

HEALTH INFRASTRUCTURE

Review of Environmental Factors

Wyong Hospital – Stage 3 Building Works – Buildings B & C

Version Number 2



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 proposed alterations and demolition works to Buildings B and C at Wyong Public Hospital.

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* (TI SEPP).

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 *EP&A Regulation* 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		
Authors:	Terri Slater	Charlotte Warnant
Position:	Urban Planner	Student Planner
Qualification:	<ul style="list-style-type: none"> – Bachelor of Media (Journalism and Communications) (UNSW) – Master of City Planning (UNSW) – Member, Planning Institute of Australia (PIA) 	<ul style="list-style-type: none"> – Bachelor of Planning (Macquarie University) – Third Year
Company:	Architectus Australia Pty Ltd	Architectus Australia Pty Ltd
Date:	12/09/2023	12/09/2023
Reviewer:	Jane Fielding	
Position:	Senior Associate, Planning	
	<ul style="list-style-type: none"> – Bachelor Landscape Architecture – Master Social Science (International Urban & Environmental Management) – Registered Planner, Planning Institute of Australia (PIA) 	
REAP Number:	8134 (PIA)	
Company:	Architectus Australia Pty Ltd	
Date:	12/09/2023	

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	17/08/2023	Terri Slater	Review of Environmental Factors	Jane Fielding	-
Draft Final	24/08/2023	Terri Slater	Review of Environmental Factors	Jane Fielding	Jane Fielding
Final	12/09/2023	Terri Slater	Review of Environmental Factors	Jane Fielding	Jane Fielding

Contents

Declaration.....	2
Document Management, Tracking and Revision History	2
Contents.....	3
Tables	4
Figures	5
Appendices	6
Abbreviations	7
Executive Summary	9
The Proposal.....	9
Need for the Proposal.....	9
Proposal Objectives	9
Options Considered	9
Site Details.....	10
Planning Approval Pathway	10
Consultation and Engagement	10
Environmental Impacts	11
Justification and Conclusion	11
1. Introduction	12
1.1 Proposal Need and Alternatives.....	12
2. Site Analysis and Description	13
2.1 The Site and Locality.....	13
2.1.1 Existing Development.....	14
2.1.2 Other Site Elements.....	14
2.1.3 Site Considerations and Constraints	20
2.2 Surrounding Development.....	20
3. Proposed Activity	21
3.1 Proposal Overview	21
3.1.1 Design Approach	21
3.1.2 Proposed Activity	25
3.2 Proposal Need, Options and Alternatives	27
3.2.1 Strategic Justification.....	27
3.2.2 Alternatives and Options.....	27
3.3 Construction Activities	28
3.4 Operational Activities.....	29
4. Statutory Framework.....	31
4.1 Planning Approval Pathway	31
4.2 Environmental Protection and Biodiversity Conservation Act 1999	32
4.3 Environmental Planning and Assessment Act 1979	33

4.4	Environmental Planning and Assessment Regulation 2021	33
4.5	Other NSW Legislation	34
5.	Consultation	36
5.1	Statutory Consultation	36
5.2	Community and Stakeholder Engagement	37
6.	Environmental Impact Assessment.....	39
6.1	Environmental Planning and Assessment Regulation 2021 – Assessment Considerations	39
6.2	Identification of Issues	40
6.2.1	Traffic, Access and Parking	40
6.2.2	Noise and Vibration	41
6.2.3	Air Quality and Energy	43
6.2.4	Soils and Geology	43
6.2.4	Coastal risks	44
6.2.5	Hydrology, Flooding and Water Quality	44
6.2.6	Visual Amenity	44
6.2.7	Aboriginal Heritage	44
6.2.8	Non-Aboriginal Heritage	45
6.2.9	Ecology	45
6.2.10	Bushfire	46
6.2.11	Land Uses and Services	47
6.2.12	Waste Generation	47
6.2.13	Hazardous Materials and Contamination	47
6.2.14	Sustainability and Climate Resilience	48
6.2.15	Community Impact/Social Impact.....	48
6.2.16	Cumulative Impact	49
7.	Summary of Mitigation Measures	50
7.1	Summary of Impacts.....	50
8.	Justification and Conclusion	51

Tables

Table 1	Heritage items surrounding the site	16
Table 2:	Section 10.7 Planning Certificate.....	20
Table 3:	Alternatives considered for the proposal	28
Table 4:	Project Timeframes and Construction Activities	28
Table 5	Additional staff and patient numbers	29
Table 6:	Description of proposed activities	31
Table 7:	EPBC Checklist.....	32
Table 8:	Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act.....	33
Table 9:	Other Possible Legislative Requirements.....	34

Table 10: Stakeholders required to be notified	36
Table 11: Summary of Environmental Factors Reviewed in Relation to the Activity	39

Figures

Figure 1	Annotated aerial image of Wyong Public Hospital Campus	13
Figure 2	Ariel image of existing development on site of proposed works.....	14
Figure 3	Wyong Hospital – Aerial Location Map.....	15
Figure 4	Extract of Heritage map of CCLEP 2022.....	16
Figure 5	Vehicular access points to Wyong Hospital.....	17
Figure 6	Extract of Acid Sulfate Soils map of Digital EPI Viewer	18
Figure 7	Wyong Hospital – Flood mapping – 1 in 100 year flood events	18
Figure 8	Wyong Hospital – Bushfire prone land map	19
Figure 9	Masterplan diagram of the hospital showing entry points	23
Figure 10	Existing Site Plan	26
Figure 11	Overall Proposed New Work Plan	27
Figure 12	Map of Construction Activity	29
Figure 13	Wyong Hospital – Land Use Zoning Map.....	34
Figure 14	Adjoining Occupiers Map	36

Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Mitigation Measures	Architectus	17 August 2023
B	Notification Letters	Architectus/HI	2 August 2023
C	Section 10.7 (2) & (5) Planning Certificate	Central Coast Council	11 July 2023
D	Architectural Plans	DWP Australia	4 August 2023
E	Built Form and Urban Design Report	DWP Australia	Issue B/15 August 2023
F	Site Survey	Locaters Utility Surveys	Issue F/14 June 2023
G	Construction Activity Statement	Colliers	15 August 2023
H	Traffic and Parking Impact Assessment	TTW	16 August 2023
I	Review of Environmental Factors - Acoustics	Pulse White Noise Acoustics	Revision 3.0 / 15 August 2023
J	Aboriginal and Non Aboriginal Archaeological Assessment	RPS	9 September 2014
K	Asbestos and Hazardous Materials Pre-Demolition Assessment – Block B Asbestos and Hazardous Materials Pre-Demolition Assessment – Block C	Tetra Tech Coffey	21 August 2023
L	BCA Assessment Report	BM+ G	13 July 2023
M	Bushfire Assessment	Waratah Bushfire	Version 1.0/8 August 2023
N	Construction Waste Management Plan	Waste Audit & Consultancy Services	8 August 2023
O	Operational Waste Management Plan	Waste Audit & Consultancy Services	August 2023
P	AHIMS search	NSW Government	11 August 2023
Q	ESD Statement Addressing HINSW's ESD Requirements	JHA	10 August 2023
R	Preliminary Flood Assessment Report	TTW	4 August 2023
S	Geotechnical Investigation	Coffey	Version 1 / 15 September 2014
T	Email to Rural Fire Service seeking exemption under NCC	Waratah Bushfire	15 August 2023
U	Rural Fire Service Response Email	Rural Fire Service (RFS)	5 September 2023

Abbreviations

Abbreviation	Description
AEC	Area of Environmental Concern
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AHIMS	Aboriginal Heritage Information Management System BC Regulation
AMG	Australian Map Grid
BC Act 2016	<i>Biodiversity Conservation Act 2016</i>
BC Act 2017	<i>Biodiversity Conservation Act 2017</i>
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
CA	Certifying Authority
CE	Chief Executive
CM Act	<i>Coastal Management Act 2016</i>
CMP	Construction Management Plan
CWC	Connecting with Country
CRA	Conservation Risk Assessment
DPC	Department of Premier and Cabinet
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EES	Environment, Energy and Science
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act (Cwth)	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
EPL	Environment Protection License
FM Act	<i>Fisheries Management Act 1994</i>
Ha	Hectares
HHIMS	Historic Heritage Information Management System
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MPS	Multipurpose Service
MNES	Matters of National Environmental Significance

Abbreviation	Description
NorBE	Neutral or Beneficial Effect on Water Quality Assessment Guideline (2022)
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPW Regulation	National Parks and Wildlife Regulation 2009
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	<i>Commonwealth Native Title Act 1993</i>
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors
RF Act	<i>Rural Fires Act 1997</i>
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
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	<i>Water Management Act 2000</i>

Executive Summary

The Proposal

This REF has been prepared for Health Infrastructure and addresses the potential environmental impacts which could arise from the proposed works at Wyong Hospital.

The proposed activity involves alterations, additions and minor demolition work to existing vacant spaces within Buildings B and C to accommodate the following departments:

Building B:

- Nunyara Aboriginal Health Unit;
- Wyong Women's Centre Clinics;
- Medical Staff Workspace;
- New South Wales Health Pathology;

Building C:

- Expanded Cancer Day Unit;
- Carer Support Unit.

The proposed activity also involves minor demolition of the existing slab under the decanted Paediatric Assessment Unit (PAU) building to allow for new wet area set downs.

Need for the Proposal

The works outlined in this REF are the remaining works to complete the scope of the Wyong Hospital Redevelopment as outlined in the 2014 Business Case. The completion of the Main Works under a State Significant Development Application (SSD_9536) and Stages 1 and 2 works have allowed these spaces to become available for adaptive refurbishment.

The works involve the reuse of existing buildings vacated by the recently built Building H and providing a consistent look and feel to the internal spaces of the campus. The need has been established through a clinical services plan and service drivers include population growth and ageing, changing models of care, workforce retention and attraction and changing technology. This requires the existing buildings to be upgraded and refurbished to be fit for the intended purpose and to accommodate new technologies.

The design was informed by a master plan, site investigations, existing constraints of building envelope, structural design and services requirements and consultation with project user groups.

Proposal Objectives

The key objectives of the proposed activity are:

- Complete the scope of works identified in the 2014 Business Case for the Wyong Hospital Redevelopment; and
- Provide updated facilities which service the growing needs of staff and patients at Wyong Hospital.

Options Considered

The following options were considered for the proposed activity including:

- **Option 1:** Alterations and additions to Buildings B and C for adaptive reuse of vacant spaces within these buildings.

- **Option 2:** To not redevelop the site (i.e., do nothing). This option was rejected as the works are required to enable the completion of Stage 3 works at Wyong Hospital, satisfying the scope of works set out by the Clinical Services Plan and Business Case.

Site Details

The site of the proposed activity forms part of Wyong Hospital located at 664 Pacific Highway, Hamlyn Terrace NSW 2259 within the Central Coast Local Government Area (LGA). The proposed activity is located within the south eastern portion of the hospital campus.

The land subject to the proposed activity is legally known as Lot 4 in DP 1248441.

Refer to location plans of the proposed activity at **Figure 1** below.

Planning Approval Pathway

Section 4.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act) states that if an Environmental Planning Instrument (EPI) provides that where 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, the environmental assessment of the development is required under Part 5 of the EP&A Act.

The site is zoned SP2 Infrastructure for the purpose of Health Services Facility under the Central Coast Local Environmental Plan 2022 (CCLEP 2022).

