

20 August 2013

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

Dear Mr Haddad,

Request for Director General's Environmental Assessment Requirements for the Redevelopment of Parkes 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 Director General's Environmental Assessment Requirements (DGRs) for the redevelopment of Parkes 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

Parkes Hospital is part of the Lachlan Health Service (LHS) under the Western NSW Local Health District (LHD). The LHD currently operates the LHS as a dual campus health service with each of the public hospitals and community health centres located in the towns of Forbes and Parkes. The LHS catchment area lies within the central west of NSW and serves the health needs of the communities of the Forbes, Parkes and Lachlan LGAs. The LHS also provides services to the neighbouring LGAs of Weddin, Cabonne, Bland and Narramine.

Parkes Hospital is categorised as a District Hospital and provides acute and sub-acute services at delineated role levels of 2 and 3. These include emergency, obstetric, paediatric, general medical and surgical services together with a comprehensive range of community and primary health services.

LHS Parkes Hospital is a critical component of networked LHD wide services as follows:

- Services are networked with both Orange and Dubbo Health Services to improve access to specialist services; and
- LHS acts as a referral centre for smaller surrounding services and provides outreach services to neighbouring communities.

The locality

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The site has an edge of town location and is opposite an industrial area. Approaching from the south, the site is after the 'Welcome to Parkes' sign and therefore has a feel of being within the town. The Newell Highway to the south leads to Forbes, which is beneficial to the LHS as a number of its staff travel between the Parkes and Forbes Hospitals on a daily basis and this will reduce their travel time by approximately 7 minutes.

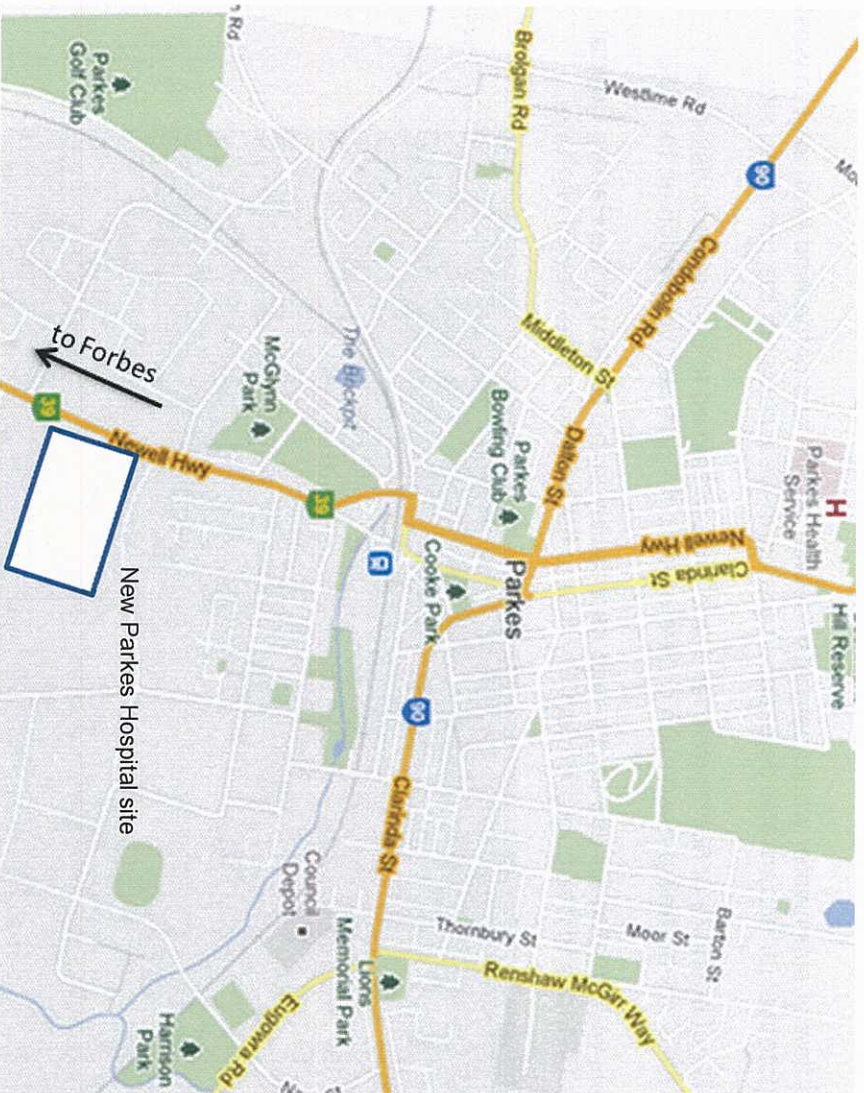


Figure 3 Locality Plan

To the east of the site is large lot residential land, Crown Land is located to the north and south and industrial land to the west.

