

HEALTH INFRASTRUCTURE

Review of Environmental Factors

Balranald District Hospital – Key Worker Accommodation

Version Number 4

3 July 2023



REF Template Version: February 2023.

Declaration

This Review of Environmental Factors (REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from the construction of key workers accommodation at Balranald District Hospital, Market Street Balranald.

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TISEPP).

This REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses to the fullest extent possible all the factors listed in Section 3 of the *Guidelines for Division 5.1 Assessments* (DPE June 2022), the *Environmental Planning and Assessment Regulation 2021* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Based upon the information presented in this REF, it is concluded that, subject to adopting the recommended mitigation measures, it is unlikely there would be any significant environmental impacts associated with the activity. Consequently, an *Environmental Impact Statement* (EIS) is not required.

Declaration

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Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Architectural Drawings	Silver Thomas Hanley	20/03/23
B	Design Report	Silver Thomas Hanley	20/03/23
C	Survey Plan	Phil Maw Survey & Drafting	16/03/23
D	Section 10.7 Planning Certificate	Balranald Shire Council	17/10/22
E	Aboriginal Heritage Information Management System Search (AHIMS)	AHIMS	6/12/22
F	Civil Drawings	Laker Group	27/10/22
G	Landscape Plans	Site Design + Studios	22/06/23
H	Notification letters & response	Various	Various
I	Bushfire Hazard Assessment Report	Building Code & Bushfire Hazard Solutions Pty Ltd	14/02/23
J	Acoustic Report	Acoustic Logic	19/12/22
K	Service Reports and Maps	Report – GHD Maps – not known	22/12/22 Undated
L	Detailed Contamination Report	Envirowest Consulting	22/12/22
M	Construction Management Plan	CWMP	15/03/23
N	Traffic Report	TEF Consulting	15/03/23
O	Mitigation measures	LJB Urban Planning	18/04/23

Abbreviations

Abbreviation	Description
AHIMs	Aboriginal Heritage Information Management System BC Regulation
BC Act 2016	Biodiversity Conservation Act 2016
BC Act 2017	Biodiversity Conservation Act 2017
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
CA	Certifying Authority
CE	Chief Executive
CMP	Construction Management Plan
CWC	Connecting with Country
DPC	Department of Premier and Cabinet
DPE	Department of Planning and Environment
EMP	Environmental Management Plan
EES	Environment, Energy and Science
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act (Cwth)	Environment Protection and Biodiversity Conservation Act 1999
EPI	Environmental Planning Instrument
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
NPW Act	National Parks and Wildlife Act 1974
NPW Regulation	National Parks and Wildlife Regulation 2009
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	Commonwealth Native Title Act 1993
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	Protection of the Environment Operations Act 1997
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors
RF Act	Rural Fires Act 1997
RFS	Rural Fire Service
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
SEPP	State Environmental Planning Policy

Abbreviation	Description
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	Water Management Act 2000

Executive Summary

The Proposal

LJB Urban Planning Pty Ltd has been commissioned by Health Infrastructure to prepare a Review of Environmental Factors (REF) in support of the following works within the Balranald District Hospital including:

- Construction of four (4) key worker accommodation cabins, each cabin containing two (2) self-contained one-bedroom units with an entry deck and paved and grassed private open space.
- New vehicular entry off Market Street which provides access to each accommodation providing a double colorbond carport shared between two self-contained units.
- Creation of a communal area at the corner of Market & McCabe Street which includes a covered seating area.
- Landscaping works, including tree planting and fencing.

Need for the Proposal

The proposed works will provide modern accommodation to service the clinical staff that are required to visit the hospital, which are “fly in, fly out” and “drive in, drive out” workers. The current accommodation is not reflective of contemporary needs regarding comfort and amenity. The proposed accommodation will provide improved facilities for staff at the hospital.

The location of the accommodation cabins, towards the northern and north-western portion of the site, adjacent to the Market Street and the McCabe Street has been selected, as the location will enable the least disruption to the hospital operation during construction and will also ensure that the development will not place any additional limitations for the future expansion for any of the existing clinical hospital facilities.

The works are necessary to enable the much-needed upgrade of the hospital key worker accommodation and provide more amenable accommodation.

Proposal Objectives

The objectives of the works are as follows:

- *To enable the hospital to provide upgraded and amenable key worker accommodation for visiting clinical staff;*
- *To ensure the new accommodation respects the character of the existing hospital site and adjoining properties;*
and
- *To enable works to be completed in a timely manner with minimal environmental impact.*

Options Considered

Originally, the location of Cabin 1, was positioned much closer to the Market Street and McCabe Street intersection. Further discussions were undertaken with our client during design phase, and it was identified that many trucks drive across the public way and it considered to be too unsafe to have a building positioned in this location of Cabin 1 and subsequently a cabin is no longer proposed in this position.

The accompanying architectural drawings at **Appendix A**, reflects the final design option and the key worker accommodation location is considered the best option to provide a safe location for key worker accommodation, avoid disruption to the operations of the existing facility during construction works and to ensure that adequate land remains free of structures, nearer to clinical facilities, in case further expansion is required in the future.

These options are discussed in the Design Development Report prepared by STH, accompanying the REF at **Appendix B**. This is further addressed in Section 3.1.1 of this report.

Site Details

The subject works are proposed within the Balranald District Hospital, which is located at Market Street, Balranald. The proposed works will be positioned within the northern corner and western portion of the site, on the corner of Market Street and McCabe Street.

The property is legally described as Lot 2 DP 792299. The site is owned by Health Administration Corporation (HAC).

The proposed new key worker accommodation cabins will be positioned adjacent to the north-east, north and west of the existing ambulance station, which is positioned on Court Street.

The proposed works relate to the following:

- Construction of four (4) key worker accommodation cabins, with each cabin containing two (2) self-contained one-bedroom units with a front deck along the front elevation and private decking and rear yard.
- Landscaping works, including tree planting and fencing.

Planning Approval Pathway

This REF was prepared and submitted to Health Infrastructure. The assessment has confirmed that the works could be undertaken without consent subject to Mitigation Measures.

All works are within the Balranald District Hospital and this review has been undertaken in accordance with Clause 2.61 of TI SEPP.

Statutory Consultation

In accordance with Clause 2.62(2)(a) of *State Environmental Planning Policy (Transport & Infrastructure) 2021* (TI SEPP), written notice of the proposed activity was provided to Balranald Shire Council and the adjoining occupiers of land. Balranald Shire Council and adjoining occupiers were provided with a 21-day period from 5 December 2022 to 26 December 2022. Given the time of the year, additional time has been allowed for to receive any submissions.

LJB Urban Planning followed up with Balranald Council on 24 January 2023. Council's Senior Planner advised that the matter was being considered internally and if required comments would be forwarded. No further response was received. An email was received from Ray Mitchell, Balranald Council's Health & Development officer on 15th March 2023 requesting confirmation as to what Clause the works were being considered under the TI SEPP. The purpose of the request was to note for Council's files. A response was provided outlining that the works were considered under Clause 2.61 of the TI SEPP.

Environmental Impacts

This REF has undertaken an assessment against the following planning controls and legislation:

- Environmental Planning and Assessment Act 1979 (EP&A Act)
- Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP)
- Balranald Local Environmental Plan 2010 (LEP)

In addition, the REF considered the potential environmental issues that may arise from the proposed works including:

- Biodiversity
- Tree Protection
- Heritage
- Bushfire
- BCA compliance
- Visual impact
- Air Quality
- Noise / Acoustic impacts
- Vehicular and pedestrian movements
- Waste Management
- Work Safety

- Impact on adjoining structures
- Social impacts

It has been determined in the REF assessment below, that the proposed environmental impacts will be minimal, the proposed works can be undertaken safely and will not adversely affect the nearby properties and are of a scale that is suitable for the subject site and adjoining properties.

The works the subject of this REF are necessary to provide improved accommodation for workers at the hospital and visiting specialists. The site is very flat, and the cabins have been suitably positioned to provide adequate internal separation and setbacks to maintain privacy. The cabins are setback more than 9 metres from the McCabe Street boundary and 4.3 metres from the Market Street boundary. The cabins are single storey, 4.05m in height and their position on the site will minimise adverse impacts. The style and form of fencing proposed has undergone various revisions, with the final design accommodating the privacy needs of the workers and also the visual appearance of the site.

The works will have minimal impact on surrounding land and will not result in any adverse impacts subject to compliance with all mitigation measures, that have been recommended in the report.

Justification and Conclusion

The proposed works will not result in significant or long-term impacts. The potential environmental impacts have been considered as part of this assessment and where necessary mitigation measures have been imposed to ensure its suitability.

The activity is appropriate for the following reasons:

- It responds to the needs of the hospital to provide key worker accommodation for visiting clinical staff;
- It respects the scale and setbacks of existing hospital buildings;
- It removes the existing conflict between uses on site;
- It complies with all relevant legislation;
- It will have minimal impact on the environment; and
- Adequate mitigation measures have been imposed to address these impacts.

In consideration of the legislation and the potential environmental issues, this REF concludes that subject to the mitigation measures identified in Section 5 to this report, the proposed works will have no adverse environmental impact and are therefore appropriate development in accordance with Clause 2.61 of TI SEPP.

1. Introduction

NSW Health Infrastructure (HI) propose to construct four (4) key worker accommodation cabins, with each cabin containing two (2) self-contained one-bedroom units, a covered communal area, landscaping works, including tree planting and fencing (the proposal) at the Balranald District Hospital, located at Market Street, Balranald (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities.

This Review of Environmental Factors (REF) has been prepared by LJB Urban Planning Pty Ltd on behalf of HI to determine the environmental impacts of the proposed key workers accommodation cabins at Balranald District Hospital. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this REF is to describe the proposal, to document the likely impacts of the proposal on the environment and to detail protective measures to be implemented to mitigate impacts.