The proposed activity involves alterations and demolition works to Buildings B and C at Wyong Hospital for at 664 Pacific Highway, Hamlyn Terrace NSW 2259. These works are considered 'development without consent' under Division 10 under Part 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP). **Division 10** outlines the approval requirements for "**health services facilities**". A "hospital" is defined as a health service facility under this division.

"The erection or alteration of, or addition to, a building that is a health services facility" is permitted without consent under Section 2.61 of TI SEPP subject to requirements around the scale and nature of the development, to which the proposed activity conforms.

The project, however, becomes 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 Part 5, Division 5.1 of the EP&A Act because it includes the use of land and the carrying out of a work.

Consultation and Engagement

As part of ongoing consultation, stakeholders and other interested parties are regularly informed and consulted through a number of channels including a redevelopment e-newsletter to all staff and various Project User Groups.

The design has been developed in consultation with various local stakeholders to ensure spaces resonate and embrace the community that it will serve.

The project will continue to provide opportunity for feedback and updates through, and not limited to, a number of channels such as the redevelopment and Health Infrastructure websites, social media, media releases, works notifications, regular e-newsletter updates and factsheets.

Notification of the proposed activity under Section 2.62 of the T&I SEPP was given to Central Coast Council (Council) and adjoining occupiers of land. A notification letter was emailed to Council on 2nd August 2023 and letters posted to adjoining occupiers of land on 2nd August 2023. These notification letters are appended at **Appendix B**.

No responses were received from occupiers of adjoining land within 21 days of issuing the notification letters. A response was received from Central Coast Council during the notification period. A response letter was provided by Health Infrastructure to Council following the conclusion of the notification period on the 4th September 2023.

Council notification under Section 2.11 of the T&I SEPP is not required as the site is not a listed local heritage item and is not located within a heritage conservation area.

Environmental Impacts

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

- The extent and nature of potential impacts are negligible to minor, 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 and community; and
- Given the above, it is determined that an EIS is not required for the proposed development activity.

Justification and Conclusion

The REF has examined and fully considered all possible matters affecting or likely to affect the environment by reason of the proposed activity.

1. Introduction

Health Infrastructure (HI) propose alterations, additions and minor demolition works to Buildings B and C (the proposal) at Wyong Public Hospital (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the community.

This Review of Environmental Factors (REF) has been prepared by Architectus Australia Pty Ltd (Architectus) on behalf of HI to determine the environmental impacts of the proposed alterations, additions and minor demolition work to Buildings B and C at Wyong Public 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* (Department of Planning & Environment, June 2022), the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)*, 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 Public Spaces 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

The proposed use, alterations and additions of vacant spaces in Buildings B and C are a critical part of the long-term planning and development of health services at Wyong Hospital. The works will aid in improving existing facilities and meet substantial growth in demand for health services across the hospital's catchment.

The proposed development in Building B will accommodate a range of departments in the hospital including the Nunyara Aboriginal Health Unit, Wyong Women's Centre Clinics, Medical Staff Workspace and an expanded New South Wales Health Pathology. While Building C will allow for an expanded Cancer Day Unit, and Carer Support Unit.

2. Site Analysis and Description

2.1 The Site and Locality

The site subject to the proposed activity is located in the centre of the Wyong Hospital campus at 664 Pacific Highway, Hamlyn Terrace NSW 2259. The proposed activity applies to parts of Buildings B and C of the hospital campus.

Established in 1980, Wyong Hospital has operated for over 40 years as a major hospital within the Central Coast Local Health District (CCLHD). Since 1980, the hospital has undergone substantial redevelopment during the early 1980s and 2000s, resulting in a diverse built environment that varies in height and scale across the campus. Wyong Hospital provides specialised consultative healthcare, advanced medical investigation and treatment of complex or life-threatening conditions.

To the north and east of the Hospital campus, land comprises of mostly residential development, with the housing stock largely consisting of low-density residential use. The Pacific Highway is located along the eastern boundary of the Hospital campus.

A large area of bushland and the Kanwal Medical Complex is located to the south, while the Hakea Grove Aged Care Facility is located to the west of the Hospital campus.

Wyong Town Centre is located approximately 6km south-west, with Gosford City Centre approximately 23km southwest.



Figure 1 Annotated aerial image of Wyong Public Hospital Campus

The site of the proposed activity is shaded in red.

Source: Near Map with Architectus edits (2023).

2.1.1 Existing Development

The site of the proposed activity is currently an existing hospital. The extent of work of the proposed activity form part of Buildings B and C. Refer to Figure 2 for the extent of the proposed activity. Building B previously included Emergency, PECC, Medical Imaging, Security, MY M3 and WY Rehab departments. Building C included APAC, Cancer Care, Paediatric Assessment, Kids Physiotherapy and Occupational Therapy, Podiatry Clinic, Education Centre & Library, Geriatric Rehab Ward and Mental Health Executive departments. The two buildings are connected via an enclosed walkway and have since been vacated in preparation for the proposed activity and new services.

