

HEALTH INFRASTRUCTURE

Addendum Review of Environmental Factors

Tamworth Mental Health Unit

3 July 2023

Version 3



Declaration

This Addendum Review of Environmental Factors (Addendum REF) has been prepared for Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from the removal of an additional tree at Carpark D Zone 1 due to proximity to works and the relocating three carpark bays in the Carpark A Zone 4 design and the removal of an additional tree to accommodate the carpark bays relocation at Tamworth Hospital, located on land described as Lot 1 DP 1181268.

A REF for the development of a new Tamworth Mental Health Unit was endorsed by HI on 29 March 2023. This Addendum 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 Addendum REF provides a true and fair review of the activity in relation to its likely impact on the environment. It addresses to the fullest extent possible, all the factors listed in section 171(1) of the EP&A Regulation and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC ACT).

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

Declaration	
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B	Plans		
C	Traffic Impact Assessment		
D	Planning Certificate		
E	Arboricultural Impact Assessment		
F	Biodiversity Assessment Report		
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Abbreviations

Abbreviation	Description
BC Act 2016	Biodiversity Conservation Act 2016
BC Act 2017	Biodiversity Conservation Act 2017
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
BAR	Biodiversity Assessment Report
CM Act	Coastal Management Act 2016
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
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
FM Act	Fisheries Management Act 1994
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MNES	Matters of National Environmental Significance
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
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
SIS	Species Impact Statement
TISEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	Water Management Act 2000

Executive Summary

Amended Proposal Overview

Health Infrastructure endorsed a REF for the development of a new Tamworth Mental Health Unit on 29 March 2023. The endorsed development includes demolition works, new construction works and expansions and additions of carparks across the hospital campus. Works have commenced on the development. This Addendum REF is required for the removal of two additional trees to accommodate the carparks' works and the relocation of three carparking bays in the Carpark A Zone 4 design.

Need for the Amended Proposal

The need for an Addendum REF arose when it was realised that additional tree removal would be required during construction works of the carparks and three carparking bays were required to be relocated within Carpark A Zone 4 to avoid water main infrastructure. As a result, an amended REF is necessary to address these changes and ensure they are consistent with the endorsed design and scope and to assess any impacts on the environment.

Amended Proposal Objectives

The amended proposal does not amend or impact upon the primary objectives of the endorsed REF, which are to deliver more bedrooms and better co-designed facilities for people with mental health needs, their families, carers and staff. The amended proposal's objectives for the development of the site is to maintain the addition of improved parking for staff and visitors across the hospital campus as detailed in the endorsed REF and Traffic Impact Assessment.

Options Considered

The options considered were:

- Proceed with original scope and design;
- Remove tree 19 and tree 67 and move three car parking bays from their originally designed location to the southeastern corner of Carpark A Zone 4; and
- Alter the design of Carpark D Zone 1 to accommodate the retaining of tree 19 and remove the three car parking bays from the design of Carpark A Zone 4 to accommodate the retaining of tree 67, with the removed carparking bays not replaced elsewhere.

Site Details

This site is the existing Tamworth Hospital, located at 31-35 Dean Street, North Tamworth. The site is described in real property terms as Lot 1 DP 1181268.

Planning Approval Pathway

The activity involves altering the carpark design and associated tree removal as part of a health service facility which is classified as development without consent as the proposed activity is consistent with Division 10 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*. Therefore, the proposal is subject to an environmental assessment (REF). The amended proposal does not alter the planning approval pathway.

Statutory Consultation

The amended proposal is a minor variation to the original proposal. No further consultation is required.

Environmental Impacts

There are no significant changes in environmental impacts as a result of the amended proposal.

Justification and Conclusion

All matters affecting, or likely to affect, the environment by reason of the amended proposed activity have been examined by the Addendum REF in the context of the Department of Planning and Environment's (DPE) Guidelines for Division 5.1 Assessments (the Guidelines), consistent with section 171(1) of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), and the Australian Government's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). As outlined in the Addendum REF, the amended proposal is a minor

variation which will not result in any significant or long-term impact. Minor changes to the mitigation measures endorsed on 29 March 2023 are required.