The description of the proposed works and associated environmental impacts have been undertaken in the context of the *Guidelines for Division 5.1 Assessments* (DPE June 2022), the *Environmental Planning and Assessment Regulation 2021*, and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The assessment contained within the REF has been prepared having regard to:

- Whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning and Homes under Part 5 of the EP&A Act; and
- The potential for the proposal to significantly impact *Matters of National Environmental Significance* (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

The REF helps to fulfil the requirements of Section 5.5 of the EP&A Act, which requires that HI examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

1.1 Proposal need and Alternatives

Balranald District Hospital is heavily reliant on transient workers to provide the level of clinical staffing required. These works are either “Fly in, Fly out” (FIFO) or “Drive in, Drive out” (DIDO). Current accommodation is not reflective of current amenity needs and therefore purpose-built modern accommodation is required on site to accommodate their needs.

The works will allow for more amenable key worker accommodation to be provided on site to enable visiting clinical staff to stay in close proximity to the hospital and in suitable safe accommodation.

There have been prior options for the location of the cabins on the site, and the form of the fencing. Originally a cabin was positioned much closer to the Market and McCabe Street corner, this was considered to be unsafe as trucks sometimes mount the public way near this corner and there was concern that a truck may one day overrun the footpath and potential plough into the workers accommodation. As such, there is no longer a cabin positioned in this location. In addition as the project has evolved perimeter fencing was added for safety of the occupiers.

2. Site Analysis and Description

2.1 The Site and Locality

Balranald District Hospital is located in the Balranald Shire Council area, which is a local government area in south-western NSW. this LGA is positioned along the Murray River and adjoins the Victorian border.

The South Australian border is positioned 315km to the west of Balranald.

The Balranald Shire region is known as the Riverina area of western NSW, it is located on the Sturt highway and is location of World Heritage listed Mungo National Park and the Willandra Lakes region.

Figure 1 illustrates the surrounding locality:

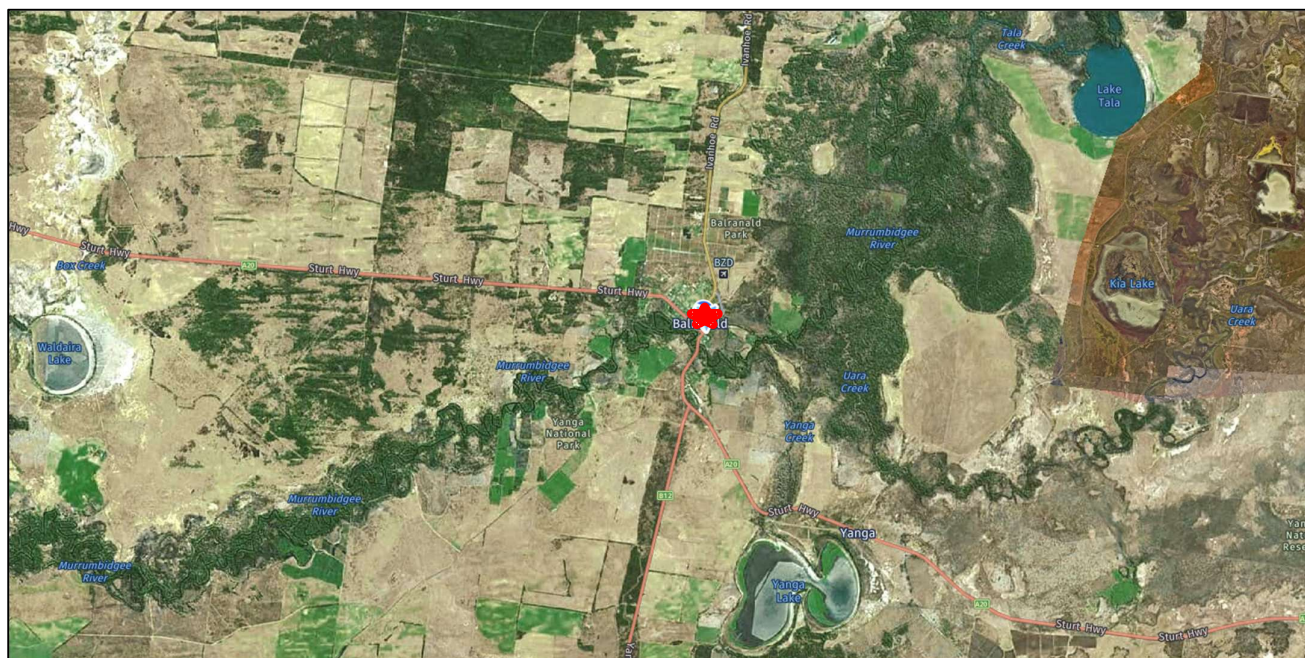


Figure 1: Locality Map – red star identifies site (Source: Nearmap)

The subject works are proposed at the Balranald District Hospital, which is located at Market Street, Balranald. The hospital site is generally bound by:

- Market Street to the north-east
- McCabe Street to the north-west
- Court Street to the south-west
- Court Street to the south/south-east

Detached residential dwellings are positioned on the south-western side of Court Street and north-western side of McCabe Street. The Balranald Rural HQ Rural Fire Brigade is positioned on the north-eastern side of Market Street along with a freight company. Along Court Street to the south/south-east is unbuilt upon rural land.

Vehicular access to the main hospital building is directly off Court Street and a secondary access point exists along Market Street and provides access to the car park.

The wider hospital site consists of varying buildings with the north-western corner (subject part of the site) remaining vacant.

The site does not contain any items of environmental heritage and has no items listed on the Section 170 register. In addition, a search of the Aboriginal Heritage Information Management System (AHIMS), has not identified any items of Aboriginal significance.

The proposed works will be undertaken in the northern corner of the site. The new building will be separate of the existing hospital buildings and the proposed fencing will delineate private from public accessible land.

The portion of the site, the subject of this REF, includes:

- Lot 2 DP 792299

Figure 2 shows the wider hospital site (red boarder) and location of proposed works (yellow star denotes location):



Figure 2: Subject site (Source: Near Maps)

The following photographs identify the site and surrounding uses:



Figure 3: Subject site looking south-west from the hospital site.
(Source: STH Design Report dated 28th October 2022)



Figure 4: Adjacent Ambulance Station.
(Source: STH Design Report dated 28th October 2022)



Figure 5: View from site to Balranald District Hospital taken from subject site.
(Source: STH Design Report dated 28th October 2022)



Figure 6: View from carport towards subject site.
(Source: STH Design Report dated 28th October 2022)



Figure 7: Looking towards the subject site from corner of McCabe and Court Streets. (Source: Google Maps)



Figure 8: Looking towards the Ambulance Station and residential dwelling located to the rear of the subject site, taken from Court Street. (Source: Google Maps)



Figure 9: Looking south-east, from the corner of McCabe Street and Court Street, along Court Street. The Ambulance Station is positioned to the left of the photograph and Memorial Park to the right. (Source: Google Maps)



Figure 10: Looking north-east along McCabe Street from the corner of Court Street. Subject site is located to the right side of the photograph. (Source: Google Maps)



Figure 11: Looking north-east from the intersection of McCabe Street and Market Street, towards the Rural RFS station and business. Site located at the right side of this photograph. (Source: Google Maps)



Figure 12: Looking south towards the subject site from the north-western corner of McCabe Street and Market Street (Source: Google Maps)

2.1.1 Existing Development

The Balranald District Hospital is a small rural hospital and multipurpose health service. It provides 24-hour emergency and hospital services, residential aged care, and a range of primary and allied health services, acute and subacute medical inpatient services and nursing home type services.

The district hospital contains a series of single storey buildings that are internally connected via pathways. The main car parking area is positioned along Market Street, behind the main emergency building.

2.1.2 Other Site Elements

Topography

The subject site is relatively flat, there will be no significant cut and fill to construct the accommodation cabins. Survey Plan is attached at **Appendix C**.

Traffic/Transport

The subject hospital site has access to three (3) streets, being: Court Street, McCabe Street and Market Street. It is noted that Market Street curves around the site to the south creating and additional street frontage.

The existing car parking area, accessed from Market Street will remain insitu. A new driveway crossing and driveway will be positioned towards the northern end of Market Street and will provide access to the new residential accommodation units, with each double unit containing a double carport, accommodation for a total of eight (8) off-street car spaces.

The proposed number of car spaces will equate to one (1) space per unit and that is reasonable as they are 1-bedroom units.

The location of the new driveway crossing is supported, as it will be positioned off the main road, being McCabe Street. This will ensure that there is no conflict with the existing traffic conditions in the locality.

Vegetation

No significant vegetation will be affected, and no trees will be removed.

A mitigation measure will ensure all existing trees are protected during works.

Heritage

The subject site is not listed as heritage item nor is it located within a Conservation Area under BLEP 2010.

2.1.3 Site Considerations and Constraints

Section 10.7 Planning Certificate No. 41-2022/23 dated 17/10/2022 identifies that the site is located within the RU5 Village zone under Balranald Local Environmental Plan 2010, and is provided at **Appendix D**.

Table 1: Section 10.7 Planning Certificate

Affectation	Yes	No
Critical habitat		✓
Conservation area		✓
Item of environmental heritage		✓
Affected by section 38 or 39 of the Coastal Management Act 2016 (CM Act)		✓
Proclaimed to be in a mine subsidence district		✓
Affected by a road widening or road realignment		✓

Affectation	Yes	No
Affected by a planning agreement		✓
Affected by a policy that restricts development of land due to the likelihood of landslip		✓
Affected by bushfire, tidal inundation, subsidence, acid sulphate or any other risk	✓ Bushfire prone land. A Bushfire Report is contained at Appendix I . This will be further addressed in Section 6 of this report.	
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any bio-banking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls		✓

2.2 Surrounding Development

The existing development across the site is comprised of hospital buildings, facilities, staff accommodation, access roads and parking facilities.

Surrounding development consists of predominantly detached residential dwellings with some light industry to the north-east and north. Rural wetlands exist to the south-east.

Roads surround the hospital site on all sides.