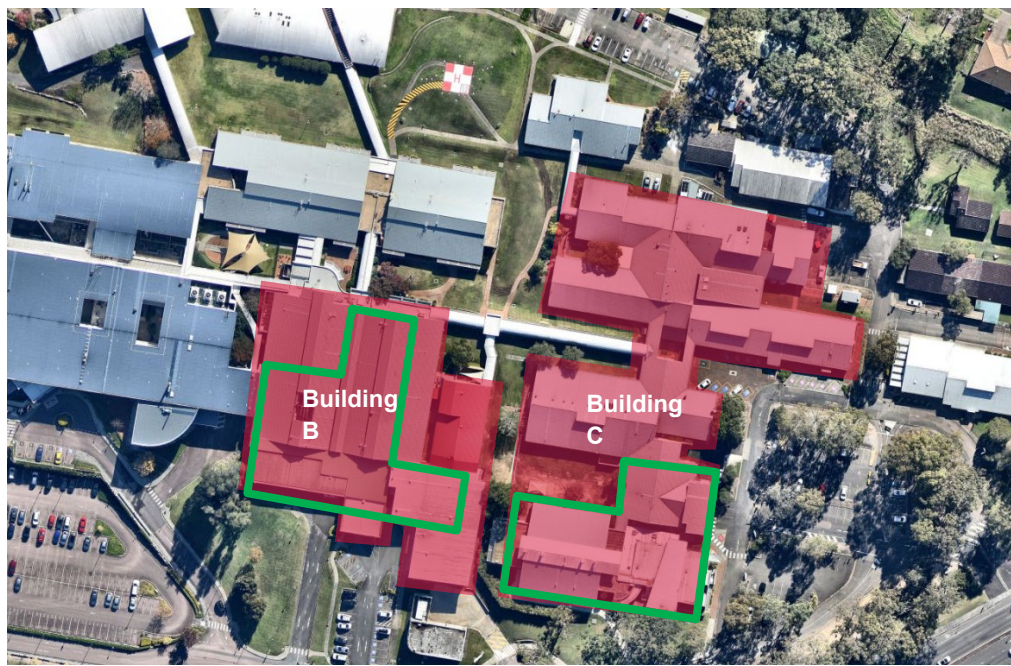


Figure 2 *Ariel image of existing development on site of proposed works*

The indicative extent of proposed works is outlined in green.
Source: Near Map with Architectus edits (2023)

2.1.2 Other Site Elements

Existing consents applying to the site

A State Significant Development (SSD-9536) Application for the redevelopment of the Wyong Public Hospital was approved on 29 August 2019. The scope of development comprised:

- Construction of a new Clinical Services Building (CSB) including an emergency department, intensive care unit, medical imaging, acute medical unit and paediatric assessment unit (this building is known as Building H);
- Refurbishment of parts of the existing main hospital building (this building is known as Building A);
- A bridge link to connect Building A to Building H; and
- Landscaping, earthworks, access and car parking works, and servicing upgrades.

The above construction works are now complete on the site.

Consent was granted for two modifications to SSD-9536, as follows:

- Modification 1 Minor administrative errors and misdescription (SSD-9536-Mod-1), approved on 17 October 2019; and
- Modification 2 Design refinements, approved on 15 July 2023. (SSD-9536-Mod-2)

No other approvals for the site are recorded on Major Projects website.

A search was also conducted of DAs/other on 24/08/2023 and this found only one item on the hospital site comprising a Tree Application permit regarding tree removal and pruning which was cancelled.

Various REFs have been approved on the site under Part 5 of the EP& A Act, including although not limited to:

- Additions and Alterations to Building A (2020); and
- Solar Energy System (2022).

Ownership

Legal Description	Ownership
Lot 4 in Deposited Plan 1248441	Health Administration Corporation



Figure 3 Wyong Hospital – Aerial Location Map

The proposed works at Wyong Hospital are subject to Lot 4 in Deposited Plan 1248441
Source: Nearmap with Architectus edits (2023)

Height of Buildings

The site is not subject to any maximum building height controls under CCLEP 2022.

Floor Space Ratio

The site is not subject to any floor space ratio control under CCLEP 2022.

Heritage

The site is not identified as a heritage item, nor is it within a heritage conservation area, under CCLEP 2022.

A search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken on 11 August 2023. No Aboriginal heritage sites were identified within the vicinity of the proposed works. Refer to AHIMS search at **Appendix P**. In addition, the site is not listed on the State Heritage Register.

At the time of writing there were no Interim Heritage Orders applying to the subject lot and the site was not listed as a State heritage item on the State Heritage Register nor the NSW Government “Heritage and Conservation Register” under Section 170 the Heritage Act 1977.

The local heritage items listed under the CCLEP 2022 within the local area are located some distance away from the site, as shown in **Table 1**.

Table 1 Heritage items surrounding the site

Item Name	Item Number	Approximate distance from the site
Warnervale Regional Uniting Church	I15	800m to the north
Church (former)—dwelling	I21	850m to the east