The site

The site is zoned 'SP2 – Road Infrastructure Facilities' under Parkes Local Environmental Plan (LEP) 2012 due to its adjacency to a proposed ring road. This lot is not required for the proposed ring road, which will run through the adjacent lot towards the north (Crown Land). Under the Parkes LEP 2012, the use of the site as a hospital is prohibited.

However, Clause 57(1) of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) allows a health services facility to be permissible in any of the prescribed zones listed in the ISEPP. SP2 is a Prescribed Zone in the ISEPP and therefore the proposal is permissible with consent.

The topography of the site slopes gently from the south eastern corner with contours radiating out in a north westerly direction. The slope is steeper to the east and flattens out across the site. Overall the fall across the site from east to west is approximately 22m.

Land to the south of the site is forested with mature native vegetation and is dedicated for Community Forest Purposes in accordance with the *Crowns Lands Act 1989*.

Overland flow of stormwater would naturally follow the contours of the land from east to west with the potential for stormwater detention in the north-west corner of the proposed site.

The site is not bush fire or flood prone land and not proclaimed to be a mine subsidence district. There are no tree preservation orders or known significant vegetation on the site.

The land is well located for use as a health care facility in the context of the Parkes Central Business District and has good connectivity due to its location on the Newell Highway.



Figure 4 Approximate site location

The Project

DGRS are sought for the redevelopment of the Parkes Hospital which has a Capital Investment Value (CIV) of \$60,368,482.00. The project involves a new two-storey hospital facility on a new site in Parkes encompassing:

- Main entrance and drop-off zone;
- Emergency Department;
- Inpatient and birthing unit;
- Perioperative Suite/ Day Surgery including Sterilising Services Unit;

- Community and Ambulatory Care zone, including Chemotherapy and Dental chairs;
- Clinical Support Services, including Pharmacy; Pathology Laboratory and Medical Imaging;
- Non-clinical Support Services, including the HSS Linen Distribution Centre; and
- Associated site infrastructure to support the above.

The new building will have a gross floor area of approximately 7,300sqm. The building footprint is proposed to be approximately 5,200sqm. Preliminary plans of the proposed redevelopment are attached.

Project Staging

It is proposed to undertake the project in two (2) stages. The first stage of the project will consist of site preparation works including bulk earthworks.

The second stage would involve the construction of the new hospital.

Health Infrastructure is therefore seeking DGRs for the concept design and Stage 1 as well as Stage 2.

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 community health centres. The redevelopment of Parkes Hospital is identified as a major hospital upgrade and therefore the proposal is considered to be consistent with the Strategy.

Planning Issues

State Environmental Planning Policies

The following table identifies the key State Environmental Planning Policies (SEPPs) that apply to this proposal.

SEPP #	Name	Applies	Compliant
1	Development standards	✓	✓
33	Hazardous and offensive development	NK*	
55	Remediation of land	✓	✓
	Infrastructure 2007	✓	✓
	State and Regional Development 2012	✓	✓

* Not Known at this stage

Local Environmental Plan

Permissibility

The site is zoned ‘SP2 – Road Infrastructure Facilities under Parkes Local Environmental Plan (LEP) 2012 due to its adjacency to a proposed southern distributor ring road. This lot is not required for the proposed ring road, which will run through the adjacent lot towards the north (Crown Land). Under the Parkes LEP 2012, the use of the site as a hospital is prohibited.

However, Clause 57(1) of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) allows a health services facility to be permissible in any of the prescribed zones listed in the ISEPP. SP2 is a Prescribed Zone in the ISEPP and therefore the proposal is permissible with consent. There are currently no height or floor space ratio (FSR) restrictions on the site and the site is not identified as containing a local or State heritage item.

Site Investigations carried out to date

Traffic

Parkes Shire Council is proposing to construct a Southern Distributor, intended to by-pass part of the town. Its approximate location is shown in 5. Access to the site will be from the north, with a road to be constructed from the distributor into the site.



Figure 5 Proposed access to site.

Flora and Fauna

A Flora and Fauna survey has been carried out on the site. No endangered ecological communities were observed and no threatened flora or fauna species were identified.

The area identified to be developed is ranked as 'low conservation value'. A corridor around the outer edge of the site has mixed eucalypt plantings and the south eastern portion of the site is an area of white cypress pine woodland.

Access to the site has been discussions with the flora fauna consultant, who indicated that this will not have a significant impact.

Further investigations will be undertaken to confirm the flora and fauna planning, however preliminary advice is that the site is suitable for the development.

Helicopter Access

The flight path is closely aligned with prevailing winds. Further investigations will be undertaken to confirm the final path, however preliminary advice is that the site is suitable for helicopter access.

Geotechnical

The depth of the soil profile has not been confirmed although strong rock is likely to be relatively shallow. The western portion of the site has relatively gentle grades which should help to limit cut depths and is therefore considered preferable to the eastern portion.

