabling Works (Stage 1a)

The construction enabling works (Stage 1a) will include demolition of selected buildings, services locating and reticulating, building and engineering services augmentation and enhancement, bulk earthworks, piling and foundations, general site preparation, internal road works, and car parking.

Planning Approval Main Construction Works (Stage 1b)

The main construction works (Stage 1b) will comprise:

- Construction of a new hospital building comprising emergency department, culturally appropriate Integrated Community Care Centre, emergency medical unit, clinical support

services e.g. medical imaging, integrated high dependency and coronary care unit, operating theatres and endoscopy room, day surgery unit, primary and community health care services, other support services, and front of house services.

- Refurbishment of vacated or existing under-utilised spaces within existing buildings to provide increased capacity for key services such as renal dialysis (including dialysis training spaces), and outpatient services.
- Connections between the new build and existing hospital buildings to enable operational efficiency of the broader site.
- Building mass anticipated at three storeys (excluding plant level) including lower ground floor, ground floor, and level 1. The number of storeys proposed in the new build will be determined through the planning process subject to optimisation of capital funding and the most appropriate design response.
- Approximately gross floor area of 10,000 square metres (which will be subject to refinement during the planning process).
- Car parking for staff, patients and visitors.
- External site works such as landscaping, pathways etc.

Preliminary plans of the Kempsey District Hospital Redevelopment are at Appendix 1.

Locality Context

The Kempsey District Hospital is located within the Mid North Coast Local Health District, which also comprises facilities at Bellingen, Coffs Harbour, Dorrigo, Kempsey, Macksville, and Port Macquarie.

The Kempsey District Hospital is part of the Hastings Macleay Clinical Network of the Mid North Coast Local Health District, which also includes Port Macquarie Base Hospital and Wauchope District Memorial Hospital. Port Macquarie Base Hospital, the major tertiary referral hospital for Kempsey residents who require higher complexity health care services, is approximately a 50 minute drive away.



Figure 1 – Mid North Coast Local Health District

The Pacific Highway is the primary connecting vehicular route connecting to the North and South of the hospital, while the Oxley Highway is the primary connecting vehicular route to the West.

The site

Location

The existing Kempsey District Hospital site is the proposed site for the Redevelopment. The existing hospital site is located in West Kempsey, a short distance from the Kempsey Central Business District.

The site is legally described as Lot 4 in Deposited Plan 759080.