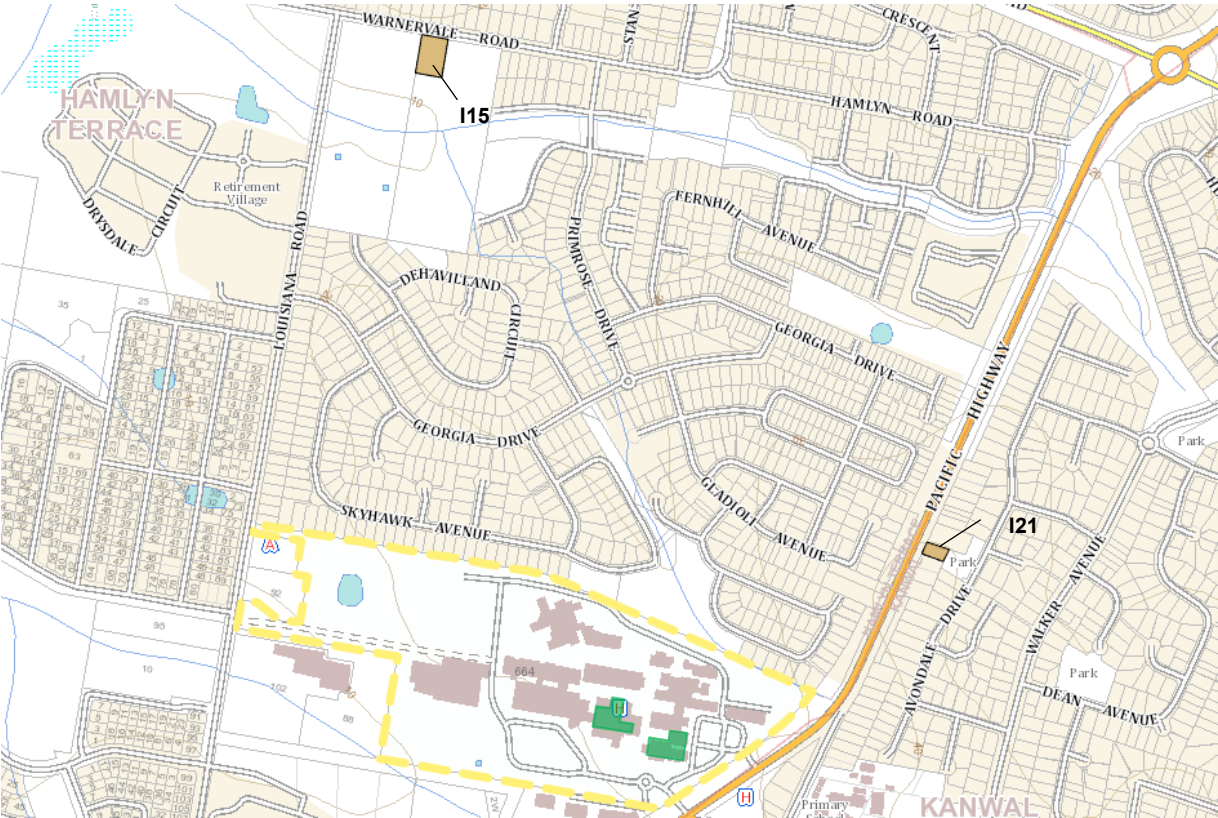


Figure 4 Extract of Heritage map of CCLEP 2022

Note, the indicative location of the proposed works is shaded in green.
Source: NSW Planning Portal Spatial Viewer with Architectus Edits (2023)

Built Form Context

The Wyong Public Hospital campus is largely developed with numerous buildings of varying height and scale including single storey buildings built in the 1980s to the recently opened six storey CSB. Numerous at-grade car parks are scattered across Wyong Hospital.

Surrounding development is characterised by low density residential dwellings, an aged care facility, medical centre and bushland.

Transport and Access

The main access to Wyong Public Hospital is limited to a single access point from the Pacific Highway via a signalised intersection with Craigie Avenue to the east of the site. An additional entrance to the hospital is located 120m to the north of this intersection along the Pacific Highway; however, this is for emergency ambulance use only (left turn in and out) and is typically closed off with chain and padlock. Ambulance access is via the new Louisiana Road access, connecting to the ambulance bays and emergency department in Building H.

Two additional vehicular entrances are accessible from Louisiana Road, located at the western extent of the site. One entrance is located along the northern boundary of the site, and the other is located along the southern boundary.

The south boundary (Louisiana Road entrance) and associated access roads are accessible for use by emergency and service vehicles. The north boundary (Louisiana Road entrance) is not accessible, except for the purposes of landscape maintenance.