The proposed activity is not within a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS and/or BDAR is not required. The environmental impacts of the amended 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 Division 5.1 of the EP&A Act. On this basis, it is recommended that HI determine the proposed activity in accordance with Division 5.1 of the EP&A Act and subject to the adoption and implementation of any mitigation measures identified within this report.

1. Introduction

Health Infrastructure (HI) propose to make minor changes to the endorsed new Tamworth Mental Health Unit, which is part of the NSW Government's \$700 million State-wide Mental Health Infrastructure Program (the proposal). The facility is to be constructed at the Tamworth Hospital, located at Lot 1 DP 1181268 (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities. The proposed changes to the proposal (the amended proposal) are:

- Removal of tree 19 at Carpark D Zone 1 due to proximity to works to the tree and likely impact;
- Relocate three carpark bays within Carpark A Zone 4 due to likely impact on an existing below ground water main which would result in impact to the campus; and
- Removal of tree 67 at Carpark A Zone 4 to accommodate the three relocated carpark bays.

This Addendum Review of Environmental Factors (REF) has been prepared by GeoLINK on behalf of HI to determine any changes to the environmental impacts as identified within the REF 29 March 2023 (refer to **Appendix A**). 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 Addendum REF is to describe the amended proposal, to document the likely altered impacts of the amended proposal on the environment and to detail any changes to the protective measures, identified in the REF (refer to **Appendix A**), to be implemented to mitigate impacts.

The description of the additional proposed works and associated altered environmental impacts have been undertaken in the context of section 171(1) of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

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

- whether the amended 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 5.1 of the EP&A Act; and
- the potential for the amended 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 Addendum 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 overview

The activity is for construction of a new Tamworth Mental Health Unit (TMHU) and associated works within the grounds of the Tamworth Hospital, including the addition of parking to compensate for the removal of car parking required for the construction of the new TMHU and any additional demand created by the new facility. The activity would be completed in two stages, Early Works and Main Works.

The works required for the Early Works Stage are generally described as follows:

- Construction of Car Park A Zone 3
- Redevelopment and expansion of Car Park A Zone 4
- Construction of Car Park B Zone 2
- Redevelopment and expansion of Car Park D Zone 1
- Removal of trees

The works required for the Main Works Stage are generally described as follows:

- The demolition of three existing buildings, including Staff Accommodation building (TA34), Rotary Hostel (TA08) and Rotary Lodge (TA09)
- Removal of informal staff carpool carpark
- Removal of trees
- Construction of new TMHU building
- Construction of stairs and pathways
- Construction of ancillary infrastructure, including stormwater drainage, retaining walls, and services/utility adjustments and connections
- Installation of campus wayfinding and signage throughout the hospital campus

1.2 Amended Proposal Need and Alternatives

Tree 19 at Carpark D Zone 1 has been identified as being too close to the endorsed works to allow for the tree to be retained, therefore, the tree is required to be removed in order to accommodate the endorsed Activity.

The contractor has identified the location of three new car parking bays in Carpark A Zone 4 interferes with an existing below ground water main and retaining the three car parking bays in accordance with the approved design is not feasible. Tree 67 is required to be removed in order to accommodate the extension of the southeastern corner of Carpark A Zone 4 to fit the relocated carparking bays. This is the preferred option as it maintains the requirements for parking outlined in the endorsed REF and causes the least impact on the hospital campus.

The amended proposal seeks to remove tree 19 and tree 67 and relocate the three carparking bays to the southeastern corner of Carpark A Zone 4 as per the new design.

Plans for the amended proposal are provided at **Appendix B**.

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

Table 1 Alternatives considered for the amended proposal

Alternative description	Advantages and disadvantages	Preferred alternative
Proceed with original scope and design	Proceeding with the original scope and design cannot proceed at Carpark D Zone 1 as the location of tree 19 does not allow for construction. The three car parking bays in Carpark A Zone 4 would result in impacting an existing below ground water main which would result in impact to the wider campus. This option is not feasible for Carpark D Zone 1 and Carpark A Zone 4 would cause larger disruption to the entire hospital campus.	x
Remove tree 19 and tree 67 and move three car parking bays from their originally designed location to the southeastern corner of Carpark A Zone 4	Removing tree 19 would allow Carpark D Zone 1 to proceed as endorsed. Removing tree 67 and relocating the three car parking bays would avoid the larger disruption as mentioned above and maintain the required car parking bay numbers as mentioned below.	✓
Alter the design of Carpark D Zone 1 to accommodate the retaining of tree 19 and remove the three car parking bays from the design of Carpark A Zone 4 to accommodate the retaining of tree 67, with the removed carparking bays not replaced elsewhere	Removing carparking bays from Carpark D Zone 1 and three car parking bays from Carpark A Zone 4 and not replacing them in a different location would result in a lower number of car parking than required as identified in the Traffic Impact Assessment (refer to Appendix C).	x