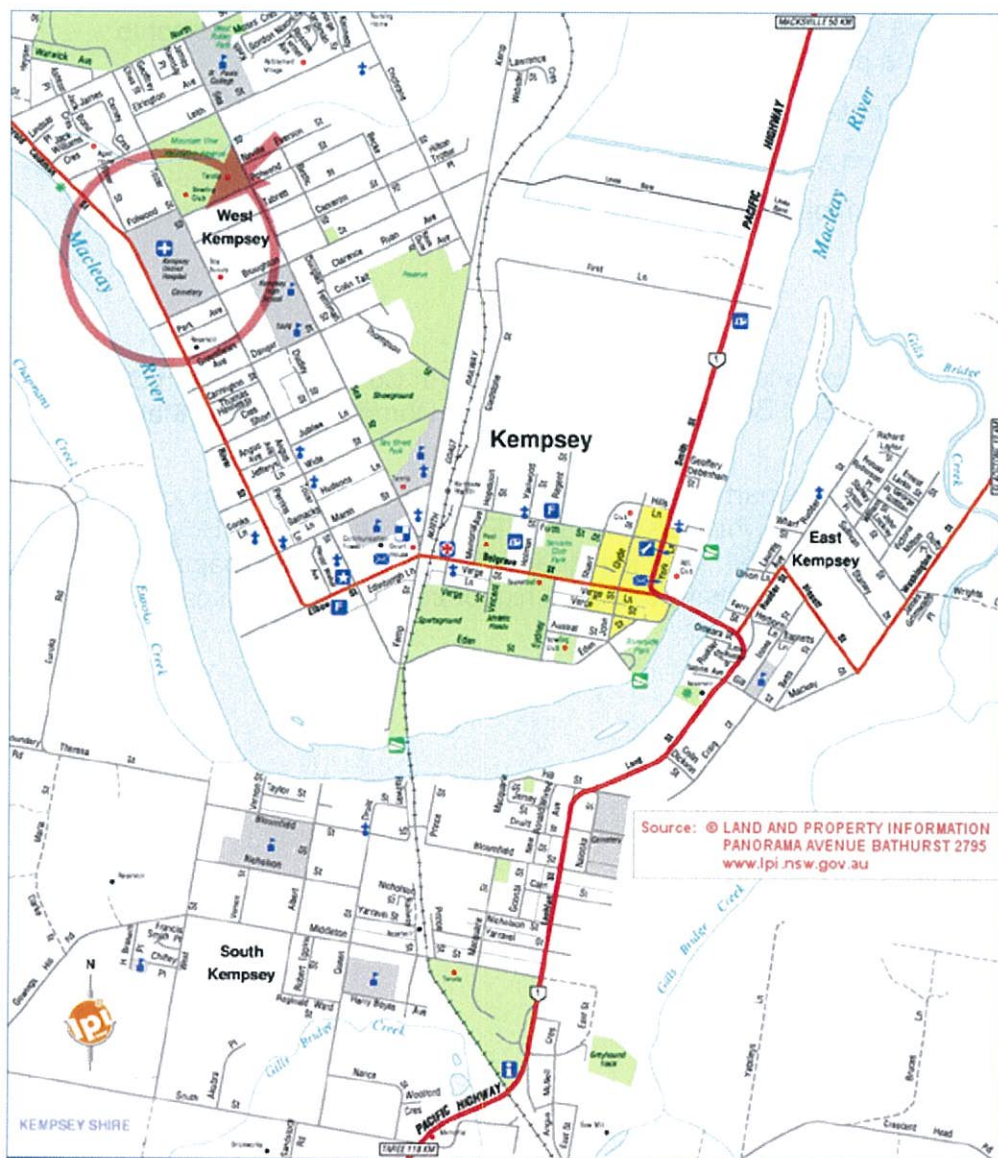


Figure 2 - Locality Plan



Topography

The site slopes away significantly from north to south, west to east, and the north-west corner to the south-east corner. This provides some challenges in aligning service levels across the site, however also provides significant opportunities to change the entrance levels across the site to maximise site utilisation, unobtrusively locate services at lower levels of the new hospital building, and enable ambulant entrance at different levels of the new hospital building.

Existing Buildings

There are several existing buildings dispersed across the Kempsey District Hospital site. The identified primary opportunity for development, to maximise value for money and enable continued hospital operations, is to the middle of the site oriented to the north east or south east.

Vegetation

Much of the vegetation on the site is cleared and there is little to no impact on vegetation within the proposed development site. There are large mature trees located to the south of the developed part of the site which provide screening to the cemetery. These mature trees are located significantly away from the development zone and will not be impacted by the Redevelopment.

The extent of flora assessment which may be required for the site is being considered.

Geotechnical and Contamination Conditions

Geotechnical investigations are proposed to be undertaken in the development zone as part of the detailed planning process and Environmental Impact Statement.

Contamination assessment is proposed to be undertaken in the development zone as part of the detailed planning process and Environmental Impact Statement. It is anticipated that the risk of contamination is low.

Site Drainage

The management of site drainage / stormwater flows will be an important issue, particularly given the topography across the site. Detailed investigations of site drainage / stormwater management will be undertaken as part of the detailed planning process and Environmental Impact Statement.

Strategic Planning

NSW State Plan 2021

The NSW State Plan – NSW 2021 contains 32 Goals for the State. In terms of health services the key goals are:

11. Keep people healthy and out of hospital.
12. Provide world class clinical services with timely access and effective infrastructure.
19. Invest in critical infrastructure.

The Project meets these goals.