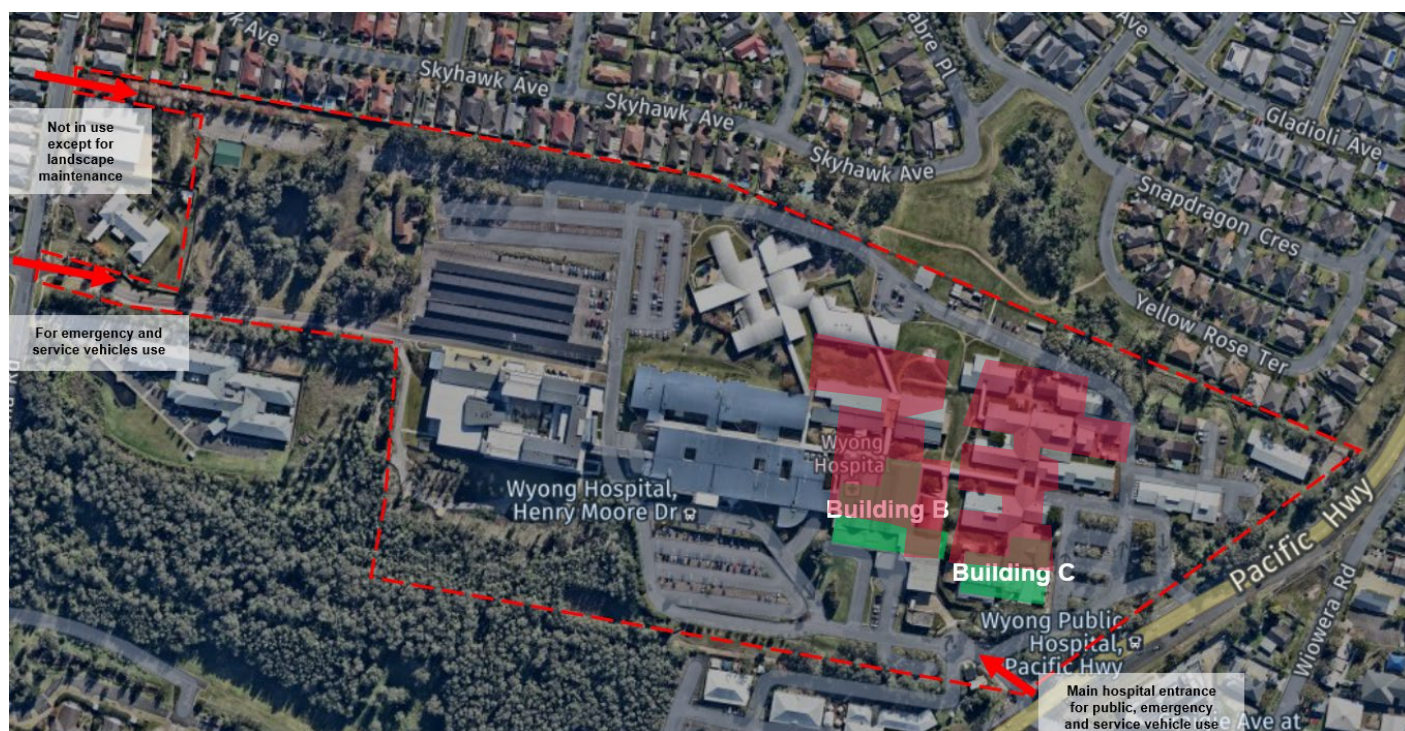


Figure 5 Vehicular access points to Wyong Hospital

Note, the indicative location of the proposed works is shaded in green.

Source: Nearmap with Architectus edits (2023)

Train

The site is located approximately 3 km from Warnervale Train Station, and 5.7 km from Wyong Train Station.

Bus

There is a bus stop located adjacently south of Building A within Wyong Public Hospital, identified as 'Wyong Hospital, Henry Moore Dr, Hamlyn Terrace' (refer to **Figure 6**).

Topography

The natural topography of Wyong Public Hospital slopes from north to south across a distance of approximately 325m, from a high point of RL 29.5 on the northern boundary to a low point of RL 9.5 at Porters Creek to the south. This provides a general height variation across the Hospital campus site of approximately 20m (northern boundary to southern boundary).

Vegetation and Ecology

The Wyong Public Hospital campus is largely developed, however there are a number of mature trees and areas of landscaping throughout. Approximately 2 hectares of remnant bushland is located south of the site. The proposed works are located 100m from bushfire prone land. No trees are proposed for removal under this REF. Refer to the Bushfire Assessment Report at **Appendix M**.

Acid Sulfate Soils

The site is located in an area not known to contain acid sulfate soils (ASS) and is not within 500m proximity of any Class 5 ASS.

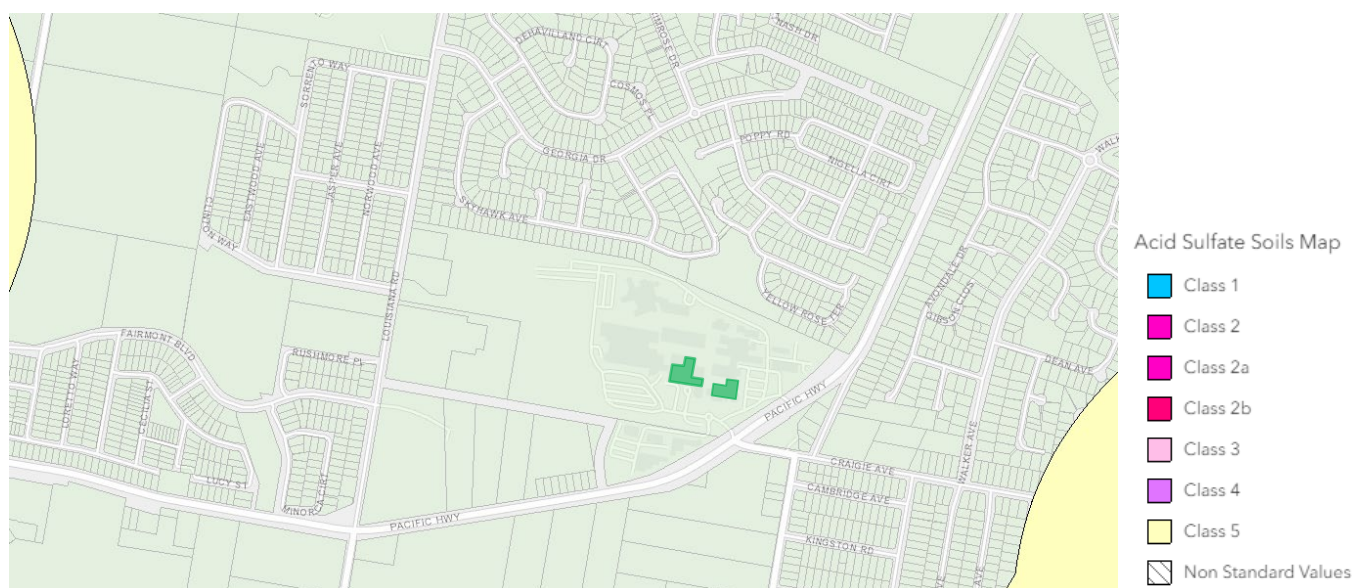


Figure 6 Extract of Acid Sulfate Soils map of Digital EPI Viewer

Note, the indicative extent works is shaded in green.

Source: NSW Planning Portal Digital EPI Viewer with Architectus Edits (2023)

Flood Prone Land

As indicated by the Section 10.7 (2) & (5) Planning Certificate for the site at **Appendix C**, the site is subject to flood related development controls.

Wyong Hospital is subject to 1 in 100 year flood events at the south western and north eastern boundary of the site. The proposed works are located outside the 1 in 100 year flood events and above the Probable Maximum Flood (PMF) Level. Refer to Figure 7 below.

Wyong Hospital is also identified within Precinct 1: Probable Maximum Flood (PMF) and Precinct 2: Flood Planning Areas at the south-western and north-eastern boundary. The proposed works lie outside the PMF, and outside the Flood Planning Area. Therefore, no flood controls should apply. Refer to the Preliminary Flood Assessment Report at **Appendix R**.



Figure 7 Wyong Hospital – Flood mapping – 1 in 100 year flood events

Note, the indicative location of the proposed works is shaded in yellow.

