
GENERAL MANAGER'S REPORT

**ITEM 9.2 SF860 280313 MID NORTH COAST LOCAL HEALTH DISTRICT -
 PROPOSED COMMUNITY HEALTH FACILITY**

AUTHOR/ENQUIRIES: Michael Coulter, General Manager

SUMMARY:

In February 2013 the Mid North Coast Local Health District advised that the Ministry of Health had provided them with funding to complete the next stage of planning for a HealthOne Facility to be located at Nambucca Heads. In essence the proposed facility would aim to provide more efficient primary health care by bringing Commonwealth funded general practice and State funded health care services together. To date the NSW Government has provided funding for 21 sites across NSW.

The Mid North Coast Local Health District is now seeking a determination as to whether the proposed HealthOne Facility can be placed on currently unused land within the E J Biffin Playing Fields.

It is proposed that Council support in principle making available a site for the HealthOne Facility on E J Biffin Fields, either with a reconfigured building and larger car park between the Bridge Club and the amenities building that remains clear of the proposed 400m athletic track, or else is located at the western end of the fields.

Recommendation:

- 1 The Mid North Coast Local Health District be advised that Council supports in principle making available a site for the facility on E J Biffin Fields either with a reconfigured building and larger car park between the Bridge Club and the amenities building that remains clear of the proposed 400m athletic track, or else is located at the western end of the fields.**
- 2 The Mid North Coast Local Health District be advised that subject to the satisfactory completion of the required rezoning, reclassification and development assessment processes, that Council would be agreeable to offering a site for acquisition by the Health District in accordance with a valuation determined by the Valuer General. Further the Health District be liable for all application fees, council contributions, legal, survey, registration costs and government charges associated with the creation of the title and its transfer to the Health District and for the development application for the facility.**
- 3 That Council resolve to prepare a gateway proposal to make a health services facility a permissible use with consent on E J Biffin Fields and undertake any consequential re-categorisation of the land from community to operational as may be required for the proposal to proceed.**
- 4 The Mid North Coast Local Health District be advised that Council will provide in-kind assistance to the project by undertaking the required rezoning and any re-categorisation from community to operational land at no cost.**
- 5 That there be a further report to Council on an agreed concept plan prior to the lodgement of a development application.**

OPTIONS:

There are a number of options.

Council could elect to support in principle the proposed HealthOne facility but not on Council land. As the

ITEM 9.2 MID NORTH COAST LOCAL HEALTH DISTRICT - PROPOSED COMMUNITY HEALTH FACILITY

Local Mid North Coast Local Health District would need to secure a suitable site from the private sector, this may jeopardise the project.

If Council supports in principle the proposed HealthOne facility being located on E J Biffin Fields, as owner of the land Council can determine where the facility can be sited. The feasible options are either a reconfiguration of the current concept plan to remain clear of the 400m running track or alternatively siting the facility at the western end of the fields.

Council can also determine how it may wish to deal with the land, by way of sale or lease and the compensation to be payable.

DISCUSSION:

In May 2012 the Mid North Coast Local Health District sought the support of Council for a funding application for the establishment of a community health facility in Nambucca Heads with a satellite centre at Bowraville. Specifically, the Local Health District advised they intended to apply for funding to construct a HealthOne Community Health Facility and also for recurrent funding for improved service delivery. Whilst existing Health District clinicians would have access to the facility, funding was being sought for improved clinical services such as Chronic Care, Dental Care, Mental Health, Drug and Alcohol Services, Community Nursing, Health promotion and Aboriginal Health.

The key objectives of the HealthOne facility were to:

- Prevent illness and reduce the risk and impact of diseases and disability
- Improve chronic disease management in the community
- Reduce avoidable admissions and unnecessary demand on hospital care
- Improve services access and health outcomes for the disadvantaged and vulnerable groups
- Build a sustainable model of health care delivery

In essence the proposed facility would aim to provide more efficient primary health care by bringing Commonwealth funded general practice and State funded health care services together. To date the NSW Government has provided funding for 21 sites across NSW.

On 2 May 2012 the General Manager provided a letter in support of the Health District's funding application emphasizing Council's support for improved health outcomes for the local community and referencing the community's relative disadvantage.