3. Proposed Activity

3.1 Proposal Overview

The proposed works, subject to this REF, relate to the following:

- Construction of four (4) key worker accommodation cabins, each cabin containing two (2) self-contained one-bedroom units with an entry deck and paved and grassed private open space.
- New vehicular entry off Market Street which provides access to each accommodation providing a double colorbond carport shared between two self-contained units.
- Creation of a communal area at the corner of Market & McCabe Street which includes a covered seating area.
- Landscaping works, including tree planting and fencing.

The works are described in detail below:

Proposed Cabins

Four (4) cabins are proposed, and each cabin will provide two (2) x 1-bedroom self-contained units. The layout is described below:

- Cabins 1,2 and 3 will have a double carport positioned centrally at the front of each cabin, with one car space allocated to each self-contained unit. The double carport for Cabin 4 will be positioned at the end of the driveway adjacent to the cabin but again each car space will be allocated to each self-contained unit.
- The cabins are manufactured off-site and will be placed in position on-site.
- The finished floor level of the cabins will be between 0.514m and 0.57m above ground.
- Each cabin will consist of two (2) x 1-bedroom self-contained dwellings with the layouts being a mirror image of the adjacent one including:
 - Series of steps to a front deck.
 - Entry into combined living, dining and kitchen area, with the kitchen positioned along the rear wall.
 - A door way will provide entry to the bedroom which contains an ensuite and cupboard storage.
 - A door positioned along the rear wall will provide entry to rear yard, which will have steps down to a part paved and turfed rear fenced yard.
- Each of the 1-bedroom units, within each cabin, will be separate from the adjoining unit to provide privacy.
- Externally the cabins will be finished in colorbond corrugated façade with the colour finish being 'windspray' matt. Roof will be finished in a corrugated colorbond sheeting with the colour finish being 'surfmist' matt.
- Two (2) large windows per each unit will be positioned on the front elevation, facing the internal driveway with one (1) smaller window positioned adjacent to each kitchen area with an outlook towards the rear yards. At the ends of each unit will be one (1) high level window to provide light and ventilation to the bedroom areas.

Landscaping

The location of the cabins is currently vacant and clear of major vegetation. The proposed works will incorporate the following works:

- Variable width driveway between proposed cabins.
- 1.2m to 1.8m high perimeter fencing in combination of open slat style and solid colorbond fencing in a surfmist finish to provide privacy.
- Internal fencing to a height of 1.8m will be solid colorbond finish in surfmist.
- A communal BBQ area is positioned towards the northern corner adjacent to Cabin 2. This contains a concrete seating area (5m x 7m) and an open colorbond pergola structure.
- Screen planting will be provided around all boundaries and trees will be planted throughout the site.

Use

The proposed use of the cabins will be to provide accommodation to staff who visit the hospital to provide health care services.

3.1.1 Design Approach

Placemaking and Design

The application is accompanied by a design report attached at **Appendix B**. The proposed development has had consideration for the existing built environment, existing built form within the locality and site constraints. In particular, the proposal satisfies the seven objectives of *Better Placed (GANSW, May 2017)* resulting in an acceptable development on the hospital site and within the wider Balranald town.

The seven objectives are discussed separately below:

Objective 1: Better Fit

The proposed accommodation cabins have considered the topography, surrounding built form and functionality of the spaces across the wider hospital site.

As the site is positioned alongside McCabe Street/Sturt highway and the history of trucks overturning on the bend, Cabin 4 was relocated further to the south, to maintain safety for future visitors to the hospital.

In addition, the height of each cabin will be single storey with a height of 4.05m and a gabled roof and form that is consistent with the barn typology found throughout the Balranald town.

The cabins have been provided with sufficient internal setbacks and will be setback between 9.3 metres to 9.49 metres from the McCabe Street boundary and 4.3 metres from Market Street. Each cabin will have a front deck and one covered car space with a private rear yard.

A communal driveway will be positioned between the cabins and accessed via Market Street. A communal BBQ area is positioned towards the northern corner of the site and will enable persons using the accommodation to socialise as needed.

The proposed fencing has evolved through the development of the final scheme and includes a combination of open style 1.2 metre high fencing and solid colorbond fencing to a height of 1.8 metres to provide privacy for the occupiers. The 1.2m high slat fence will surround the Market Street frontage and part of the McCabe Street frontage at the corner. The 1.8m high solid colorbond fence will enclose the rear yards of Cabin 2 and Cabin 4. The higher fence will be provided along the eastern boundary of Cabin 1 and Cabin 3 enclosing the site off at the southern side. The lower fence to the corner will improve the visual amenity of the site and the higher fence will provide security and privacy.

The driveway will have a controlled gate for vehicular access to the accommodation and the pedestrian access to the hospital will have a controlled access point.

Internally each cabin will consist of two (2) separate key workers self-contained cabins and will include the followings spaces:

- One car space, positioned under a shared carport.
- Front deck
- Open plan kitchen, dining and living area
- Internal laundry
- Bedroom with ensuite and cupboard storage
- Rear paved courtyard and grassed lawn area

The accommodation cabins have been designed to sit appropriately on the site and their single storey form and height will be in keeping with the locality.

Objective 2: Better Performance

The building will be constructed in a modular form ensuring a tight sealed envelope with an adequate level of insulation to maintain temperature within the accommodation cabins.

The off-site fabrication of results in reduced building waste and all fixtures and fittings will be selected to achieve high efficiency for both water and energy use, to satisfy the NCC requirements.

The cabins will be required to achieve a 4 Star Green Star rating under Design Guidance Note No. 058.

Objective 3: Better Community

The provision of improved key worker accommodation cabins within the Balranald District hospital site will ensure that the community receives specialist health care within their community. The accommodation is needed to ensure that health specialists can continue to service the region.

Objective 4: Better for People

The design of the new building has considered CPTED design principles and satisfies all the principles, refer to the design report attached at **Appendix B**.

The surrounding fencing and secure vehicle and pedestrian gates will ensure that private spaces are delineated from public and provide for improved security for visiting key workers.

Objective 5: Better Working

The internal design and position of the new cabins have been designed to allow for private accommodation that has the ability to connect with private outdoor spaces that are protected from the elements by a canopy and 'timber look' aluminium fin privacy screens. There is an internal doorway between Block C and D and Block A and B, this enables occupants to have shared living spaces for social interaction if required.

All occupiers will have access to the shared communal area which will contain seating and BBQ facilities.

Overall, the design and layout of the building has been carefully considered and is suitable for the longevity of the hospital in Cooma to suit the needs of visiting key workers.

Objective 6: Better Value

The provision of the key worker accommodation cabins, in a modular form reduces building costs. However, the design, as discussed above, will ensure that the building value is highly suitable for the hospital site and will benefit the Balranald and district community by allowing specialists to service the region.

Objective 7: Better Look and Feel

The overall design is appropriate for the Balranald District hospital site and is in keeping with the building form and scale of the surrounding locality, in particular, a simple low profile building form with gabled roof and simple colour palette will ensure the building is complimentary to the locality.

All the above will result in a suitable design that will entice specialist doctors to return to this region time-and-time again and this will benefit the local community, who will be able to utilise their services when required.

Overall, the proposed development is an acceptable design in a suitable location that has been well considered in the design process.

Connecting with Country/ Engagement

An email was sent to Aboriginal Health and Community Relations on the 7 November 2022 and 21 November 2022, seeking Aboriginal Community consultation. No response was received. Refer to copies of correspondence at **Appendix H**.

Further a search of the Aboriginal Heritage Information Management System (AHIMS) was performed and determined that there are no identified Aboriginal items of concern with the area, the subject of this REF, refer to **Appendix E**.

The Connecting with Country Draft Framework (2020) Strategic Goals are addressed separately below:

1. *Aboriginal peoples have access to their homelands so they can continue their responsibility to care for Country and protect sensitive sites.*

Agreed. The construction of the key workers accommodation will not be undertaken on land that has been identified as containing Aboriginal Items and/or having connections to any Aboriginal communities.

Consultation was undertaken (refer to **Appendix H**) and as discussed, no response was received.

2. *Aboriginal cultural knowledge is valued and respected. Aboriginal knowledge-holders will co-lead design and development of all NSW infrastructure projects.*

Noted. Consultation was undertaken (refer to **Appendix H**) and as discussed, no response was received.

3. *Impacts of natural events such as fire, drought, and flooding, exacerbated by unsustainable land and water-use practices, are reduced.*

The proposed key worker accommodation has considered bushfire impacts (refer to **Appendix I**). The construction of the accommodation will need to be undertaken in accordance with the recommendations of the bushfire hazard assessment report.

It is therefore considered that the proposal is suitable and there is nothing to suggest that the works will have an adverse impact on any Aboriginal items and/or places.

Sustainability

The off-site fabrication results in reduced building waste and all fixtures and fittings will be selected to achieve high efficiency for both water and energy use, to satisfy the NCC requirements.

The cabins will need to ensure they achieve a 4-star Green Star rating in accordance with the requirements of DGN 58.