Source: TTW

Bushfire

According to Central Coast Council's online mapping tool, Wyong Public Hospital is bush fire prone land as it is partly affected by Bushfire Vegetation Buffer Area and Bushfire Prone Land Vegetation Category 1.

The proposed works are limited to Buildings B and C located within the central eastern portion of the site over 122m from mapped bush fire prone land. These blocks are adjoined by managed hospital grounds on all aspects. The nearest bushfire hazard is the forested wetland community located 122m to the south-west.

Refer to the bushfire prone land map at Figure 8 below.

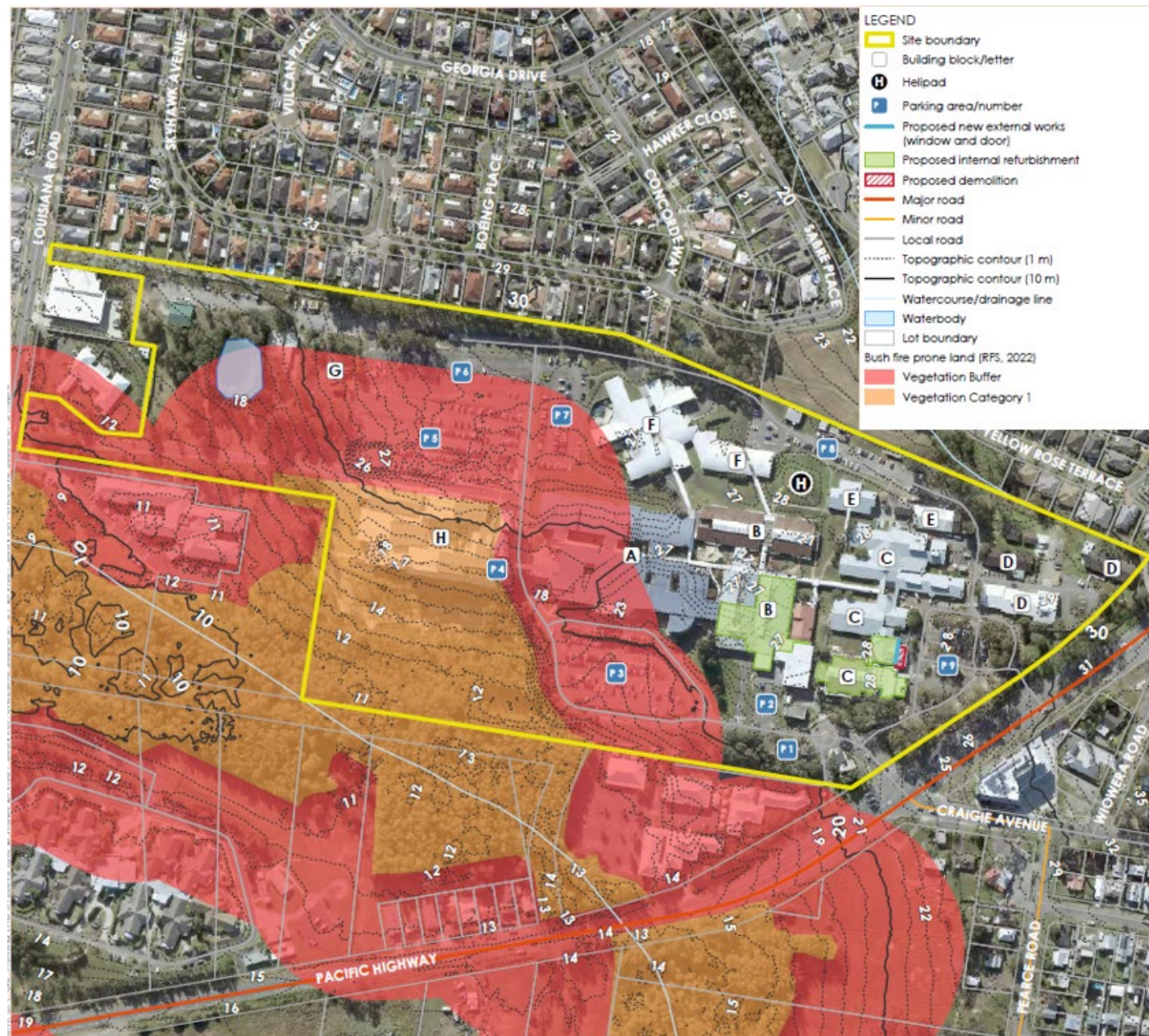


Figure 8 Wyong Hospital – Bushfire prone land map

Note, the indicative location of the proposed works is shaded in green.

Source: Waratah Bushfire 2023

Refer to **Section 6.2.10** of this REF and the Bushfire Assessment Report at **Appendix M** for further detail.

2.1.3 Site Considerations and Constraints

Section 10.7 Planning Certificate No. 64045 dated 11 July 2023 identifies that the site is located within the SP2 Infrastructure zone under CCLEP 2022, and is provided at **Appendix C**.

Table 2: Section 10.7 Planning Certificate

Affectation	Yes	No
Critical habitat		✓
Conservation area		✓
Item of environmental heritage		✓
Affected by coastal hazards		✓
Proclaimed to be in a mine subsidence district		✓
Affected by a road widening or road realignment		✓
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 sulfate or any other risk	✓ Some of the land is bushfire prone land.	
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any biobanking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls	✓	

2.2 Surrounding Development

The site is situated within Wyong Public Hospital, which accommodates multiple buildings of varying in height and scale including single storey buildings built in the 1980s in the east, to buildings completed in 2021 up to 6 storeys in height. Since its official opening in 1980, Wyong Public Hospital has experienced multiple building additions.

The original Hospital buildings developed during the early 1980s are located to the east of the campus adjacent to the Pacific Highway, and generally comprises single storey brick buildings (existing Buildings D and E).