The Mid North Coast Local Health District also sought advice from Council as to whether any Council owned land in Nambucca Heads may be suitable for the HealthOne facility. The General Manager met with Health District staff and contractors who expressed a preference for a site in the Newville area. The Health District was then provided with a locality map and basic information concerning the former RTA depot on the Link Road and also the E J Biffin Fields.

In February 2013 the Local Health District advised that the Ministry of Health had provided them with funding to complete the next stage of planning for the HealthOne Facility. The Local Health District is now seeking Council's formal support in relation to the proposed site for the facility. A copy of a letter from the Chief Executive is **attached**. A copy of the concept plan for the HealthOne Facility is **circularised**.

Council staff and the President of the E J Biffin Fields Committee of Management met with the Chief Executive of the Local Health District on-site on 14 March 2013 to discuss the concept plan. Besides the pivotal question as to whether Council wishes to make land available for a community health facility, there are a number of other issues with the concept plan which will need to be resolved if a proposal were to proceed.

Firstly, the land is zoned Public Recreation RE1 under Nambucca Local Environmental Plan 2010. The land use tables for the public recreation zone are structured such that there are a restricted range of land

ITEM 9.2 MID NORTH COAST LOCAL HEALTH DISTRICT - PROPOSED COMMUNITY HEALTH FACILITY

uses permissible with development consent with all other uses being prohibited. A health services facility meaning a building or place used as a facility to provide medical or other services relating to the maintenance or improvement of the health ... of persons, and including ... community health service facilities, is not listed as a permissible use and hence is a prohibited use. Neither is the HealthOne Facility permissible under the State Environmental Planning Policy (Infrastructure) 2007. The zoning constraint was communicated to the Local Health District in response to their initial enquiry in May 2012.

Secondly, the proposed off street parking for 6 vehicles is inadequate. There are two possible land use classifications for the development under Council's car parking requirements set out in Nambucca Development Control Plan 2010. For a medical centre/health consulting room the DCP requires 1.0 spaces per 2 employees plus 3 spaces per consultant. The concept plan shows 2 consulting rooms, 2 dental rooms, a therapy room, an interview room, a meeting room and a community activities room. If four clinicians were in attendance at one time, utilising the two dental rooms and two consultation rooms, the DCP would require at least 16 parking spaces based on the DCP requirement and allowing for a single receptionist and 2 dental assistants and no other support staff. It is difficult to determine the precise parking requirement without more information on the use of the facility, but suffice to say that the proposed 6 spaces are inadequate.

Thirdly, the land identified for future extension provides no setback to a proposed 400m running track which is part of a master (concept) plan for the development of the E J Biffin Playing Fields. A copy of the concept plan is circularised to Councillors. It also would displace a proposed netball court. The development of the 400m running track is contingent upon significant expenditure to pipe the major open drain which currently dissects the field. Council has been pursuing grant funding for this drain for about the last decade without success. Similarly there is no funding for the proposed netball court. Whilst the netball court could be located to the western end of the fields, the 400m running track only fits where shown on the concept (master) plan.

At the meeting with the Chief Executive Officer of the Local Health District on 14 March there was discussion about reconfiguring the concept plan so that the proposed HealthOne Facility could be contained wholly above the embankment and not compromise the proposed 400m running track or alternatively relocating the HealthOne facility to the western end of the playing fields which have no identified use in the master (concept) plan. There would be increased development costs in providing the facility at the western end of the fields, including the provision of an access driveway off Fred Brain Avenue. More earthworks would be required and it is possible that some large trees may need to be removed.

The Chief Executive Officer's expressed preference was to reconfigure the proposed HealthOne facility on the proposed site between the Bridge Club and the amenities building rather than a location at the western end of the fields. This was on the grounds of both cost and enhanced passive surveillance.

The proposed site between the Bridge Club and the amenities block is mainly operational land being the site of the former leased tennis courts. A reconfigured HealthOne facility should be able to be contained within the operational land. The land at the western end of the E J Biffin Fields is community land and would need to be recategorised in order for Council to enter into its sale or long term lease to the Local Health District.

The matters for consideration by Council are firstly whether it wishes to assist the Mid North Coast Local Health District in the provision of a site for the proposed HealthOne Facility and if so secondly agreeing in principle to a site noting that any site on E J Biffin Fields will require a rezoning and possibly a reclassification from community to operational land as well as approval through the normal development application process.