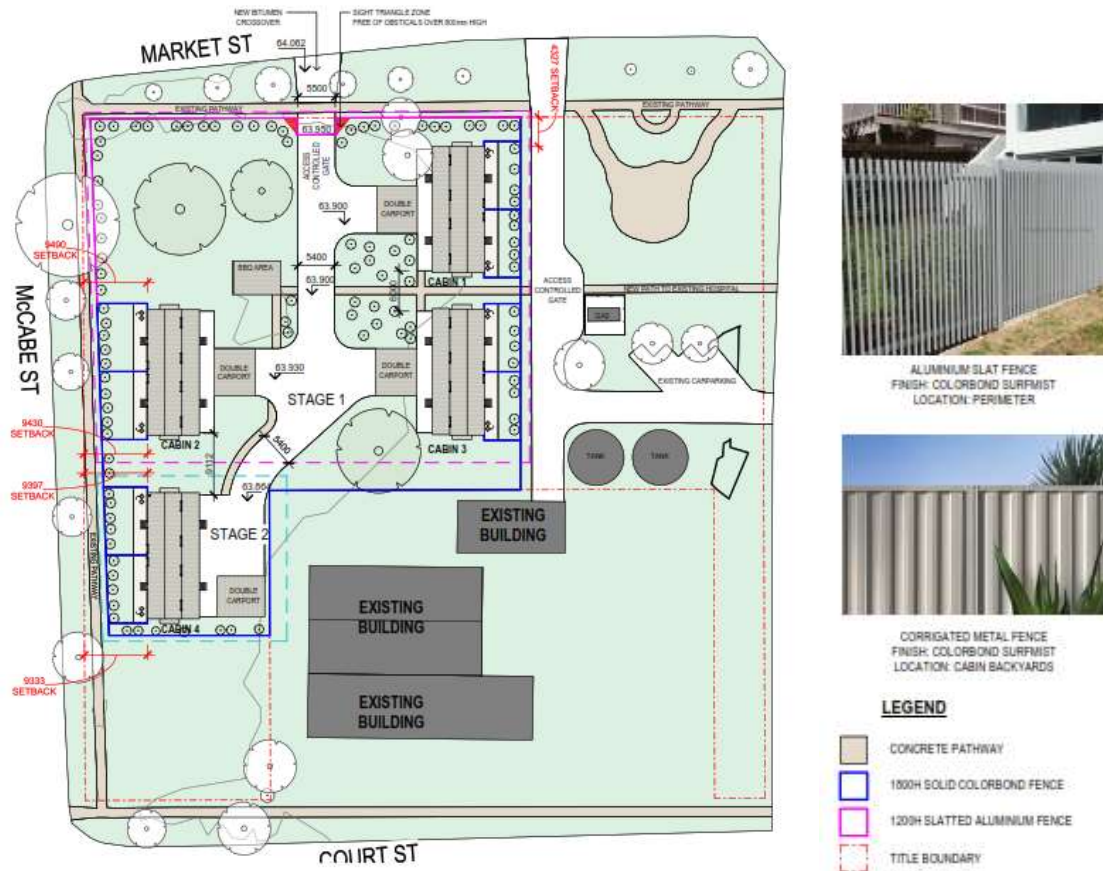
3.1.2 Proposed Activity

Built Form

Each of the four (4) proposed accommodation cabins will consist of 2 x 1-bedroom self-contained units that will provide private accommodation for fly-in/fly-out (FIFO) and/or drive-in/drive-out (DIDO) workers, as the hospital relies heavily on transient workers.

Cabin 1 is located in the eastern corner of the site and setback 4.3 metres from the boundary to Market Street. Cabin 3 sits to the south of Cabin 1 and does not have a direct street frontage. Cabins 2 and 4 have frontage to McCabe Street and are setback between 9.3m to 9.49m from the boundary.

Surrounding the accommodation will be a combination open style and solid fencing. The type and form of fencing was selected to suit its intended function. As shown in the site plan (extract below):



The fencing proposes:

- 1.2 metre high open slatted aluminium fence
- 1.8 metre high solid colorbond fence.

The open slatted fencing is to delineate the space and provide separation to the public domain while still allowing for vistas across the site. This reduces the impact of the works to the visually prominent corner of Market & McCabe Streets. Combined with the landscaping the open fencing will provide a soft edge to the site.

The solid colorbond fencing is proposed to provide privacy and security to the rear yards and also between the accommodation and the remainder of the hospital. The surrounding area contains a mix of fencing styles, there is no dominant theme. Council's fencing policy requires fencing to corner sites to be a maximum height of 1.2 metres within 9 metres of the corner. The fencing meets this requirement.

The cabins will be manufactured off site but once installed will have a height of 4.05m. The width of the cabin will be 7.675m with a length of 17.72m, therefore each self-contained unit will be 8.86m long. Each of the self-contained units will be approximately 68m² in size.

The finished floor level of the cabins will be as follows:

- Cabin 1 = FFL64.444
- Cabin 2 = FFL64.440
- Cabin 3 = FFL64.550
- Cabin 4 = FFL64.330

The southern and northern elevations of each cabin will consist of a colorbond facade sheeting Lysaght 'mini orb' in a 'windspray' matt finish and will contain a single off-centred high-level window, that will provide light and ventilation to the bedroom. A 3000L water tank will be positioned centrally along the facade. All southern elevations face inwards and will not be highly visible from the public domain.

The eastern elevation of Cabins 1 and 3 and western elevation of Cabins 2 and 4 will have the same design and will face the rear yards. It is noted that the rear of Cabin 2 and 4 will be positioned to face McCabe Street but will be setback 9.4m and 9.3m, respectively. The facade will consist of Colorbond facade sheeting Lysaght 'mini orb' in a 'windspray' matt finish with each individual room containing one window and one door, we both elements being powder coated aluminium, in a monument colour finish. Cabin 1 will be setback 4.3m from Market Street. The proposed fencing and screen planting combined with setbacks and height of each cabin will minimise bulk and scale impacts when viewed from the public domain and will be acceptable.

The western elevation of Cabins 1 and 3 and eastern elevation of Cabins 2 and 4, being the front of each cabin, will also have the same design finish and will face inwards towards the internal driveway. The façade will consist of four (4) steps up to a front deck with a verandah, with support posts, will be positioned over the decking for the full width of the cabins. Four (4) powder coated aluminium windows (monument colour) will be positioned evenly along the façade and will provide light and ventilation to the living areas of each of the separate rooms. A door will be positioned at the middle of each room and the walls will be constructed from Colorbond façade sheeting Lysaght 'mini orb' in a 'windspray' matt finish.

The proposed fencing is necessary to provide security to future workers and to separate the public domain from the residential section of the hospital. The fence along the Market Street boundary and McCabe Street boundary until Cabin 2 will be 1.2m high but open slate style aluminium fencing. The remaining fencing along McCabe Street to the end of Cabin 4 will be 1.8m high solid colorbond fencing, this fencing will turn to the east and continue along the southern boundary of Cabin 4, this will ensure the site remains open at the corner of McCabe Street and Court Street.

All internal fencing will be to a height of 1.8m and solid in form, this is acceptable as it faces inwards towards the hospital.

Additional landscaping will be provided internally around the perimeter of the site, and this will enhance the natural environment while softening the built form of the cabins. This is a positive improvement as the existing site is void of vegetation.

Overall, the design of the cabins combined with the above setbacks, materials and finishes, landscaping and fencing requirements will result in a suitable building design that will not unreasonably impact on the surrounding environment. Refer to architectural drawings at **Appendix A** and Landscape plans at **Appendix G**.

Roadworks and Parking

A new vehicular driveway crossing will be installed at the northern end of Market Street frontage. Internally a new driveway will be provided, centrally between the four (4) proposed cabins and will provide access to the double carports, which will provide one (1) covered car space per cabin.

The proposed driveway will be private and will only service the worker accommodation as a controlled gate will restrict entry/exit from the site.

The location of the driveway entry/exit is suitable and as the south-eastern end of Market Street is to the east of McCabe Street/Sturt Highway, it will not affect significant traffic along the highway and has been positioned safely to enable cars to enter and exit the site in a forward direction.

Adequate on-site parking will be provided on site, refer to Traffic Report at **Appendix N**.

Tree Removal and Landscaping

The proposed development will not involve any tree removal. All existing trees on site will be protected during construction works. Mitigation measures have been included to ensure protection, refer to **Appendix O**.

Utilities

Utilities are available on site. Refer to **Appendix K**.

The site is connected to gas, sewer, water, telecommunications and electricity.

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

Balranald District Hospital relies heavily on transient workers to meet the needs of the hospital in terms of clinical staffing requirements. The workers are either fly in/ fly out or alternatively drive in and drive out. The existing workers accommodation is not up to standards and this development will ensure that contemporary facilities will meet the needs of these key workers to ensure that they keep returning and maintain critical health services to the community and region.

3.2.2 Alternatives and Options

An overview of the alternatives, and an identification of the preferred alternative, for the Proposal are provided within Table 1.

Table 2: Alternatives considered for the proposal.

Alternative description	Advantages and disadvantages	Preferred alternative
Cabins 2 And 4 were positioned closer to the corner of Market Street and McCabe Street.	<p>Advantage – more logical layout for placement of cabins, less driveway length needed.</p> <p>Disadvantage – too close to the corner and in the past trucks have turned over and ended up in this location. More visually prominent on the site.</p>	x
Cabin 2 and 4 have been moved towards the middle of the Market Street frontage.	<p>Advantage – less risk of a truck potentially crashing into the accommodation. Opens up the corner of the site and improves the visual amenity of the site.</p> <p>Disadvantage – Increased driveway length & fencing required.</p>	Yes – this option is preferred as safety of staff is paramount and it produces a better urban design outcome.
Perimeter fencing was to be 1.8m solid colorbond on the boundaries.	<p>Advantage – increased privacy and delineation of public and private land.</p> <p>Disadvantage – bulk and scale of colorbond at a height of 1.8m is not acceptable for the full length of the boundaries as it will result in a poor urban design outcome.</p>	X
Perimeter fencing is changed to open style slat fencing for full boundary length and internal fencing is colorbond type.	<p>Advantage – less bulk and scale</p> <p>Disadvantage – reduced privacy and security for the occupiers.</p>	X
Perimeter fencing a combination of open style 1.2m high aluminium slat fencing and solid colorbond from Cabin 2 to Cabin 4, then returning to the east along the southern boundary of Cabin 4.	<p>Advantage – increased privacy and maintained openness at the corner of Market Street and McCabe Street and corner of Court Street and McCabe Street.</p> <p>Disadvantage – partial solid 1.8m high colorbond fencing along McCabe Street between Cabin 2 and 4 boundary.</p>	Yes – this fencing option is preferred as it provides the necessary privacy whilst achieving low level fencing to the corner.

3.3 Construction Activities

The works are short term (2-3 Months). Table 3 below outlines the expected construction timeframe and activities.