2. Site Analysis and Description

2.1 The Site and Locality

Table 2 Description of the site

Details	Proposal (endorsed REF)	Amended proposal (this REF)
Address	31-35 Dean Street, North Tamworth	No change
Legal Description	Lot 1 DP 1181268	No change
Site Area	approximately 20.62 hectares	No change
Owners	NSW Health Administration Corporation	No change
Heritage	Local Heritage Item "Main Group of Hospital Buildings" (Item #1361)	No change

2.1.1 Existing Development

The Tamworth Hospital currently operates on the site and location relevant to this addendum is Car Park A Zone 4.

A full description of both the hospital and the car park is provided in Section 2.1.1 of the endorsed REF (refer to **Appendix A**).

2.1.2 Site Considerations and Constraints

Section 10.7 Planning Certificate No. PC2022-0483 dated 30 August 2021 identifies that the site is located within the R1 General Residential zone under Tamworth Regional Local Environmental Plan 2010, and is provided at **Appendix D**.

There has been no change to the certificate issued previously (refer Section 2.1.4 of the endorsed REF at **Appendix A**).

3. Proposed Amended Activity

3.1 Proposal Overview

Tree 19 at Carpark D Zone 1 has been identified by the contractor as being too close to the works, as per **Figure 3.1**, and would need to be removed to proceed as endorsed.

