



Extraordinary Meeting

An EXTRAORDINARY MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on **Tuesday September 26, 2006 at 6.00p.m.** and members of Council are requested to attend.

At the conclusion of the Extraordinary Meeting a Workshop will be held on the Lismore Park Draft Plan of Management.

Paul G. O'Sullivan
General Manager

September 21, 2006



Agenda

Opening of Meeting and Prayer (Mayor)

Apologies and Leave of Absence

Public Access Session

Disclosure of Interest

Recision Motion

Lismore Park Draft Plan of Management

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- Lismore Base Hospital Redevelopment: New Psychiatric Unit

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Strategic Plan Summary

Lismore regional city

| STRATEGIC PRIORITY | AIMS | INITIATIVES |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Economic Development | Build Lismore's reputation as a regional city for residents, businesses, education providers, health services and government. | <ul style="list-style-type: none"> ▶ Champion education ▶ Promote health facilities ▶ Support regional agriculture ▶ Promote cultural life ▶ Promote Lismore as a legal centre ▶ Support for sport |
| | Increase regional economic development, tourism and job creating investments. | <ul style="list-style-type: none"> ▶ Promote regional development ▶ Develop tourism ▶ Support businesses ▶ Pursue CBD revitalisation ▶ Assist in job creation ▶ Assist in creating new income opportunities |
| Quality of Life | Make Lismore a safe, healthy and caring community in which to live. | <ul style="list-style-type: none"> ▶ Increase social cohesion ▶ Support villages ▶ Provide community services ▶ Encourage sustainable development ▶ Promote recreation and leisure |
| Leadership by Innovation | Lead the region by demonstrating innovative practices in governance, customer service, communication, consultation, virtual amalgamation and financial management. | <ul style="list-style-type: none"> ▶ Lead the region ▶ Increase revenue from grants ▶ Improve customer service ▶ Consult the community ▶ Update technology ▶ Provide user pays services ▶ Privatise selected services ▶ Share assets and resources |
| Natural Environment | Preserve and rehabilitate Lismore's natural environment. | <ul style="list-style-type: none"> ▶ Provide sustainable land use planning ▶ Improve catchment management ▶ Conserve and repair the environment |
| Infrastructure | Further enhance Lismore's transportation, parking and pedestrian networks. | <ul style="list-style-type: none"> ▶ Improve transport systems ▶ Improve roads, cycleways and footpaths ▶ Assist with public transport ▶ Assist airport operations ▶ Support fleet operations |
| Water and Waste Cycle | Educate our community and lead the state in water and waste-cycle management. | <ul style="list-style-type: none"> ▶ Manage stormwater drainage systems ▶ Manage water and sewage ▶ Manage the waste stream and reduce waste |

Rescission Motion

We hereby give notice of our intention to move at the next meeting of Council the following rescission motion:

That Council's decision to put the Lismore Park Plan of Management on public display be rescinded.

Councillor Irwin, Dowell and Tomlinson

Staff Comment

Nil

(S833)

Report

| | |
|---------------------------------|-------------------------------------------------------------------------------------------------------|
| Subject | Lismore Base Hospital Redevelopment: New Psychiatric Unit |
| File No | P 9827 |
| Prepared by | Acting Planning Manager and Development Assessment Planner |
| Reason | To seek Council's endorsement of the section 94 contributions to be levied on the hospital expansion. |
| Objective | To advise Department of Planning of Council's section 94 contribution condition. |
| Strategic Plan Link | Economic Development and Quality of Life |
| Management Plan Activity | |

Overview of Report

This report has been prepared so that Council can understand how the quantum of section 94 contributions for the hospital redevelopment was calculated and seeks Council's endorsement of the position that a contribution should be paid by the Department of Health for a regional facility hereabouts.

Background

The new Psychiatric Unit is the first stage of a three-stage masterplan upgrade to Lismore Base Hospital, which will develop the overall Hospital campus to enhance clinical, support and community facilities within the current Hospital site. Lismore Base Hospital (LBH) is the major acute care and referral hospital for the North Coast Area Health Service. The LBH is considered to be a regional facility that services both the residents of Lismore City Council and the surrounding local government areas.

The proposed development of the New Psychiatric Unit will see the establishment of the following facilities:

- 40 Bed Adult Mental Health Inpatient Unit consisting of
- 16 Bed Adult Sub Acute Unit
- 16 Bed Adult Acute Unit
- 8 Bed High Dependency Unit
- 8 Bed Child & Adolescent Inpatient Unit
- Ambulatory Care Unit for both Adult and Child & Adolescent patients
- Administration and Research Facilities
- Car parking and support structure.