Table 3: Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	Works are due to commence in May 2023 and be completed by end July 2023

Construction activity	Description
Work Duration/Methodology	<p>Construction of cabins 1, 2 & 3 will be constructed under Stage 1 works while Cabin 4 will be completed as Stage 2 works. Cabins 1, 2 & 3 are located nearest to Market Street.</p> <p>A work method statement shall be prepared prior to commencement of work. The Work Method Statement shall address the following:</p> <ul style="list-style-type: none"> • Ensure safe pedestrian access to the main and surrounding health service buildings is maintained and managed throughout the entire construction period. • Provide details regarding traffic management and control during works. • Provide truck routes which will minimise the impact to existing; and • Provide details of the staging of works to enable the hospital to continue to operate. <p>A mitigation measure has been included, refer to Appendix O.</p> <p>The construction methodology will be undertaken in two key milestones:</p> <ol style="list-style-type: none"> 1. Infrastructure Works: This phase includes services relocation (if required), new services installation, driveway and pathway construction, fencing and landscaping – approximately one (1) month. 2. Main Works – Prefabricated cabin installation: This phase includes delivery and placing of prefabricated cabins in final position and commissioning – approximately one (1) month
Work Hours and Duration/Construction	<p>Standard hours are:</p> <p>Monday to Friday–7am to 6pm</p> <p>Saturday–8am to 1pm</p> <p>Sundays and public holidays–no work</p> <p>High noise generating works are to equate to a maximum of four-hour clocks, separated by at least one hour respite period.</p> <p>Some work may need to be completed outside of the above hours. If required, these will be planned in consultation with stakeholders and Regional Council to ensure all aspects of work are clearly understood by all parties and minimise disruption to hospital operations. This may include works which are most appropriately carried out outside of main working hours, for critical hospital operational reasons.</p>
Workforce/Employment	Approx ten (10) at any one time.
Ancillary Facilities	The site amenities and compounds erected will accommodate lunch, showering and change facilities for the duration of the project. The proposed location will be determined post-engagement of the preferred contractor. The site amenities will be modest in area and located away from any sensitive hospital or residential uses. An area will be set aside for contractors and subcontractors to park during works.
Plant Equipment	<p>A list of all plant equipment shall be incorporated into the Work Method Statement, a Mitigation Measure will require the preparation of a WMS, refer to Appendix O.</p> <p>The accompanying CMP at Appendix M has identified the following plant equipment will be used:</p> <ul style="list-style-type: none"> • Bulldozers, backhoes and earthmoving equipment. • Articulated and fixed trucks. • Mobile cranes. • Forklifts; and • General Power Tools.
Earthworks	<p>No bulk earthworks are proposed.</p> <p>Minor earthworks will be undertaken following installation of the driveway crossing, driveway and footings for the building along with landscaping works.</p> <p>Any soil that is removed will need to be classified and disposed of accordingly. Mitigation measures will manage such works on-site.</p>

Construction activity	Description
Source and Quantity of Materials	<p><u>External Materials</u></p> <p>Building elements will be selected to meet NCC 2022 requirements.</p> <p><u>Internal Materials</u></p> <p>Internal walls will be mostly plasterboard lined steel stud walls, with appropriate fire, thermal and acoustic ratings. Detailed proposals will be developed during Schematic Design.</p> <p>Internal materials are to be low-maintenance and durable finishes, as well as locally appropriate. An emphasis on materials which minimise opportunity for vandalism will also be considered.</p> <p>To be incorporated into a mitigation measure, refer to Appendix O.</p>
Traffic Management and Access	<p>Entry and departure of construction vehicles from the site will be restricted to the imposed work hours.</p> <p>Safe pedestrian access to the hospital and surrounding buildings shall remain unimpeded at all times, this is due to the works being positioned at the northern corner of the site.</p> <p>Appropriate signage and directional information shall be provided.</p> <p>Minimal traffic impacts from the Infrastructure and Construction works are expected. The additional vehicles are not expected to cause delays on local roads or create subsequent impacts to other roads. There will be no changes to public transport routes and services.</p> <p>During site inductions, workers will be encouraged to make use of public transport, active transport, or carpooling and this will assist with minimising the impact to residents and Hospital users.</p>

3.4 Operational Activities

Use

The proposed cabins will be new buildings within the hospital site.

The use of the new cabins will be to provide accommodation to transient workers who will either fly in/fly out or drive in/drive out. The buildings are required to provide for modern facilities, which will encourage specialists to continue visiting and in turn provide additional care to those living in this region.

Operation Hours

The hours of operation will be in keeping with the existing hospital hours.

Staff / Patients

There will be no increase in staff/patients as a result of the works.

Traffic and Parking

Due to the nature of the use, it is unlikely to generate a noticeable increase in traffic. The provision of parking for the workers has been considered in the Traffic Report prepared by TEF Consulting and attached at **Appendix N**. The report confirms given that sufficient parking has been provided to accommodate the key workers accommodation.

As there is no increase in staff and/or patient beds, there will be no increased impact on the local traffic network, beyond current conditions. The additional parking spaces provided on site as part of these works will reduce the demand for on street parking.

A mitigation measure will be imposed to require a construction and traffic management plan to be prepared, prior to commencement of works and this will need to address how traffic and construction vehicles will be managed during works. Refer to **Appendix O**.

4. Statutory Framework

4.1 Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an EPI provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the development is required under Part 5 of the Act.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TI SEPP outlines the approval requirements for works within a health service facility and in particular the replacement of key worker accommodation, within the health services facility, being Balranald District Hospital. Key worker accommodation is defined as accommodation within an existing health services facility under this division. A health service facility includes a hospital which as defined includes the provision of accommodation for nurses or other health care workers. As part of the delivery of the key worker accommodation, the works include ancillary facilities needed to support the accommodation. This includes the following:

- New internal road providing access to the cabins
- Parking spaces associated with each cabin
- Connection to services and stormwater
- Communal area incorporating seating and BBQ facilities and landscape areas.

These facilities are needed to support the accommodation and are therefore ancillary to the primary purpose which is the provision of key worker accommodation.

The site is zoned RU5 Village under the *Balranald Local Environmental Plan 2010*. The RU5 Village is a prescribed zone under the TI SEPP.

Therefore, the proposal is considered an 'activity' for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an 'activity' in accordance with section 5.1 of the EP&A Act because the proposed works involve the carrying out of work, being consistent with Clause 5.1 of the EP&A Act.

TI SEPP consultation is discussed within Section 6 of this REF.

Table 4: Description of proposed activities

Division and Section within TI SEPP	Description of Works
Division 10 Section 2.61(1)(a)	<p>The proposed works involve the erection of key workers accommodation buildings associated with a health services facility.</p> <p>It is noted that under the definition of 'health services facility' this includes accommodation for nurses or health care workers, which is the type of accommodation proposed under this REF.</p>

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the EPBC Act do not affect the proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at Table 5.

Table 5: EPBC Checklist

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on a declared World Heritage Property?	No
Will the activity have, or likely to have, a significant impact on a National Heritage place?	No
Will the activity have, or likely to have, a significant impact on a declared Ramsar wetland?	No

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community?	No
Will the activity have, or likely to have, a significant impact on listed migratory species?	No
Will the activity involve any nuclear actions?	No
Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?	No
Will the activity have any significant impact on Commonwealth land?	No
Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?	No

4.3 Environmental Planning and Assessment Act 1979

Duty to Consider Environmental Impact

Part 5 of the EP&A Act applies to activities that are permissible without consent and are generally carried out by a public authority. Activities under Part 5 of the EP&A Act are assessed and determined by a public authority, referred to as the determining authority. Health Infrastructure is a public authority and is the proponent and determining authority for the proposed works.

For the purpose of satisfying the objects of the EP&A Act relating to the protection and enhancement of the environment, a determining authority, in its consideration of an activity shall, notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity (refer to Subsection 1 of Section 5.5 of the EP&A Act).

Section 171 of the EP&A Regulation defines the factors which must be considered when assessing the likely impact of an activity on the environment under Part 5 of the EP&A Act. Section 6 of this REF specifically responds to the factors for consideration for the activity.

Table 6 below demonstrates the effect of the proposed development activity on the matters listed for consideration in Subsection 3 of Section 5.5 of the EP&A Act.

Table 6: Matters for consideration under Sub-Section, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Activity
Sub-section 3: Without limiting subsection 1, a determining authority shall consider the effect of any activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.	No impacts.
Note: If a biobanking statement has been issued in respect of a development under Part 7A of the <i>Threatened Species Conservation Act 1995</i> , the determining authority is not required to consider the impact of the activity on biodiversity values.	

4.4 Environmental Planning and Assessment Regulation 2021

Section 171(1) of the Environmental Planning and Assessment Regulation (2021) notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity.

The Guidelines for Division 5.1 Assessments (DPE June 2022) provides a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors are considered at Section 6 of this REF.

In addition, Section 171A of the Environmental Planning and Assessment Regulation (2021) requires the consideration of the impact an activity in a defined catchment. This is considered further below under Section 4.5 of this REF.

4.5 Other NSW Legislation

The following table lists any additional legislation that is required to be considered if it is applicable to the proposed activity.

Table 7: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
Rural Fires Act 1997	Is the site identified on the Bushfire Prone Land Map	Yes – Refer to Appendix I for bushfire report. The proposed works are suitable subject to compliance with the bushfire report. A mitigation measure has been included to ensure works are undertaken in accordance with the bushfire report, refer to mitigation measures at Appendix O .
Biodiversity Conservation Act 2016	Does the site contain any critical habitat, threatened species or ecological population or community?	No
Water Management Act 2000	Are the works within 40 metres of a watercourse?	No
Contaminated Land Management Act 1997	Is the site listed on the register of contaminated sites?	No
Heritage Act 1977	Any impacts on local or state or national heritage? If any assessment provided, note where.	No
Roads Act 1993	Any works to a public road, or pumping of water onto a public road, or involve the connection of a road to a classified road?	Yes – a new crossing will connect to a public road.
Other Acts as required	Any other acts as required to be addressed?	No
Section 171A of the Environmental Planning and Assessment Regulation 2021	Are there any impacts to catchments, as defined for consideration under Section 171A of the EP&A Regulation? If any relevant assessments provided in response, note where.	No
State Legislation Planning Policies		
State Environmental Planning Policy (Planning Systems) 2021	The REF has been referred to the Executive Manager Aboriginal Health and Community Relations on two occasions. No response was received. There are no further State and Regional development considerations and/or concurrence required.	Yes – Aboriginal consultation was undertaken.
State Environmental Planning Policy (Resilience and Hazards) 2021	A Contamination Report has been prepared and accompanies this REF at Appendix L . The report concluded: <i>The soil sampling program did not detect elevated levels of assessed contaminants. The levels of all analytes were below adopted thresholds for residential land-use with access to the soil.</i> The site is suitable for the proposed development and no additional remediation work is required.	Yes – Report determined that the site is suitable for development or can be made suitable for development.