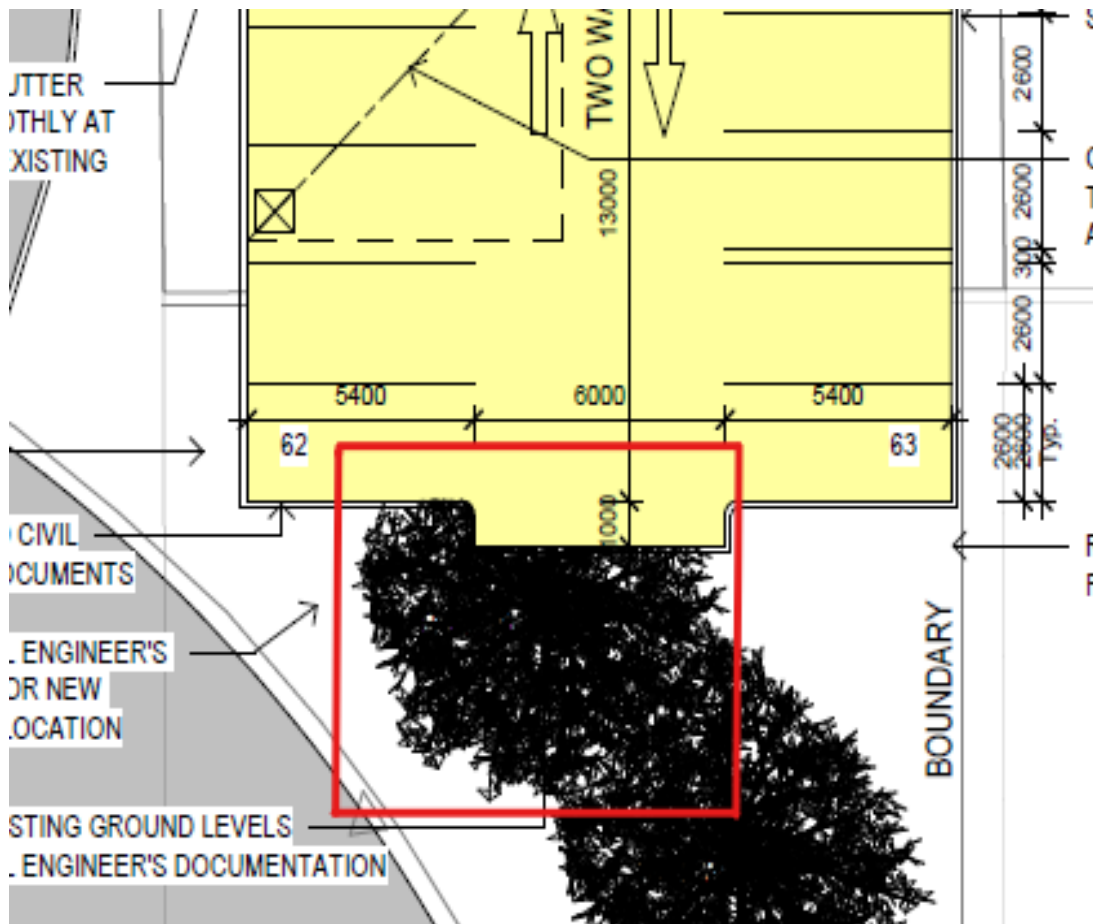


Figure 3.1 Tree 19 located in close proximity to endorsed Activity.

In order to avoid impacts on the Tamworth hospital water main, three car parking bays designed to be located in the northern side of Car Park A Zone 4 need to be relocated in the design to the southeastern corner. This location was identified as a future provision should additional carparks be required and would require tree 67 to be removed to accommodate the car parking footprint, as per **Figure 3.2**.