Council's Community Strategic Plan includes objective 3.3 to improve the overall health and wellbeing of the community of the Nambucca Valley. It incorporates specific strategies including to support public health initiatives which will benefit the residents of the Nambucca Valley (3.3.1) and also to lobby the State Government for infrastructure to provide adequate health services (3.3.3). The context of these strategies is that the Nambucca Valley has a relatively aged population and also a higher proportion of Aboriginal

ITEM 9.2 MID NORTH COAST LOCAL HEALTH DISTRICT - PROPOSED COMMUNITY HEALTH FACILITY

people, both key factors in requiring a higher level of health care funding than the average. Even though we are living longer, many people in the Nambucca Valley live their lives with chronic illnesses and lifestyle restrictions brought about by poor health.

Council's Community Strategic Plan suggests that Council should be actively supporting public health initiatives such as the proposed HealthOne initiative. Accordingly it is suggested that the Local Health District be advised that Council supports in principle making available a site for the facility on E J Biffin Fields either with a reconfigured building and larger car park between the Bridge Club and the amenities building that remains clear of the proposed 400m athletic track or else is located at the western end of the fields. Whilst an ideal outcome would be to make the land available at no cost to Local Health District, the reality is that Council's budget is subject to the same pressures as the health system and the proposed site should be acquired by the Local Health District for a price determined by the NSW Valuer General.

Council could provide in-kind assistance to the Local Health District by preparing the Local Environmental Plan at no charge.

CONSULTATION:

There has been consultation with the Mid North Coast Local Health District, the Manager Civil Works, the Manager Technical Services, the Manager Applications and Compliance, the Manager Business Development, the Assistant General Manager Corporate and Community Services, the President of the E J Biffin Fields Committee of Management, and the Mayor.

SUSTAINABILITY ASSESSMENT:**Environment**

There are no implications for the environment with the submitted concept sketch. There may be the loss of some mature trees if the HealthOne facility were to be located at the western end of the fields.

Social

The proposed siting of the HealthOne facility will mean that specialist health services will be within walking distance for many people on the western side of Nambucca Heads. They will also be within walking distance from two primary schools and one high school. The site shown on the concept plan is also excellent for disability access being absolutely level. An additional use in the area will also improve passive surveillance and act to reduce vandalism.

Economic

The capital and recurrent expenditure will contribute to the economy of Nambucca Heads.

Risk

If the HealthOne facility is not supported by recurrent funding there is the risk that it might close or be sold. It is proposed that the rezoning of the site be limited to allowing an additional use being a health services facility. This will mean that the use of the building will be restricted to health services, whether under public or private ownership. Other commercial uses will not be permissible.

FINANCIAL IMPLICATIONS:**Direct and indirect impact on current and future budgets**

The Council will receive compensation for the value of the land. The amount of compensation would be

ITEM 9.2 MID NORTH COAST LOCAL HEALTH DISTRICT - PROPOSED COMMUNITY HEALTH FACILITY

determined by the Valuer General.

ITEM 9.2 MID NORTH COAST LOCAL HEALTH DISTRICT - PROPOSED COMMUNITY HEALTH FACILITY

Source of fund and any variance to working funds

At this stage there is no impact on working funds. Working funds will benefit from the compensation payable for the land.

Service level changes and resourcing/staff implications

It is proposed that Council provide in-kind support to the Local Health District in preparing a local environmental plan. Council would normally charge \$6,000 for this work.

ATTACHMENTS:

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|----------|---|---------|
| 1 | 4848/2013 - Proposal for a HealthOne Facility at Nambucca Heads | 0 Pages |
| 2 | - Circularised Concept Plans | 0 Pages |

TO: General Manager (Michael Coulter)

Subject: Mid North Coast Local Health District - Proposed Community Health Facility
Target Date: 11/04/2013
Notes:
Trim Reference SF860 (6714/2013)

5/13 **RESOLVED:** (Finlayson/Ainsworth)

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ACTION TAKEN BY OFFICER

ONGOING / COMPLETED

Completion date: _____

(Please update once item is actually completed)

Details:

1. I am a member of the Nambucca Shire Council and I am hereby submitting the following information to the Council for its consideration.

2. I am a member of the Nambucca Shire Council and I am hereby submitting the following information to the Council for its consideration.

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