Legislation	Comment	Relevant? Yes/No
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>The proposed works relate to a health services facility and the works are permitted without consent under Division 10 Clause 2.61 (1)(a). Clause 2.61(2) requires the building to not exceed 15 metres in height or located closer than 5 metres to a property boundary. Works will not exceed 15m in height, the accommodation is single store with a maximum height of 4.05 metres.</p> <p>The buildings are setback as follows:</p> <ul style="list-style-type: none"> Cabin 1 – 4.3m from Market Street Cabin 2 – 9.4m from McCabe Street Cabin 3 – located internal to the site Cabin 4 – 9.3m from Market Street <p>Cabin 1 is setback less than 5m from the property boundary. This is permitted under Clause 2.61(3) of the T&ISEPP which allows a reduction in the following circumstances:</p> <ul style="list-style-type: none"> The building does not exceed 1 storey or 5 metres in height, and The land on the other side of the property boundary is not in a: <ul style="list-style-type: none"> Residential zone, or Zone C4 of equivalent. <p>Cabin 1 is a maximum of 4.05 metres in height (less than 5m). The zone on the other side of the property boundary is RU1 Primary Production. The core use of the zone is Primary Production, including agriculture and a diverse range of primary industry enterprises. Dwelling houses are permitted in the zone; however the zone is not a residential zone.</p> <p>The setback of Cabin 1 4.3 metres from the Market Street boundary is considered reasonable as its orientation is perpendicular to Market Street with a narrow building frontage. The space between the accommodation and the street boundary is not part of the private open space and therefore can be suitably landscaped to screen the building. The landscape plan provides for a range of tree and shrub species along the street frontage to provide a layering of landscaping which will soften and in part screen the building from certain angles.</p> <p>In addition, the site has a frontage to McCabe Street, which is identified as a classified road. The following Clauses apply and have been considered in this assessment:</p> <p>Clause 2.119 Development with Frontage to Classified Road – no openings will be constructed along McCabe Street (Sturt Highway). The proposal is suitable and won't have significant impact on the operation of the classified road.</p> <p>Clause 2.120 Impact of Road Noise or Vibration on Non-Road Development – refer to Acoustic Report at Appendix J, McCabe Street (Sturt Highway) is likely to have an average daily traffic volume well below 20,000 vehicles, as such this clause is not applicable. This has been addressed separately in the Acoustic Report at Appendix J.</p>	<p>Yes - adjoins a Classified Road and REF is assessed under this SEPP and relates to works associated with a Health Services Facility.</p> <p>Proposed works will not affect the classified road operation and does not require any additional noise restrictions.</p>
State Environmental Planning Policy (Precincts – Regional) 2021	The site is not affected by this SEPP.	No
Balranald Local Environmental Plan 2010		
Zone	<p>RU5 Village – Health Services Facility are permitted within the zone. The proposed key worker accommodation is consistent with the objectives of the zone. In particular, the development will:</p> <ul style="list-style-type: none"> Design and layout combined with setbacks will protect amenity of residents. The design of the buildings will be consistent with the character of the town. Improved housing for key workers will contribute to economic increases in the locality. Health services will be improved for the town of Balranald. 	Yes
Height of Buildings	No height control. Notwithstanding, the height of the prefabricated cabins will be 4.05m, this is consistent with a single storey form and will not result	Not applicable

Legislation	Comment	Relevant? Yes/No
	in unreasonable height, bulk and scale.	
Floor Space Ratio	No FSR control applies. Notwithstanding, the cabins are of a low-scale nature and will not result in unacceptable bulk.	Not applicable
Heritage	The subject site is not heritage listed, is not located in a heritage conservation area and has no known Aboriginal sites.	Non identified
Flood Planning	No. The site is adjacent to a flood planning area but is not affected.	Not applicable
Coastal Planning	Site is not located on any coast.	Not applicable

5. Consultation

5.1 Statutory Consultation

The REF scope of works was notified for 21 calendar days to the stakeholders outlined in Table 8 below.

Table 8: Stakeholders required to be notified.

Stakeholder	Relevant Section
Balranald Shire Council	Section 2.62(2)(a)
Adjoining property owners	Section 2.62(2)(b)

The notification commenced on 5 December 2022 and concluded on 26 December 2022. Copies of the notification letters are provided at **Appendix H**. Given the time of the year, additional time has been allowed for to receive any submissions.

LJB Urban Planning followed up with Balranald Council on 24 January 2023. Council's Senior Planner advised that the matter was being considered internally and if required comments would be forwarded. No further response was received. An email was received from Ray Mitchell, Balranald Council's Health & Development officer on 15 March 2023 requesting confirmation as to what Clause the works were being considered under the TI SEPP. The purpose of the request was to note for Council's files. A response was provided outlining that the works were considered under Clause 2.61 of the TI SEPP. A copy of the response is provided at **Appendix H**.

Further a presentation was given to Balranald Council by representatives of Health Infrastructure as a courtesy to talk through the project, timelines and potential impacts.

Consultation is not required under Division 1 Consultation of the TI SEPP for the following reasons.

- The works will not impact on Council related infrastructure of services;
- The works will not affect a local heritage item in any way;
- The works will not be carried out on flood liable land;
- The works are not located within a coastal vulnerability area; and
- The works are not considered 'specified development'.

5.2 Community and Stakeholder Engagement

Additional community engagement, outside the statutory consultation requirements, was not required.

A presentation was submitted to the Project User Group on 10 March 2023. The Health Service Manager for Balranald Multipurpose Health Service provided feedback on the scheme in relation to concerns with the style of fencing in relation to dust and noise. The Project Manager provided a response confirming what is proposed in relation to fencing and landscaping and setback of the cabins. The design of the fencing, landscaping and location of the cabins has responded to the concerns relating to dust and noise. The scheme was also referred to the Far West Local Health Services and they provided their support to the scheme.

6. Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

Section 171(1) of the EP&A Regulation (2021) notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the environmental factors guidelines that apply to the activity.

The Guidelines for Division 5.1 Assessments (June 2022) apply to the activity. The relevant assessment considerations under Section 3 of these Guidelines are provided below:

Table 9: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment	
a) Any environmental impact on a community	<p>The existing site is currently void of any structures or significant vegetation, as such the proposed works will alter the built environment along McCabe Street and in particular, at the corner of McCabe Street and Court Street and McCabe Street and Market Street.</p> <p>The positioning of the cabins and internal driveway have been thought through and setback from the corner of the McCabe and Market Streets, this is the preferred outcome to ensure the safety of the occupants and the visual appearance of the works.</p> <p>The Contamination Report at Appendix L has concluded:</p> <p><i>The soil sampling program did not detect elevated levels of assessed contaminants. The levels of all analytes were below adopted thresholds for residential land-use with access to the soil.</i></p> <p>Therefore, the site is suitable for the construction of key worker cabin accommodation.</p> <p>The proposed location of the cabins will be separate from the hospital and all vehicular and pedestrian entry/exit points will be secure to maintain security and privacy.</p> <p>As discussed above in Section 3.1.2, the proposed height, setbacks, fencing and positioning of the cabins results in an appropriate built form that will not detract from the locality.</p> <p>The cabins will be manufactured off site but once installed will have a height of 4.05m. The width of the cabin will be 7.675m with a length of 17.72m, therefore each self-contained unit will be 8.86m long. Each of the self-contained units will be approximately 68m² in size. The scale of the cabins will be suitable for the subject site.</p> <p>The materials and finishes will be in keeping with the built environment around Balranald and will be simplistic in form.</p> <p>Overall, the building design, height, setbacks, fencing and materials and finishes result in a suitable building design that will not detrimentally on the surrounding community and existing hospital services.</p> <p>A mitigation measure will be imposed to require a Construction and Management Plan to be prepared prior to the commencement of works, this will manage all site activities, which should not interfere with day-to-day hospital operations as the site is separate of the main hospital buildings.</p>	<p>-ve</p> <hr/> <p>Nil</p> <hr/> <p>+ve ✓</p>
(b) Any transformation of a locality?	<p>As discussed above in point (a) and at Section 3.1.2 above, the proposed cabins will transform the site that is positioned between McCabe Street, Market Street and Court Street.</p> <p>The proposed works will transform this corner of the hospital site. However, it will provide for modern key worker accommodation that is required to meet the changing needs of the hospital specialists.</p> <p>The building scale, height, setbacks, separation and landscaping will result in a suitable built form that will be consistent with the scale of the existing</p>	<p>-ve</p> <hr/> <p>Nil</p> <hr/> <p>+ve ✓</p>