The soils on the site are likely to be moderately to highly reactive to changes in moisture content, which is typical of the soils in the general area. There was no evidence of major salinity issues on the site and the soils are therefore not expected to be particularly aggressive to structural elements.

Depth of the water table is to be determined and impact of works will be further assessed. The depth to bedrock will need to be assessed to determine whether spread footings (e.g. pad and strip footings) would be appropriate or whether bored piles will be required.

The preliminary work found no major geotechnical issues that would preclude development on this site.

Contamination

A Phase 1 contamination assessment has been carried out. Historically the site appears to have been primarily used for agricultural purposes. There are currently no agricultural sheds on the site and therefore the risks associated with the storage of pesticides, herbicides and fuel is considered to be low. The site is covered with vegetation and therefore the risks associated with excessive concentrations of pesticides and herbicides in the near-surface soils are also considered to be low.

The surrounding sites are primarily used for farming, grazing and/or residential purposes and the risks associated with contamination from adjacent sites are considered to be low. The inferred depth of groundwater suggests that the quality of the groundwater should be somewhat irrelevant for the proposed development.

In summary, no major contamination issues that would preclude development on this site were identified from the preliminary assessment.

Aboriginal Archaeology

Two Aboriginal Land Claims have been submitted (no. 13668 and 19243) on Lot 550 DP 750179. Claim 19243 was submitted by New South Wales Aboriginal Land Council on behalf of Peak Hill Local Aboriginal Land Council on 27 August 2009. The claim is undetermined (pers. comm. Ian Ritchie Department Primary Industries 22/05/2013). It is also assumed that claim 13668 is undetermined however further investigation is in progress.

Further detailed consultation with the Peak Hill Local Aboriginal Land Council and the Office of the Registrar of the Aboriginal Land Rights Act is required.

Initial site inspections by an archaeologist noted that no modified trees or trees with the potential for Aboriginal modifications were located. No Aboriginal artefacts were found.

European Heritage

An assessment of the archaeological potential of the site has been undertaken and concluded that the site has a moderate level of potential for relics associated with past mining activity. This site is located close to the former "Possum Lead" and it is likely that it was mined intensively for a short period of time. It could be expected that fabric related to small buildings, mine shafts and other mining infrastructure was located on this site. The gold lead closest to the site is the "Possum Lead", which is identified by the red arrow in Figure 7.



Figure 7 The Possum Lead is shown with a red arrow. Relevant Gold Leases (GL) are shown in the area highlighted with a blue circle.

The blue circle above shows the Gold Leases (GL) close to the site, which are GL 44, GL 61 and GL 62. The 1891 Parish Map below shows GL 44 and GL 61 to be located within the western site boundary.

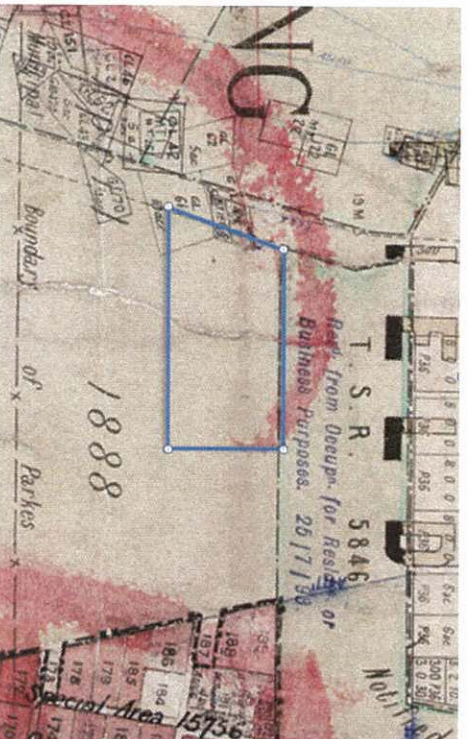


Figure 8 1891 Parish Map (approximate location of the site shown in blue).

No crop marks (which can identify mining activity) are visible in the aerial photograph obtained from Six (LP); however, crop marks suggesting mine shafts are noted across the Newell Highway. This will be further investigated.

Acoustic Feasibility Study

Acoustic impacts for the site were assessed, including the use of acoustic monitoring over a period of time to assess existing noise levels. Outcomes from the assessment are as follows:

- Traffic noise impacts on the development will be minimal and it is envisaged that there will be no acoustic treatment to the building shell above standard constructions.
- Noise associated with loading dock and associated access routes will not generally pose significant acoustic impact on surrounding receivers during the day and evening period.
- Some large plant items may require acoustic enclosures.
- Traffic noise generation on surrounding areas and access ways will be minimal.
- Noise impacts associated with emergency helicopter movements may require some treatment to the building shell, however this will be dependent on location and flight path orientation of the helicopter.

Request for Director Generals Requirements

On the basis that he 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 Statements for the staged development application for the Parkes Hospital 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



Sam Sangster
Chief Executive

Cc David Baber, NSW Trade & Investment, Crown Lands