This redevelopment has been identified as a 'Major Project' under the terms of part 3A of the Environmental Planning and Assessment Act 1979. As a 'Major Project' the Minister is the approval authority for the project and the Department of Planning is to make a recommendation to the Minister. The department wrote to Council on 24 July, 2006 seeking a submission from Council on the project.

A project team of relevant Council staff was formed and the project was assessed for the potential impacts on the community, environment and infrastructure. Comments and recommended conditions were forwarded to the assessing officer at the Department of Planning. It should be noted that these are only recommended conditions and the Department or the Minister may or may not choose to impose any

of the recommended conditions. These conditions were based upon current planning practice and Council's Local Environmental Plan, Development Control Plans, S64 Plan and S94 Plan.

A meeting was held on September 12, 2006 between the General Manager, Development Assessment Planner and Development Engineer and representatives of Area Health, Department of Commerce, their Architect and Traffic Engineer to discuss the recommended conditions. The majority of issues were resolved to the satisfaction of both parties. One of the remaining unresolved issues pertains to the payment of section 94 contributions for strategic urban roads. It is the opinion of planning staff that there is a clear nexus between the development and the need for the upgrading of the strategic urban roads network however the Department of Health has queried that conclusion.

Council's original submission to the Department of Planning had requested the payment of a significant contribution. This contribution was based upon the level of information presented by the applicant however additional information was supplied by the applicant's traffic engineer and this has enabled a recalculation of the levies based on section 2.1.1 of the S94 Plan, as presented in this report.

Section 2.1.1 of the contributions S94 Plan states:

Contributions for traffic generating developments, which do not fit into the categories of residential, industrial or commercial, will be calculated individually, based on the Roads and Traffic Authority's "Guide to Traffic Generating Developments" traffic generation and the formulae used in this section.

It is clear that the Hospital does not fit into the residential, commercial or industrial categories of the plan. Therefore in accordance with section 2.1.1 of the plan the levy is to be calculated based on traffic generation, the formulae within the section 94 Plan and the percentage of total future traffic generated by this specific development.

A levy calculated on this basis would be as follows

- Additional traffic to be generated by development - 361 movements per day
- Total additional demand to be generated by all development - 105,491 movements per day
- Total cost of works required for all traffic identified in Council's Section 94 Plan is \$31,633,654 (\$30,802,000 + 2.7% CPI)
- The proposed expansion of this facility will replace 6 existing dwellings, 3 of which have approval for medical practitioner use. This gives the area of expansion of the site a credit of 3 ETs for the dwellings and 4.35 for the 3 medical practitioners, giving a total of 7.35 for the site. This credit should be deducted from the total amount levied

Therefore proportionate cost for the expected 361 movements would be:

$$\begin{aligned} \frac{361}{105,491} \times \$31,633,654 &= \$108,253 + 2.5\% \text{ admin levy} - (\text{existing credit}) \\ &= \$110,960 - (7.35 \times \$4,749) \\ &= \$76,055 \end{aligned}$$

It is considered that this is the appropriate levy as calculated in accordance with the provisions of the section 94 plan.

Though determination of the levies to be imposed forms part of the Ministerial Consent and is at the discretion of the Department of Planning the Department of Health have requested that the levy be waived on the basis that the facility will provide a community benefit. Whilst this maybe the case, given the facility is a regional facility, it is considered unreasonable that Lismore City Council waive the levies. It is not acceptable that the ratepayers of Lismore subsidise all users of the hospital. On this basis

Council should request that the Department of Planning impose the requirement to pay a section 94 contribution of \$76,055.

Comments

Financial Services

Not required

Other staff comments

Not required

Public consultation

The original Environmental Assessment was publicly exhibited by the Department of Planning from July 24, 2006 to August 22, 2006. Part of this exhibition was conducted at Council Chambers. No further public exhibition by Council was required under the terms of the Act.

Conclusion

The payment of section 94 contributions is reasonable as there is a clear nexus between the additional traffic generated by the hospital and the need to upgrade the urban road network.

Recommendation

- 1 That Council make a further submission to the Department of Planning reconfirming the request to have section 94 levies for strategic urban roads in the amount of \$76,055 applied to the development.
- 2 Council confirms the position that the contribution is reasonable and appropriate considering that the hospital is a regional facility.