Relevant Consideration	Response/Assessment		
	hospital and surrounding built form.		
(c) Any environmental impact on the ecosystem of the locality	No likely impact. The site is located approx. 200 metres from the river system. No works are proposed within 40 metres of a watercourse or within any land identified as vulnerable riparian land. Part of the hospital site is identified under Balranald Council's Riparian Land Map, Waterways Map, Groundwater Vulnerability as being located within a wetland. The lot where the Key Worker Accommodation is proposed is not identified as a wetland. It is therefore considered that given the location of the works, they are unlikely to impact the ecosystem.	-ve Nil +ve	 ✓
d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.	As discussed above, the proposed works will transform the western corner of the site and provide suitable built form that is of a scale in keeping with surrounding buildings. The combination of open style and solid colorbond fencing will be enhanced through the landscape design for the site. Visually the vacant land will be enhanced with modest designed cabins and a detailed landscape approach.	-ve Nil +ve	 ✓
e) Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, or social significance or other special value for present or future generations.	No impact.	-ve Nil +ve	 ✓
(f) Any impact on the habitat of protected fauna, within the meaning of the <i>Biodiversity Conservation Act 2016</i> ?	No impact.	-ve Nil +ve	 ✓
(g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	No impact.	-ve Nil +ve	 ✓
(h) Any long-term impacts on the environment	There will be no long-term impacts on the environment. All works will result in positive long-term changes for the wider community. This is demonstrated in the landscape package that will complement the design of the cabins.	-ve Nil +ve	 ✓
(i) Any degradation of the quality of the environment?	There will be no degradation of the environment. The works will improve the landscaping within the site, as demonstrated on the Landscape plans attached at Appendix G .	-ve Nil +ve	 ✓
j) Any risk of safety of the environment?	There is no significant risk of safety to the environment. Mitigation measures will be imposed to ensure safety during construction works.	-ve Nil +ve	 ✓
(k) Any reduction in the range of beneficial uses of the environment?	The proposed development will provide much improved and needed key worker accommodation, there will be no reduction in uses as the site is vacant. Therefore, the provision of improved accommodation will remain beneficial and will continue to service the local community.	-ve Nil +ve	 ✓
(l) Any pollution of the environment?	Subject to mitigation measures, to control construction works, there will be no unreasonable adverse pollution impacts from the construction of the cabins.	-ve Nil +ve	 ✓
(m) Any environmental problems associated with the disposal of waste?	There will be no environmental problems associated with disposal of waste. A waste management plan for both construction works, and use is required	-ve Nil	 ✓

Relevant Consideration	Response/Assessment	
	via a mitigation measure prior to commencing works.	+ve
n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	There will be a minor increase in resources to accommodate the accommodation, however there is sufficient capacity available.	-ve
		Nil ✓
		+ve
(o) Any cumulative environmental effects with other existing or likely future activities?	There are no other significant construction activities occurring in the vicinity of the hospital.	-ve
	The surrounding streets and site itself can accommodate construction worker vehicles during works without adverse impact on hospital parking. Refer to Traffic report at Appendix N .	Nil ✓
		+ve
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	No Impact.	-ve
		Nil ✓
		+ve
q) Applicable local strategic planning statements, regional strategic plans or district strategic plan made under Division 3.1 of the Act?	The draft Balranald Local Strategic Planning Statement (LSPS) and Community Strategic Plan (CSP) have been developed to satisfy the intent of the Far West Regional Plan 2036.	-ve
	The proposed key worker accommodation will support the health care services for the community and ensure that the community has improved services in the long-term.	Nil
		+ve ✓
r) Any other relevant environmental factors?	No other environment factors.	-ve
		Nil ✓
		+ve

6.2 Identification of Issue

6.2.1 Traffic, Access and Parking

Questions to consider	Yes	No
Will the works affect traffic or access on any local or regional roads?	Yes – a new vehicular access will be provided along Market Street, however, a total of eight (8) car spaces are provided, so it is unlikely that this number of vehicles will result in any unacceptable traffic impacts. Local residents will be notified before works commence.	
Will the works disrupt access to private properties?		No
Are there likely to be any difficulties associated with site access?		No
Are the works located in an area that may be highly sensitive to movement of vehicles or machinery to and from the work site (i.e. schools, quiet streets)?	Yes – residential properties positioned opposite on McCabe Street and hospital uses to the south-east. However, the site is surrounded by streets on all sides and the Construction Management Plan can suitably address and traffic management issues during construction.	

Questions to consider	Yes	No
Will full or partial road closures be required?		No
Will the proposal result in a loss of onsite car parking?		No
Is there onsite parking for construction workers?		No. The Construction Management Plan indicates that minimal construction traffic is expected. There is street parking available in the vicinity of the site.

A mitigation measure has been included in the Mitigation measures at **Appendix O**, to require the preparation of a Construction and Traffic Management Plan prior to the commencement of works to ensure that the works are managed adequately to reduce impacts during works.

6.2.2 Noise and Vibration

Questions to consider	Yes	No
Are there residential properties or other sensitive land uses or areas that may be affected by noise from the proposal during construction? (i.e. schools, nursing homes, residential areas or native fauna populations)?	Yes. Refer to discussion below.	
Will any receivers be affected by noise for greater than three weeks?	Yes. Refer to discussion below.	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation?	Yes. Refer to discussion below.	
Will the works be undertaken outside of standard working hours? Monday – Friday: 7am to 6pm Saturday: 8am to 1pm Sunday and public holidays: no work	Yes. Any extension of time will require a separate approval.	
Will the works result in vibration being experienced by any surrounding properties or infrastructure?	Yes, an acoustic report has been prepared and is attached at Appendix J . Works will be undertaken in accordance with the acoustic report.	
Are there any impacts to the operation of helipads on the activity site?		No impacts.

An acoustic report can be found at **Appendix J**, and it outlines how the proposed works can be mitigated to minimise acoustic impacts for nearby properties. A mitigation measure will be included to ensure compliance with the acoustic report during construction works.

In addition, a mitigation measure will be imposed to require a detailed Construction Noise and Vibration Management Plan to be prepared and submitted for approval prior to the commencement of works. This report will need to take into consideration the following documents:

- *NSW Interim Construction Noise Guidelines (DECC 2009)*
- *Noise Policy for Industry (EPA, 2017).*
- *Assessing Vibration: a technical guideline (Dec. 2006).*

The Acoustic Report has also considered traffic noise from vehicles passing by along McCabe Street, which is an extension of the Sturt Highway. No further referral or acoustic works are required given the traffic passing the site is significantly less than 20,000 vehicles a day.

6.2.3 Air Quality and Energy

Questions to consider	Yes	No
Could the works result in dust generation?	Possibly – during construction works.	
Could the works generate odours (during construction or operation)?	Yes – minor from construction activities.	
Will the works involve the use of fuel-driven heavy machinery or equipment?	Yes - during site preparation works and when installing the prefabricated cabins.	
Are the works located in an area or adjacent to land uses (e.g. schools, nursing homes) that may be highly sensitive to dust, odours, or emissions?	Yes – within a hospital and opposite residential uses.	

Potential impacts on air quality may occur during works.

Dust can be generated by the following activities:

- Site clearing
- Construction activities
- Stockpiling
- Transfer of materials to trucks for transport
- Vehicle movements
- Construction works.

To minimise the emission of dust during works, appropriate mitigation measures will need to be imposed during works including:

- Dampening exposed surfaces in windy conditions
- Covering loads on vehicles hauling materials to and from work sites
- Installation of appropriate site fencing
- Sealing of all hoardings with plastic or an alternative dust proof application

- External scaffolding to be installed with dust minimising shade cloth.
- All waste storage compartments and skips to be appropriately covered and secure.
- Ensure return air ductwork within the site is properly managed to mitigate the spread of dust to other areas of the hospital.

6.2.4 Soils and Geology

Questions to consider	Yes	No
Will the works require land disturbance?	Yes - during the construction of driveway works and installation of footings for the cabins.	
Are the works within a landslip area?		No
Are the works within an area of high erosion potential?		No
Could the works disturb any natural cliff features, rock outcrops or rock shelves?		No
Will the works result in permanent changes to surface slope or topography?	Yes – a driveway will be constructed.	
Are there acid sulfate soils within or immediately adjacent to the boundaries of the work area? And could the works result in the disturbance of acid sulfate soils?		No
Are the works within an area affected by salinity?		No
Is there potential for the works to encounter any contaminated material?	Yes. Refer to discussion below.	

The contamination report at **Appendix L**, concluded that the site was not contaminated and is suitable for the proposed development.

A mitigation measure will be imposed to require an Erosion and Sediment Control Plan to be prepared in accordance with the Erosion and sediment control - Managing Urban Stormwater: Soils and Construction (Landcom, 2004) (the Blue Book).

6.2.4 Coastal risks

Questions to consider	Yes	No
Are the works affected by any coastal risk/hazard provisions?		No
Is any coastal engineering advice required, proportionate to the proposed activity?		No

6.2.5 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse?	The site is approximately 200m from the Murrumbidgee River. No works are proposed within 40m of a watercourse.	
Are the works within a Sydney Drinking Water Catchment?		No
Are the works located within a floodplain?		No
Is the development activity located above Probable Maximum Flood Levels?	Yes. Refer to discussion below	

Questions to consider	Yes	No
Will the works intercept groundwater?		No
Will a licence under the <i>Water Act 1912</i> or the <i>Water Management Act 2000</i> be required?		No
Has stormwater management been adequately addressed?	Yes – refer to civil drawings at Appendix F .	

The subject land is not identified as flood liable land, this is confirmed by the flood mapping on the Planning Portal and the Section 10.7 Certificate issued by Balranald Council. However, surrounding land to the south and east are identified as flood liable. It is therefore important that an evacuation strategy is in place to ensure safe evacuation for the occupants in a flood event. Prior to the use of the key worker accommodation Far West Local Health District are to prepare or update an existing evacuation strategy to ensure the safe evacuation of occupants in the event of a flood. This will imposed as a mitigation measure.

It is noted that the site is identified as having potential 'groundwater vulnerability' on the Balranald LEP 2010 maps. The accompanying geotechnical/contamination report at **Appendix L** did not identify any groundwater and no groundwater bores were located on the site. However, the nearest registered groundwater bore identified within 500m of the site, recorded a water-bearing zone (WBZ) between 18m and 21m with a standing water level of 12.6m.

The proposed works are not likely to impact on any groundwater.

