

HEALTH INFRASTRUCTURE

Addendum Review of Environmental Factors

Tamworth Mental Health Unit

27 July 2023

Version 2



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 changes to the building design, change to the carpark layouts and inclusion of a new electrical substation 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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Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Endorsed Review of Environmental Factors	GeoLINK	Approval date: 29/03/2023
B	Plans	STH	REF Issue – 06/07/2023
C	Planning Certificate	Tamworth Regional Council	30/08/2021
D	Traffic Impact Assessment	GeoLINK	Fifth Issue – 24/02/2023
E	Consultation Notification Letters	Health Infrastructure	14/06/2023
F	Biodiversity Assessment Report	GeoLINK	Version 1 – 22/02/2023
G	Mitigation Measures	GeoLINK	Version 3 – 14/07/2023

Abbreviations

Abbreviation	Description
BC Act 2016	Biodiversity Conservation Act 2016
BC Act 2017	Biodiversity Conservation Act 2017
BC Regulation	Biodiversity Conservation Regulation 2017
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 car parks across the hospital campus. Works have commenced on the development. This Addendum REF is required for changes to the building design, car park layout designs and for the inclusion of a new electrical substation.

Need for the Amended Proposal

The need for an Addendum REF arose from refining the design to align with the endorsed scheme and Local Health District (LHD) requirements, and to meet the electrical servicing requirements with current substations being at capacity. As a result, an addendum REF is necessary to address these changes and incorporate them 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 are to improve fit for purpose design and meet the electrical requirements for the new TMHU building.

Options Considered

The options considered were:

- Proceed with original scope and design; and
- Proceed with amended proposal changes.

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 amended proposal involves changes to the building design, changes to car park layout designs and the inclusion of a new electrical substation as part of a health service facility which is classified as development without consent as the proposed activity is consistent with Division 5 and 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.

The amended proposal additionally includes the installation of photovoltaic panels on the new TMHU building's roof. Under Division 4 of TISEPP, the panel installation is permissible as exempt development and therefore is not required to be assessed by this Addendum REF.

Statutory Consultation

The amended proposal is a minor variation to the original proposal. Additional consultation was undertaken for the substation portion of the works. No further consultation is required for the building changes.

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 amend 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) 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 additional works to be undertaken as part of the proposal (amended proposal) are as follows:

- Reduction of two lifts to one lift.
- Changes to the internal floor layout, building circulation and building façade as follows:
 - Design change to the floor circulation and breakout spaces.
 - Design change to the layout and orientation of the family courtyard space.
- Design change to Fire Stairs 3.
- Changes to the endorsed REF layout of Car Park B Zone 2 to provide additional distance between the Transitional Living Unit and the new car park, which includes the removal of six car parking bays; four relocated to Car Park D Zone 1 and two surplus removed.
- Changes to the endorsed REF layout of the accessible parking bays in the main car park adjacent to new TMHU and the addition of new ambulant accessible parking bay.
- Changes to the endorsed REF layout of Car Park D Zone 1 with the addition of four car parking bays relocated from Car Park B Zone 2.
- Inclusion of new substation.

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, 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.

An Addendum REF addressing 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 has been prepared and is currently under consideration.

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 car park.
- 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

The amended proposal includes the following changes that were developed to result in an improved fit for purpose design and alignment with stakeholder requirements:

- Reduction of two lifts to one lift.
- Changes to the internal floor layout, building circulation and building façade as follows:
 - Design change to the floor circulation and breakout spaces.
 - Design change to the layout and orientation of the family courtyard space.
- Design change to Fire Stairs 3.
- Changes to the endorsed REF layout of Car Park B Zone 2 to provide additional distance between the Transitional Living Unit and the new car park, which includes the removal of six car parking bays; four relocated to Car Park D Zone 1 and two surplus removed.
- Changes to the endorsed REF layout of the accessible parking bays in the main car park adjacent to new TMHU and the addition of new ambulant accessible parking bay.

- Changes to the endorsed REF layout of Car Park D Zone 1 with the addition of four car parking bays relocated from Car Park B Zone 2.

During design, a new substation was identified as being required to service the new TMHU building as the existing substations are all at capacity resulting in no electrical connection possible. The location of the substation required acceptance from the local supplier Essential Energy. Since the endorsed REF, Essential Energy have accepted the proposed substation location and is to be added to the project with inclusion in this amended REF.

Plans have been 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	<p>The amended proposal building design and car parking layout changes were developed through refinement to create an improved fit for purpose design and alignment with stakeholder requirements. Therefore, not proceeding with the updated designs would ignore improved design.</p> <p>The endorsed REF did not include a new substation due to Essential Energy not having provided acceptance of the proposed location at the time. As the new substation is required because the existing substations are at capacity the new building would not have electrical connection if not included.</p>	x
Proceed with amended proposal changes	<p>The amended proposal changes were developed through refinement to create an improved fit for purpose design and alignment with stakeholder requirements. The substation is required to meet the electrical requirements of the new building. Therefore, proceeding with the updated designs would mean a design that is fit for purpose and stakeholder requirements and inclusion of required electrical services.</p>	✓

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.

A full description of the existing site 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 C**.

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

Reduction of two lifts to one lift

During design development, it was identified that one lift could service the requirements instead of two separate lifts without a reduction in amenity. Therefore, the floors plans were adjusted to allow for public access through the lobby on level 1 and the waiting area on level 2 and secured access for staff from the enclosed transfer area on level 1, secured floor area on level 2, and staff area on level 3.

Building façade and outline

During design development, minor changes that impact the façade and building outline were incorporated to improve the interior spaces of the building. This was with the addition of nooks at the end of corridors for Older Persons, Adolescent, and Adult (North) areas and changing the family courtyard shape from a semi-circle to a half pair shape.