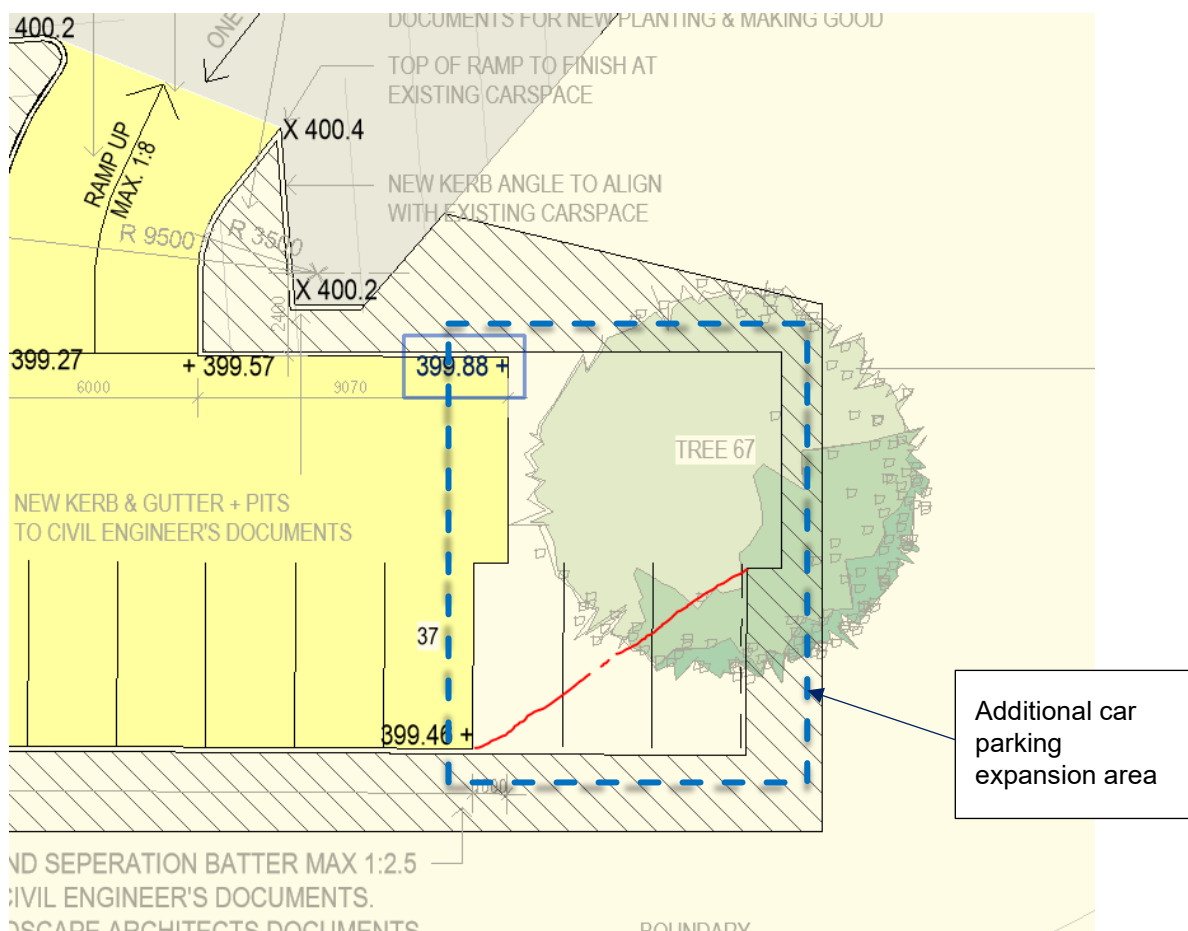


Figure 3.2 Proposed location of three relocated car parking bays and tree 67.

Full plans for Carpark D Zone 1 and Carpark A Zone 4 are provided at **Appendix B**.

3.2 Construction Activities

The full works for the proposal are long term (22 Months). The program identifies the construction stages as the early works (3.5 months) and the main works (18.5 months):

- Early Works – Provision of on-grade parking delivered across four locations on the campus Including:
 - Car Park A Zone 3
 - Car Park A Zone 4
 - Car Park B Zone 2
 - Car Park D Zone 1
- Main Works – Construction of new building and associated works

The amended proposal would add the removal of tree 19 and tree 67 to the removed tree list. The amended proposal for the construction of the three additional car parking bays would be the same as the Carpark A Zone 4 works as described in the endorsed REF (refer to **Appendix A**).

The amended proposal would not change the commencement date, work hours and duration/construction etc as identified within the endorsed REF (refer to **Appendix A**).

3.3 Operational Activities

The changes to Carpark D Zone 1 and Carpark A Zone 4 would not alter any operational changes or activities from that outlined in the endorsed REF (refer to **Appendix A**). There will be no additional effects on the use, operation hours, staff numbers or traffic and parking.

4. Statutory Framework

4.1 Activity Description under TISEPP

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 out the development, in accordance with the EPI, on land to which the provision applies. However, an environmental assessment of the development is required under Part 5 of the Act.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TISEPP outlines the approval requirements for health service facilities. A 'hospital' is defined as a health service facility under this division.

The site is zoned R1 General Residential under the *Tamworth Regional Local Environmental Plan 2010*. The R1 zone is a prescribed zone under the TISEPP.

Therefore, the proposal was 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 activity involves carrying out of identified works by HI (public authority). The amended proposal does not alter this planning approval pathway.

Under provisions of the TISEPP, the following activity is to be undertaken.

TISEPP consultation is discussed within Section 5 of this REF.

Table 3 Description of proposed activities

Division and Section within TISEPP	Proposal (endorsed REF)	Amended proposal (this REF)
Section 2.61(1)(a)	Erection or alteration of, or addition to a building that is a health services facility.	The amended proposal is not relevant to this section.
Section 2.61(1l)	Demolition of an existing building, which may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility.	The amended proposal is not relevant to this section.
Section 2.61(1)(e)	Development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility (or to service staff of, or visitors to, other premises within the boundaries of the facility).	<p>The amended proposal relates to the design of the car parks and is necessary to maintain the required car parking bay numbers identified in the endorsed REF (refer to Appendix A).</p> <p>There is no change to the relevant TISEPP section and the planning approval pathway.</p>

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) did not affect the proposal as it was not development that takes place on or affects Commonwealth land or waters. Further, it was not development carried out by a Commonwealth agency, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at Table 5 of the endorsed REF (refer to **Appendix A**).

The amended proposal does not trigger any additional aspects of the EPBC Act.

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. HI 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 sub-section 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 7.1 specifically responds to the factors for consideration under section 171.

Table 6 of the endorsed REF (refer to **Appendix A**) demonstrated the effect of the proposed activity on the matters listed for consideration in sub-section 3 of section 5.5 of the EP&A Act. **Table 4** below identifies any altered impacts identified as part of the amended proposal.