NSW State Health Plan

The NSW State Health Plan commits to delivering the best mix of acute, sub-acute, primary health care, and residential aged services in small rural communities. This is underpinned by planning principles for health services and delivery in rural and remote NSW that incorporates eight key themes:

- Effective Rural Influence, focusing on issues related to rural involvement in health service decision making and new approaches to rural based research.
- Models of Care, including new models of local health care in small rural and remote communities [such as Multipurpose Services (MPS) and the HealthOne Program and the potential role of district level health services and Rural Referral Hospitals.
- Services Closer to Home, focusing on strategies across a range of priority health issues such as cancer services, chronic conditions and cardiology, as well as issues related to health transport.
- Aboriginal Health, including new models of care for Aboriginal health services and initiatives to address a range of health inequalities.
- Networking, including between and within Local Health Districts to ensure rural residents can access appropriate care in a timely manner.
- Working Together, including issues related to workforce recruitment and retention, training and workforce innovation.
- Harnessing Technology, to enable new ways of providing patient care across rural and remote NSW such as Telehealth, diagnostics and the electronic health record.
- Safety and Quality, to ensure safe and effective health service delivery to rural and remote residents.

The goals of the National Rural Health Framework – Healthy Horizons – are also supported by the objectives and expected benefits of the Kempsey District Hospital Redevelopment.

Kempsey Township Local Community Plan

The Kempsey Township Local Community Plan 2010 followed on from a local action planning program to engage and work cooperatively with local communities to identify priorities and actions for improvement.

The Community Plans commit Council to work with their local communities to identify, promote and enhance the distinctive character of their local areas, and aim to guide the

development of partnerships between local communities, community organisations and Kempsey Shire Council.

The Kempsey Township Local Community Plan 2010 was developed based on the community consultation undertaken in 2009. The Plan highlights actions to be implemented in order for community visions to be reached; with a timeframe of 2009-2012.

A key priority under Quality Infrastructure is campaigning for the building / upgrading of a new hospital.

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 redevelopment is not anticipated to be classified as requiring special fire protection zones. This will be confirmed during the planning process.

Threatened Species Conservation Act 1995

The redevelopment has little to no impact on vegetation within the proposed development site. There are large mature trees located to the south of the developed part of the site which provide screening to the cemetery. These mature trees are located significantly away from the development zone and will not be impacted by the Redevelopment.

The redevelopment is not likely to impact on any threatened species, populations or ecological communities, or their habitats as listed under the *Threatened Species Conservation Act 1995*.

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 is unlikely to apply.

Heritage Act 1977

The Kempsey Hospital site is listed as a heritage item under Schedule 1 of Kempsey Local Environmental Plan 1987 as well as NSW Health s170 Register. A heritage impact

assessment is proposed to be undertaken for the site as part of the Environmental Impact Statement.

National Parks and Wildlife Act 1974

Studies are proposed to determine whether the site has the potential to contain items of Aboriginal heritage.

Roads Act 1993

The proposed works involve the connection of a road to a potentially classified road and may require a Roads Act approval.

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 Plans

Kempsey Shire Council Local Environmental Plan 1987

Kempsey District Hospital is zoned 5a Special Uses A within the Kempsey Shire Council Local Environmental Plan 1987. This zone has the objective of making suitably located sites available for certain community services and public utilities.

Within the zone the “purpose indicated in black lettering on the map” as well as drainage and roads are permitted with consent. On that basis the proposal is ***permissible with consent***.

Clause 18A of the LEP deals with development of land within Zone No 5 (a), 5 (b), 6 (a) or 6 (b) and provides that

“Despite any other provision of this plan, the Council may consent to development of land within Zone No 5 (a), 5 (b), 6 (a) or 6 (b) for commercial purposes or community purposes if use of the land for that purpose is, in the opinion of the Council, occasional, infrequent or subordinate to, but compatible with, the primary use of the land”

There are no other provisions in the LEP that directly relate to the development.



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) for Stage 1a and Stage 1b the Kempsey District Hospital Redevelopment to facilitate the preparation of the Environmental Impact Statements to accompany the development applications for the Project.

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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Attachment 1



Existing building site plan



Site demolition and refurbishment plan



Site plan and new hospital building ground floor plan



New hospital building lower ground floor, ground floor, level 1, level 2