



**The Hon Roger Cook MLA
Deputy Premier
Minister for Health; Mental Health**

Our Ref: 60-07792

Hon Matthew Swinbourn MLC
Chair, Standing Committee on Environment and Public Affairs
Legislative Council Committee Office
Parliament House
4 Harvest Terrace
WEST PERTH WA 6005

Dear Mr Swinbourn *Matthew,*

Thank you for your letter dated 19 March 2018 regarding Petition No 41, Old Warren Hospital, submission from Ms Mary Nixon. I apologise for the delay in responding.

The Warren Health Service Redevelopment is a \$37.6 million project to deliver a new contemporary health service to the community of Manjimup and surrounding areas. The new health service includes improved technology to support patients and clinicians. The redevelopment is part of the half a billion dollar Southern Inland Health Initiative (SIHI), supported by Royalties for Regions.

I can confirm the new Warren Health Service is near completion and that demolition of the current hospital will occur immediately after. Consideration was given to retaining and refurbishing the existing hospital; however due to the extensiveness of repairs required to provide safe and quality health services into the future, including the requirement to meet changes in Building Code compliance requirements; the decision to fund and build a new purpose built health service was made.

Representatives from Shire of Manjimup, a local consumer organisation the Warren District Health Advisory Council (DHAC) and local doctors were consulted on the project in 2014. This consultation included discussion about the demolition of old buildings. .

In 2014, the WA Country Health Service (WACHS) Southern Governing Council chaired by Professor Geoff Dobb attended Warren Health Service for an engagement meeting and discussed with the community attendees including those from the DHAC and the Shire, the proposal for a new build and to demolish the old nurse's quarters and hospital due to not being fit for purpose.

Consultation included a community open day which was held in the old hospital nurses quarters to give community members the opportunity to be briefed on what was planned for the new and old facilities. The nurse's quarters have since been demolished. The old hospital demolition was approved in March 2015.

The Shire of Manjimup, DHAC and the Medical Advisory Committee have been members of the redevelopment Project Working Group (PWG) since its commencement on 9 June 2015. The PWG endorsed project documentation to be tabled at Shire of Manjimup Council meetings and at DHAC Meetings. WACHS - South West has continued to include Warren DHAC, as well as representatives from Warren Shire and local doctors in all facets of the project delivery including the planned demolition.

Ongoing information has been provided to the community regarding the Warren Health Service Project including a stall at the 2017 Cherry Festival, presentations to local service groups and information provided at the Community Resource Centre.

Prior to any decision being made in regard to demolition of the current hospital, independent building condition audits were undertaken as well as an independent heritage review and consultation with the State Heritage Council and the Shire of Manjimup (Attachments 1 and 2). The decision to include the demolition of the old buildings in the scope of works of the building contract was to ensure that the cost of demolition could be minimised due to economies of scale achieved with the tender of the new hospital.

Recycling of as much demolished material as is practicable is required with demolition contractors required to comply with architectural specifications and the local statutory authority requirements for recycling. A new visitor car park will be located where the current hospital stands providing safe access to the new health service for the community and staff.

In late 2016, the Shire of Manjimup President wrote to me proposing retention of the current buildings. This is contrary to the previous correspondence received from the Shire of Manjimup (Attachment 2). No funded proposal has been put forward by any organisation at any stage to repurpose the current building and the current hospital has not been earmarked for development by a private developer.

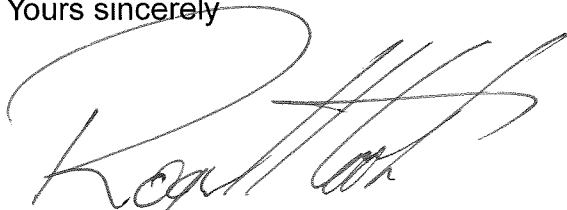
The retention of the existing hospital, or any portion of it for any purpose, would need to address the current building code compliance issues as it would involve a change of use and require a new occupancy certificate. If the building were to be retained, a new occupier would be faced with the same issues WACHS experienced whilst exploring the refurbishment option. The Department of Finance, Building Management and Works provided preliminary advice that code compliance issues could still require expenditure in the order of \$6 million before any consideration of refurbishment costs.

Redevelopment of the current hospital would require significant capital and recurrent cost and impede completion of the new Warren Health Service project, incurring additional cost and delaying benefits of the completed project for the community. Furthermore, it is not in the interest of WACHS or the community to have decommissioned buildings sit vacant which are subject to termite activity, vagrancy, vandalism, theft and fire damage.

The remaining portion of land following demolition of the current hospital has not currently been earmarked for any future development opportunities (eg. beyond the part required for the new visitor car park for the new hospital). WACHS will give consideration to future health service needs and proposals from other State government, local government or non-government agencies that may wish to develop the remaining balance of land for possible complementary services to those provided by the new health service to the community.