Table 4 Matters for consideration under Sub-Section 3, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Amended Activity (altered from the Proposal)
<i>Sub-section 3:</i> 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.	Nil
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 EP&A Regulation provides a list of factors that must be taken into account for an environmental assessment under Part 5 of the EP&A Act. These requirements were considered in section 4.4 of the endorsed REF (refer to **Appendix A**) for the proposal and are further considered (as relevant) for the amended proposal at section 7.1 of this Addendum REF.

4.5 Other NSW Legislation

Section 4.5 of the endorsed REF (refer to **Appendix A**) outlined the relevant NSW legislation requirements that applied to the proposed Activity. There are no changes to these requirements or additional considerations as a result of the amended Activity.

5. Consultation

Section 5 of the endorsed REF (refer to **Appendix A**) provides a summary of the consultation undertaken for the proposal.

The REF scope of works was notified for 21 calendar days to the stakeholders outlined in **Table 5** below. No additional consultation was undertaken for the amended proposal.

Table 5 Agencies and stakeholders notified

Stakeholder	Relevant Section
Tamworth Regional Council	Section 2.62(2) and Section 2.10
Occupiers of adjoining land	Section 2.62(2)

The notification commenced on 7 December 2022, and a follow up email was sent to Tamworth Regional Council on 8 February 2023. Copies of the notification letters, as well as the response from Council, were provided as appendices to the endorsed REF (refer to **Appendix A**). No responses were received from adjoining occupiers.

Amended Proposal Consultation Requirements

In relation to the relocated car parking bays and the additional tree removal, no additional consultation is considered necessary and there is no statutory notification required in accordance with the TISEPP for the following reasons:

- There will be no effect on Council related infrastructure or services.
- There will be no change in or increase to flood impacts as a result of the amended proposal.
- The site is not within the coastal zone.
- The amended design will be consistent with the endorsed car park design with no additional significant impacts.
- The proposed amendment does not trigger any of the consultation requirements of Section 2.15 of the TISEPP.

6. Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

The relevant assessment considerations under section 171 (1) of the EP&A Regulation 2021 are provided below. A comparison of the impacts of the proposal and the amended proposal have been provided.

Table 6 Summary of environmental factors reviewed in relation to the activity

Relevant Consideration	Response/Assessment	Impact	Proposal	Amended proposal
a) any environmental impact on a community	Nil	-ve		
		Nil	✓	✓
Does the proposal have any natural or man-made impact on the Health Service Facility, or the broader residential or business community?		+ve		
(b) transformation of a locality	Tree 19 and tree 67 have not been assessed as being of high or very high landscape significance (refer to Arboricultural Impact Assessment at Appendix E). Therefore, there will be no change of impact as a result of the amended proposal.	-ve		
		Nil		
Prompt only: Does the proposal significantly change the nature of the locality?		+ve	✓	✓
(c) any environmental impact on the ecosystem of the locality	Vegetation on site is not representative of any plan community types (refer to BAR at Appendix F). Therefore, there will be no change of impact as a result of the amended proposal.	-ve		
		Nil	✓	✓
Prompt only: Does the proposal impact on the ecosystem that is relevant to the immediate area? (i.e. the system between natural and man-made environment)		+ve		
d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.	Nil	-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.	Nil	-ve		
		Nil	✓	✓
		+ve		
(f) Any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974)	The site provides minimal habitat for fauna species due to the high level of disturbance and trees 19 and 67 have been assessed as having no features (refer to BAR at Appendix F).	-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	Nil	-ve		
		Nil	✓	✓
		+ve		

Relevant Consideration	Response/Assessment	Impact	Proposal	Amended proposal
(h) Any long term impacts on the environment Prompt only: Does the natural of the proposal result in a long-term or permanent impact on the natural or man-made environment?	Nil	-ve		
		Nil	✓	✓
		+ve		
(i) Any degradation of the quality of the environment Prompt only: Does the proposal reduce the quality of the natural environment?	Nil	-ve		
		Nil	✓	✓
		+ve		
j) Any risk of safety of the environment	Nil	-ve		
		Nil	✓	✓
		+ve		
(k) Any reduction in the range of beneficial uses of the environment	There will be no change of impact as a result of the amended proposal.	-ve		
		Nil		
		+ve	✓	✓
(l) Any pollution of the environment	Nil	-ve		
		Nil	✓	✓
		+ve		
(m) Any environmental problems associated with the disposal of waste	Nil	-ve		
		Nil	✓	✓
		+ve		
n) Any increased demanded on resources (natural or otherwise) that are, or are likely to become, in short supply	Nil	-ve		
		Nil	✓	✓
		+ve		
(o) Any cumulative environmental effects with other existing or likely future activities.	Nil	-ve		
		Nil	✓	✓
		+ve		
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions.	Nil	-ve		
		Nil	✓	✓
		+ve		
q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	There will be no change of impact as a result of the amended proposal.	-ve		
		Nil		
		+ve	✓	✓