6.2.6 Visual Amenity

Questions to consider	Yes	No
Are the works visible from residential properties, or other land uses that may be sensitive to visual impacts?	Yes – see discussion below.	
Will the works be visible from the public domain?	Yes – see discussion below.	
Are the works located in areas of high scenic value?		No
Will the works involve night work requiring lighting?		No

The proposed works will be visible from the public domain and some residential properties/businesses along McCabe Street and Market Street. The following images identify the view from Court Street and McCabe Street, the red circle identifies the location of the new works, as the corner will still maintain unbuilt upon land, the built form will be balanced with unbuilt upon areas and will be suitable:



The following image shows the view from corner of McCabe Street and Market Street, the red circle identifies the location of works:



As can be seen above, the site is vacant. However, the height of the cabins combined within fencing choice and setbacks for landscaping will ensure that the built form is suitable when viewed from the public domain. In particular, the fencing at the corner of Market Street and McCabe Street will be open style and the setback of Cabin 4 will retain a large area of open space at the south-western corner, balancing with the setbacks at the corner of Court Street and McCabe Street. Overall, the site will be transformed but the scale of the buildings and setbacks combined with large areas of retained open space will result in good built form outcomes that will be seen a positive improvement.

6.2.7 Aboriginal Heritage

Questions to consider	Yes	No
Will the activity disturb the ground surface or any culturally modified trees?	Yes – works will disturb the ground. No trees will be affected.	
Are there any known items of Aboriginal heritage located in the works area or in the vicinity of the works area (e.g. previous studies or reports from related projects)?		No
Are there any other sources of information that indicate Aboriginal objects are likely to be present in the area (e.g. previous studies or reports from related projects)?		No
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed?		No
<ul style="list-style-type: none"> • Within 200m of waters. • Located within a sand dune system. • Located on a ridge top, ridge line or headland. • Located within 200m below, or above a cliff face. • Within 20m of, or in a cave, rock shelter or a cave mouth 		
If Aboriginal objects or landscape features are present, can impacts be avoided?		None identified
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?		No risk identified.
Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?		No
Is the activity likely to affect the cultural value or significance of the site?		No

A due diligence assessment was performed on 6 December 2022 and no Aboriginal sites or places were identified on and/or within the vicinity of the subject site. This can be found at **Appendix E**.

The proposed works will take place where there are no existing buildings, as such the disturbance to the ground may lead to discovery of items, if this occurs then works would need to cease until the item was investigated, a mitigation measure has been included to this effect, see **Appendix O**.

6.2.8 Non-Aboriginal Heritage

Questions to consider	Yes	No
Are there any heritage items listed on the following registers within or in the vicinity of the work area?		No
<ul style="list-style-type: none"> NSW heritage database (includes section 170 and local items) Commonwealth EPBC heritage list? 		
Will works occur in areas that may have archaeological remains?		No
Is the demolition of any heritage occurring?		No

6.2.9 Ecology

Questions to consider	Yes	No
Could the works affect any <i>Environmental Protection and Biodiversity Conservation Act 1999 (Cth)</i> listed threatened species, ecological community or migratory species?		No
Is it likely that the activity will have a significant impact in accordance with the <i>Biodiversity Conservation Act 2016 (BC Act)</i> ? In order to determine if there is a significant impact, the REF report must address the relevant requirements of Section 7.2 of the BC Act:		No
<ul style="list-style-type: none"> Section 7.2 (a) – Test for significant impact in accordance with section 7.3 of the BC Act. Section 7.2 (c) – it is carried out in a declared area of outstanding biodiversity value. 		
Could the works affect a National Park or reserve administered by EES?		No
Is there any important vegetation or habitat (i.e. Biodiversity and Conservation SEPP) within or adjacent to the work area?		No
Could the works impact on any aquatic flora or habitat (i.e. seagrasses, mangroves)?		No
Are there any noxious or environmental weeds present within the work area?		No
Will clearing of native vegetation be required?		No

6.2.10 Bushfire

Questions to consider	Yes	No
Are the works located on bushfire prone land?	Yes	
Do the works include bushfire hazard reduction work?		No
Is the work consistent with a bush fire risk management plan within the meaning of the <i>Rural Fires Act 1997 (RF Act)</i> that applies to the area or locality in which the activity is proposed to be carried out?	Yes	

Refer to **Appendix I**, a Bushfire Report has been prepared by a suitably qualified consultant. The proposed works are acceptable and provided they are undertaken in accordance with this report. A mitigation measure will be included to ensure that this occurs, refer to **Appendix O**.

6.2.11 Land Uses and Services

Questions to consider	Yes	No
Will the works result in a loss of, or permanent disruption of an existing land use?		No – land is currently vacant.

Questions to consider	Yes	No
Will the works involve the installation of structures or services that may be perceived as objectionable or nuisance?		No
Will the works impact on, or be in the vicinity of other services?		No

6.2.12 Waste Generation

Questions to consider	Yes	No
Will the works result in the generation of non-hazardous waste?	Yes	
Will the works result in the generation of hazardous waste?		No
Will the works result in the generation of wastewater requiring off-site disposal?		No

There is always risk that more may be uncovered during works, which have not been found within the site, as such appropriate mitigation conditions are recommended should more hazards which may be identified during construction works.

A mitigation measure shall require all waste to be classified as per the NSW EPA guidelines and may only be disposed of at a licensed waste facility.

6.2.13 Hazardous Materials and Contamination

Questions to consider	Yes	No
Is there potential for the works to encounter any contaminated material?		No
Is there potential for the works to disturb or require removal of asbestos?		No
Is the work site located on land that is known to be or is potentially contaminated?		No
Will the works require a Hazardous Materials Assessment?		No
Is a Remediation Action Plan required?		No

Contamination

A detailed contamination report title '*Detailed Contamination Investigation – New Residential Units, 49 Court Street, Balranald NSW*', accompanies this REF and can be found at **Appendix L**:

The report concludes that the site is considered suitable for its intended.

6.2.14 Sustainability and Climate Resilience

Questions to consider	Yes	No
Does the activity ensure the effective and efficient use of resources (natural or other)?	Yes – see discussion below.	
Does the activity use any sustainable design measures?	Yes – see discussion below.	
Are climate resilient design measures to be incorporated in the activity?	Yes – see discussion below.	

Refer to the Design Report at **Appendix B**, Section 3.5 outlines the sustainability provisions, and they are outlined below:

The proposal will also require a 10% improvement in energy efficiency compared to the National Construction Code (NCC) Section J baseline.

The building design has been based around a modular off-site fabrication. This method of fabrication will ensure a well-sealed building envelope, with appropriate level of insulation for the hot and dry temperate climate of Balranald (NCC climate zone 4).

Supporting sustainable objectives, off site fabrication results in reduced building waste through the construction process and a high level of recycling of the building waste produced. Sustainable outcomes realized through the prefabrication process include:

- Reduction in building waste by 80% when compared to traditional construction.
- Recycling process for building waste that does occur.
- Improved building sealing and insulation
- Renewable timber construction over structural steel subframe
- End of life recyclability.

Fixtures and fittings will be selected to provide efficiency for both water and energy use, aligning with and exceeding the requirements of the NCC.

Health Infrastructure has advised that the cabins will need to achieve the equivalency of a 4-star Green Star Rating under Design Guidance Note No. 058. This requirement will form a mitigation measure.

6.2.15 Community Impact/ Social Impact

Questions to consider	Yes	No
Is the activity likely to affect community services or infrastructure?		No
Does the activity affect sites of importance to local or the broader community for their recreational or other values or access to these sites?		No
Is the activity likely to affect economic factors, including employment numbers or industry value?	Yes – construction workers will be employed for the duration of works, which is positive outcome.	
Is the activity likely to have an impact on the safety of the community?		No – a CMP is required to ensure the site works are managed safely.
Will the activity affect the visual or scenic landscape? This should include consideration of any permanent or temporary signage.	Yes – see discussion below.	
Is the activity likely to cause noise, pollution, visual impact, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners?	Yes- visual impacts from built form. See discussion below and above.	

All proposed cabins have been carefully placed to be setback from boundaries and will be no higher than 4.05m in height. The built form combined with landscaping will result in appropriate built form on this site.

The buildings will not result any overshadowing of nearby properties, they will be suitably separated from adjoining residential properties, therefore maintaining privacy and the only noise impacts will be associated with construction works, which will be suitably managed for the 2 months of construction.

In addition, the varied fencing form along Market Street and McCabe Street from 1.2m open style to 1.8m solid Colorbond will ensure that the fence will not dominate the streetscape and maintain an adequate scale.

The proposed landscaping design is a positive outcome that will improve the visual appearance and the amenity of the site.

The accompanying design report at **Appendix B** address the CPTED principles and the proposed development has been designed to address these principles.

Overall, the proposed key workers accommodation is suitable for the site and the low scale nature of the building combined with setbacks and landscaping will minimise impacts when viewed from the public domain.

6.2.16 Cumulative Impact

Questions to consider	Yes	No
Has there been any other development approved within 500m of the site?		No
Is there any transformation planned within 500m of the site?		No
Will there be significant impacts (for example, including but not limited to, construction traffic impacts) from other development approved or currently under construction within 500m of the site?		No
Is the activity likely to result in further significant impacts together with other development planned, approved or under construction within 500m of the site?		No
Has a cumulative impact statement, proportionate to the activity, been included in REF documentation? If no – why not?		No – as no significant projects identified in the locality.

A search of the following registers was undertaken:

- Department of Planning and Environment – major project register.
- Sydney and Regional Planning Panels Development and Planning Register; and
- Balranald District Council development application register.

No significant development applications were identified within 500m of the site.

7. Summary of Mitigation Measure

Mitigation measures are to be implemented for the proposal to reduce impacts on the environment. The mitigation measures are provided at **Appendix O**.

7.1 Summary of Impacts

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed development, it is determined that:

- The extent and nature of the potential impacts are considered low and will not have significant adverse effects on the locality, community and the environment.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community and,
- Given the above, it is determined that an EIS is not required for the proposed development activity.

8. Justification and Conclusion

The proposed construction of the key workers accommodation cabins at Balranald District Hospital is subject to assessment under Part 5 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

As discussed in detail in this report, the proposal will not result in any significant or long-term impact. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing need within the community;
- It generally complies with, or is consistent with all relevant legislation, plans and policies;
- It has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is not necessary for a Species Impact Statement and/or a BDAR to be prepared. The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5 of the EP&A Act. On this basis, it is recommended that HI determine the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report.