Thank you for bringing this matter to my attention and I trust this information will be of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Roger Cook', written over a large, stylized, light-colored circular mark.

HON ROGER COOK MLA
DEPUTY PREMIER
MINISTER FOR HEALTH; MENTAL HEALTH

CC: HON RITA SAFFIOTI MLA MINISTER FOR LANDS

HON ADELE FARINA MLC MEMBER FOR SOUTH WEST REGION

Att:

Our Ref: TPL18
Enquiries: Gail Ipsen Cutts

18 January 2016

Dr Kelly Fleming
A/Director Assessment and Registration
State Heritage Office
Kelly.Fleming@stateheritage.wa.gov.au

Dear Kelly

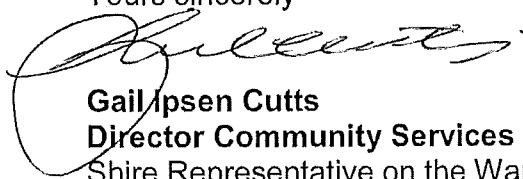
WARREN DISTRICT HOSPITAL DEMOLITION – SHIRE OF MANJIMUP COMMENT

I understand that as part of the Property Disposal Process for Government Assets the Heritage Council facilitates a consultation process with the local Shires where the Government Property to be disposed of is older than 60 years old. To facilitate this process I wish to confirm, on behalf of the Shire of Manjimup, the following consultative activities:

- Shire councillors, senior team members, health representatives and members of parliament participated in a tour of the site, with preliminary discussions about demolition, at the time of announcement of funding for a new build;
- The Shire of Manjimup is a representative member of the Warren District Health Project Working Group and has been since its inception;
- The Shire of Manjimup has a representative member on the Warren Health Public Art Steering Group of which consideration is being given to the conservation and preservation of the heritage values of the original hospital and nurses quarters;
- Council have received regular updates as to the progress of the project, by the shire representative on the committee;
- In July 2015 Sally Towie, Acting District Manager for Warren and on behalf of the Warren Health Project Team, formally briefed Council on the project and proposed time frames for demolition and construction.
- Shire staff have facilitated works to support demolition and construct readiness through discussions pertaining to temporary parking and traffic management.
- In November 2015 a community open day was held in the Corporate Building (old nurses quarters) to give community members the opportunity to say farewell and to be briefed on what was planned.

I trust the above summary gives an indication in regard to the level of consultation that has occurred between the Health Department and the Shire of Manjimup and Council. Should you require additional information or clarification of any of the above please contact me direct on 9771 7750 or gail.ipsencutts@manjimup.wa.gov.au.

Yours sincerely



Gail Ipsen Cutts
Director Community Services
Shire Representative on the Warren Health Project Team



STATE
HERITAGE
OFFICE

Working on behalf of the Heritage Council to recognise, conserve, adapt and celebrate our State's unique cultural heritage

20 January 2016

YOUR REF	
OUR REF	P11373
ENQUIRIES	Susan Barratt / 6552 4000

Mr David Russell-Weisz
Director General
Department of Health
PO Box 8172
PERTH WA 6849

Dear Mr Russell-Weisz

**Government Heritage Property Disposal Process
P11373 Warren District Hospital, Manjimup
Reserve 20337 – Lot 504 on Deposited Plan 406149 (LR3165/500)**

This letter is to advise you, as the owner, that *Warren District Hospital, Manjimup* was recently referred to the State Heritage Office, under section 9 of the *Heritage of Western Australia Act 1990* and in relation to the Government Heritage Property Disposal Process.

The referral was considered by the Heritage Council's Register Committee by circulation in January 2016. After careful consideration of a preliminary review, the Committee determined that, while the place may have some cultural heritage significance, it was unlikely to meet the threshold for entry in the State Register of Heritage Places. A copy of the preliminary review is enclosed for your information.

As per the attached preliminary review, the Register Committee's decision is for the whole of the site. This means that no further referrals under the Government Heritage Property Disposal Process, or s.11 of the *Heritage of Western Australia Act 1990*, are required on the part of the Department of Health in terms of disposing of *Warren District Hospital, Manjimup*.

We have also informed the Shire of Manjimup of this decision and provided them with a copy of the preliminary review.

Please contact Senior Heritage Officer, Susan Barratt on 6552 4000 if you require any further information.

Yours sincerely

Kelly Fleming
A/Director Assessment and Registration
Enc.

cc: Carolyn Marshall, Principal Architect, Building Management and Works, Department of Finance, Locked Bag 44, CLOISTERS SQUARE PERTH WA 6850

cc: Julie De Jong, Director, H+H Architects, 58 Serpentine Road, ALBANY WA 6330

stateheritage.wa.gov.au
info@stateheritage.wa.gov.au

Re: Petition No 041

Further to the petition requesting the Legislative Council recommend to the Western Australian Parliament and the Department of Health to urgently reconsider their decision to demolish the hospital and to negotiate a change in the tender to retain the current Warren District Hospital.