6.2 Summary of Impacts

Tree 19 and tree 67 pinpointed for removal are both identified as native Red Ironbark (*Eucalyptus sideroxylon*), with tree 19 classified with a low retention value and tree 67 classified with a moderate retention value (refer to Arboricultural Impact Assessment at **Appendix E**). Neither of these trees were found to have hollows during the ecological field assessment conducted in December 2022 (refer to BAR at **Appendix F**).

While the removal of native trees 19 and 67 is considered to be a negative impact, this incremental habitat loss is not significant given the existing modified state of the hospital campus. The majority of species that have potential to be impacted by the amended proposal would still have the capability to access resources within the greater locality and it would be unlikely any species predicted to occur would solely be reliant of resources within the site (refer to BAR at **Appendix F**).

The additional two trees for removal, as part of this amended proposal, would bring the total trees removed to 33, which includes the amount from the endorsed REF. As per section 3.1.2.4 of the endorsed REF (refer to **Appendix A**), the planting schedule includes a total of 161 new trees. Adding two additional trees to the equation would change the planting ratio from approximately 5:1 to approximately 4.9:1. As this is well over the one-to-one bases of replacement required, no additional plantings would need to be added.

The extension of the southeastern corner expansion of Carpark A Zone 4 would require the grass lawns vegetation removal, however, no plant community types would be directly impacted. Given the existing modified state of the hospital site, biodiversity impacts associated with this vegetation removal are not significant (refer to BAR at **Appendix F**).

Any likely impacts relating to the amended proposal from those presented for the proposed activity (within the endorsed REF at **Appendix A**) have been considered and are discussed in **Table 7** below. All issues relating to the amended proposal are largely minor and will not cause significant impact as a result of the proposed activity. All mitigation measures relating to the project are provided in **Appendix G**.

Table 7 Summary of impacts relating to the activity

Issue	Discussion
Traffic, Access and Parking	The amended proposal includes for three carparking bays for Carpark A Zone 4 to be relocated from the designed location within the original proposal, however, inclusion of the removed carparking bays will keep the amended proposal consistent with the original proposal.
Ecology	The amended proposal includes two additional trees to be removed and some minor vegetation removal for the carpark which will have minimal impact on the ecology and will be consistent with the original proposal.

7. Summary of Mitigation Measure

Additional or changes to the mitigation measures, presented in the REF for the proposal, in relation to the amended proposal are provided in **Table 8**. Underlined text identifies changes or an additional mitigation measures.

Table 8 Altered mitigation measures

No	Mitigation measures
Ecology	The <u>33</u> trees to be removed are required to be replaced on a one-to-one basis. The location for the replanting will be within the landscaping of Mental Health Unit and in the wider Tamworth Hospital site.

Mitigation measures are to be implemented for the proposal to reduce impacts on the environment. The table of approved mitigation measures showing the amended condition in red is provided at **Appendix G**.

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 amended proposal, it is determined that:

- The extent and nature of potential impacts are low, and will not have significant adverse effects on the locality, community and the environment;
- These identified impacts do vary from those presented with the REF. Where these impacts vary changes to mitigation measures have been proposed.
- 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 amended proposal for the removal of trees 19 and 67 and the relocation of three carpark bays in the design for Carpark A Zone 4 at Tamworth Hospital is subject to assessment under Part 5 of the EP&A Act. A REF for the development of a new Tamworth Mental Health Unit was endorsed by HI on 29 March 2023. This Addendum 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 amended proposed activity.

As discussed in detail in this report, the amended 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 Addendum REF, the amended 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 considered all potential impacts (changed from those identified within the REF) and has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The environmental impacts of the amended 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 5.1 of the EP&A Act. On this basis, it is recommended that HI determine the amended 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.