Fire Stair 3 shape change

During design development, the design of Fire Stair 3 was altered to a typical rectangle form from the originally designed triangular form.

Car Park Designs

During design development, changes to the layout of the main car park adjacent to the new TMHU was refined to include a better location for the accessible parking bays and the addition of a new ambulant accessible parking bay.

Changes to the layout of Car Park B Zone 2, creating a better overall fit with additional distance between the Transitional Living Unit and the car park, results in a decrease of six car parking bays from the endorsed REF design. The Traffic Impact Assessment report (TIA) concluded that 44 additional car parking bays would meet the demand of the new facility (refer to **Appendix D** for the TIA). The endorsed REF parking design provided for 46 car parking bays, resulting in a surplus of two bays. The proposed design removes the two surplus car parking bays and accommodates the four car parking bays removed from Car Park B Zone 2 in the updated layout of Car Park D Zone 1 to meet the required 44 parking bays identified in the TIA.

New substation

The TMHU project includes the installation of a new electrical substation due to the findings during design development that the existing substations are at capacity. The proposed location for the new substation has been accepted by the local energy provider Essential Energy and therefore is included in this amended REF.

Plans have been 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 alter the approved number of lifts, the approved building façade design, the shape of Fire Stair 3 and the approved car park designs, and add a new substation. The amended proposal changes would not alter the construction activities and timelines as described in the endorsed REF (refer to **Appendix A**).

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

3.3 Operational Activities

The proposed amended Activity 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.

As per Section 2.44 of the TISEPP, the establishment of a new substation may be carried out by or on behalf of a public authority without consent on any land.

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 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 6 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 relates to the design of the TMHU building. There is no change to the relevant TISEPP section and the planning approval pathway.
Section 2.61(1)(c)	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).	The amended proposal relates to adjusting the designs of the car parks and is necessary to maintain the required car parking bay numbers identified in the endorsed REF (refer to Appendix A) while finding a better fit for the site. There is no change to the relevant TISEPP section and the planning approval pathway.
Section 2.44(1) and (2)(d)	Not applicable	Development for the purposes of establishing a new substation by or on behalf of a public authority.

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) does 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, 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** 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

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

Table 5 Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation Planning Policies		
State Environmental Planning Policy (Transport and Infrastructure) 2021	Section 2.44 relates to the new electrical substation added to the scope of works.	Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021	Section 2.41 relates to the photovoltaic panels added to the scope of works (exempt development).	No (due to resulting in exempt development)

5. Consultation

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

The endorsed REF scope of works was notified for 21 calendar days to the stakeholders outlined in **Table 6** below. Additional consultation was undertaken for the electrical substation included in the amended proposal as part of this Addendum REF.

Table 6 Agencies and stakeholders notified

Stakeholder	Relevant Section
Tamworth Regional Council	Section 2.45(2)
Occupiers of adjoining land	Section 2.45(2)

The substation notification commenced on 14 June 2023 and concluded on 7 July 2023. No responses were received within the 21-calendar day notice period. Copies of the notification letters are provided at **Appendix E**.

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 7 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	The additional solar panels and changes to the car park designs and the building façade, in the form of additional nooks and changes to the courtyard shape, are in keeping with the visual impacts identified within the endorsed REF. Therefore, there would 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	The new substation would result in minor vegetation clearing as a result of installing the footing and trenching for conduits. The change to the Car Park D Zone 1 layout would result in minor vegetation clearing. Vegetation on the site is not representative of any plant community types (refer to BAR at Appendix F). Therefore, there would 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.	The changes to the building façade design and car park designs do not change the overall aesthetics of the endorsed REF design.	-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.	There will be no change of impact as a result of the amended proposal.	-ve		
		Nil	✓	✓
		+ve		
(f) Any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974)	The minimal additional vegetation clearing that would be required for the installation of the new substation and additional car parking bays added to Car Park D Zone 1 would have a negligible impact.	-ve		
		Nil	✓	✓
		+ve		

Relevant Consideration	Response/Assessment	Impact	Proposal	Amended proposal
(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		
(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

The building design changes proposed would not result in an impact or alter the overall intention and aesthetic of the endorsed REF design. The most visible change, being the alteration of the building outline, is a result of adjustments to internal circulation, locations of breakout spaces, and the change in shape of the family courtyard. These changes provide additional and improved interior amenity for the patients and cause a minor change to the exterior façade design. The other building design changes, being the reduction in the number of lifts and the change of Fire Stair 3 form, are a result of design refinement and alignment with stakeholder requirements.

The changes to the layouts of the car parks would not result in an impact or alter the overall intention and aesthetic of the endorsed REF design. Although the proposal reduces the total of car parking bays by two, since there was an excess of two car parking bays included in the endorsed REF the resulting car parking bay count meets the requirements of the TIA.

The establishment of the new substation would not require vegetation removal except for a small patch of grass.

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 8** below. All issues relating to the amended proposal are 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 8 Summary of impacts relating to the activity

Issue	Discussion
Visual Amenity	The amended proposal is a minor variation which will have minimal impact on the visual amenity and will be consistent with the original design.
Ecology	The amended proposal would require vegetation removal limited to manicured lawns and would result in no impact to biodiversity.

7. Summary of Mitigation Measure

No changes to mitigation measures are required for this modification. All mitigation measures relating to the project are provided in **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 not vary from those presented with the REF. Where these impacts vary, changes to mitigation measures have been proposed (no changes required);
- 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 changes to the building design, to the car park designs and the inclusion of a new electrical substation 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.