This petition was supported by the signatories from the Manjimup community because it is seen as a wanton waste of public money to spend public money on demolishing a substantial state owned building when that money could be used to adapt the existing facility and provide health services that are lacking in the local area.

On behalf of petitioners I request the urgent attention to this matter by the WA Legislative Council because the new Warren Health Service facility is nearing completion and it is our understanding that the demolition will take place immediately following commissioning of the new building. This matter has not been taken to the Ombudsman but taken directly to the Legislative Council because urgent action is needed.

The existing Warren District Hospital building could be used for many things including providing allied health services complementary to the new hospital. It could also be used as office space, student accommodation, crisis care accommodation – many suggestions have been received from the community which are sensible and reflect the needs in this community and in the greater south west area.

Manjimup is a regional centre and the current hospital buildings could become a hub for ancillary health services providing services for the wider south west community. The health service sector is the second largest employer in Australia and developing health services in the area would provide much needed long-term employment opportunities for local people of all ages.

Whilst the WA Health Department considered the existing hospital too expensive to upgrade in order to provide for current high care hospital facilities it appears that the WA Health Department did not consider any other use for these state owned buildings.

The current hospital is a large building with a full commercial kitchen, ensuite rooms and large spacious meeting places. The building could be separated into different areas and different wings used for different purposes.

Petitioners suggestions for use of the current hospital building include:

A sub-acute restorative unit where people stay for 6 weeks and take part in a programme post surgery for physio etc before returning home. Programmes such as this could provide meaningful employment for some of the less able unemployed people in the way of assisting patients by being able to take them for walks etc.

Respite and palliative care, crisis care, respite care for elderly or people with disabilities and their families, rooms and areas for training facilities, allied health facilities, drug and alcohol rehabilitation and mental health rehabilitation.

The Manjimup community is unaware, and would like to be made aware, whether the following factors were considered during the decision making period:

- Was an independent building survey of the current hospital building undertaken with a view to assessing the value of keeping the facility and using it for purposes other than a high grade hospital?
- Why was the decision made, without consultation, that the hospital would be demolished to make way for a car park?
- What consideration was given, if any, to using the current hospital for health services other than as the main hospital?
- Why was the demolition of the current hospital tied to the building of the new hospital?
- Has the site of the current hospital been earmarked for future development by a private developer?
- The current hospital is a large facility which if demolished will generate a huge amount of industrial waste; industrial waste is a problem in this state as elsewhere. Was this taken into consideration?

The only group to benefit from the demolition of the current hospital facility is the company undertaking the demolition work.

The community of Manjimup would like to see these substantial buildings retained and used in its present state or brought up to 'fit for purpose' for any of the suggested uses.

The total demolition of this facility would be an absolute waste of a public resource.

Yours sincerely,

Mary Nixon,
Manjimup.

January 31st, 2018.

Ph: 0450 687 656

Postal address:
RMB 406,
Bridgetown, 6255.

STANDING COMMITTEE ON ENVIRONMENT AND PUBLIC AFFAIRS



Our ref: Petition No. 41

19 March 2018

Hon Roger Cook MLA
Minister for Health
13th Floor, Dumas House
2 Havelock Street
West Perth WA 6005

Minister.Cook@dpc.wa.gov.au

Dear Minister

Roger

Petition No. 041 – Old Warren District Hospital

I refer to the above petition, which was tabled in the Legislative Council on 6 December 2017 by Hon Adele Farina MLC. The petition has been referred to the Standing Committee on Environment and Public Affairs (Committee) pursuant to the Legislative Council's Standing Orders.

As part of its preliminary inquiries into the petition the Committee requests your comments on the terms of the petition and the submission from Mary Nixon, the principal petitioner (copies enclosed).

The Committee requests your response by **4 April 2017**. If you have any queries, please contact the Committee's Advisory Officer, Alex Hickman, on telephone 9420 7633, Ms Lauren Mesiti, Committee Clerk, on 9222 7376 or email env@parliament.wa.gov.au.

The Committee also draws your attention to the privilege warning at the end of this letter. If you have any questions regarding it please contact Committee staff.

The Committee appreciates your assistance with this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read "Matthew Swinbourn", followed by a long horizontal flourish.

Hon Matthew Swinbourn MLC
Chair

Enc: Petition No. 41, Old Warren District Hospital
Submission from Mary Nixon, 2 February 2018

This correspondence is privileged and confidential and may only be disclosed or copied to the extent necessary to obtain the information sought by the Committee.