A significant expansion of the Hospital occurred in 1992 to the west of Building D and E, which included new surgical, emergency and maternity wards (existing Building B). In addition to this redevelopment, a helipad was installed in 1995 to the north of Building B.

The main hospital building (Building A), emergency department (Building B), the new cancer care centre (Building C), and mental health facility (Building F) formed part of a major redevelopment of the campus between 2001 to 2005.

A new CSB was opened at Wyong Hospital in 2021. The CSB is a six-storey tower, two level link bridge, ambulance bay served by a new purpose-built ambulance road, undercroft carparking and a new asset protection zone. North of this development includes a newly developed solar energy system.

The Hospital campus accommodates a number of at-grade car parks, including the main car park to the south of Building A, two car parks along the northern boundary of the campus (NW of Building F, and NW Building E), and a staff car park to the west of Building F.

3. Proposed Activity

3.1 Proposal Overview

The proposed activity involves alterations, additions and minor demolition work to existing vacant spaces within Buildings B and C to accommodate the following departments:

Building B:

- Nunyara Aboriginal Health Unit;
- Wyong Women's Centre Clinics;
- Medical Staff Workspace;
- New South Wales Health Pathology;

Building C:

- Expanded Cancer Day Unit;
- Carer Support Unit.

The proposed activity also involves minor demolition of the existing slab under the decanted Paediatric Assessment Unit (PAU) building to allow for new wet area set downs.

Refer to a detailed description of proposed works at **Section 3.1.2** below.

3.1.1 Design Approach

A Built Form and Urban Design Report was prepared for the proposed activity by DWP at **Appendix E**. Key design approaches utilised for the proposed development are outlined in detail below.

Placemaking and Design

The key aim of the redevelopment is to provide a contemporary healthcare facility that is culturally appropriate, welcoming and inclusive to service the community now and into the future. Through assessment of the Better Placed policy's seven distinct objectives, the following placemaking and design principles have been considered and implemented to highlight important factors that contribute to good design outcomes.

Better fit: contextual, local and of its place

The services provided are directly linked to the clinical services plan that is a needs based assessment of the community's health service requirements with a forecast of future requirements.

Better performance: sustainable, adaptable and durable

Environmental sustainability, responsiveness and adaptivity is essential for better performance and providing a functional, whole of life design. The refurbishment reuses existing built fabric and the functionality is enhanced by internal replanning to meet the functional requirements.

Better for community: inclusive, connected and diverse

The design seeks to address economic and social disparity and inequity by creating an inclusive, welcoming, and equitable healthcare facility. It has developed in consultation with various local stakeholders to ensure spaces resonate and embrace the community that it will serve. Connecting with Country (CWC) is one important consideration that has been further explored in this report.

Better for people: safe, comfortable and liveable

Providing a safe, comfortable, and liveable environment has a significant impact on people's wellbeing is becoming increasingly important, particularly within hospitals. Similarly, people have a right to feel safe when accessing healthcare and so crime prevention through environmental design principles are outlined later in this report.

Better working: functional, efficient and fit for purpose

Review of the Clinical Services Plan, collaboration with the Local Health District and the Project User Groups throughout the design process identified a number of key functional relationships to be maintained in order to achieve a practical and fit for purpose hospital which are listed further in this section of the report. Hospitals are one of the most complex building types with specific functional and clinical requirements while needing to enhance patient care and comfort. The solution to this challenge was constantly questioned and tested throughout the planning process and is continually being refined to achieve a more efficient solution that supports productivity and effectiveness for staff while also prioritising patient wellbeing.

Better value: creating and adding value

Good design creates ongoing value for people and communities and minimises costs over time while raising standards and quality of life for users, as well as adding return on investment. The Stage 3 redevelopment of Wyong Hospital is a desperately needed investment into the community that hopes to attract new staff. The social and health value of creating a new and enhanced public space providing such important and vital care is immeasurable. The redevelopment utilises existing infrastructure in order to maximise the monetary investment into the development and prioritise services that have the greatest need to be upgraded and renewed.

Better look and feel: engaging, inviting and attractive

It is important for healthcare facilities to be welcoming and aesthetically pleasing so that it encourages communities to use and enjoy the spaces that provide such vital care. The hospital infrastructure and condition of the facilities should not be a barrier to users accessing healthcare. The feel of a place, how we use and relate to our environment is dependent upon the aesthetic qualities that ultimately promote positive engagement. A successful outcome depends on a considered and sensitive balance of materials, finishes, proportions and details to enhance its value and usage by the community. Meaningful consultation, iterative design reviews and continually pushing the design to ask questions and challenge assumptions moves the design towards an improved and resolved architectural solution.

The above factors begin to highlight some of the ways in which the design considered placemaking and design principles to achieve a quality design outcome aligned with the Better Placed policy's vision and objectives. These objectives are further expanded upon throughout this report and reiterate the redevelopment's goal to provide a contemporary healthcare facility that is culturally appropriate, welcoming and inclusive to service the community in Wyong now and into the future.

In order to create a better working environment through the assessment review of the Clinical Services Plan and discussions with the Local Health District and the Project User Groups, the key functional relationships are identified as:

- Cancer Day Unit maintains its own entry and identity, but expands into a former geriatric ward. Separate staff entry available.
- Carer's Support is proximal to the CDU with access to the courtyard space.
- The Nunyara Aboriginal Health Unit has its own entry and a drop off point. There is also a link to the main hospital street for access by inpatients from other areas of the hospital.
- Pathology expands into the former imaging department and has access from the main hospital street.
- Wyong Women's Centre Clinic shares an entry with the transit unit but is entered directly after the lobby with a discrete entry for the early pregnancy assessment unit.
- Medical staff workspace to have access from multiple sides to facilitate access to the hospital or out of the building.

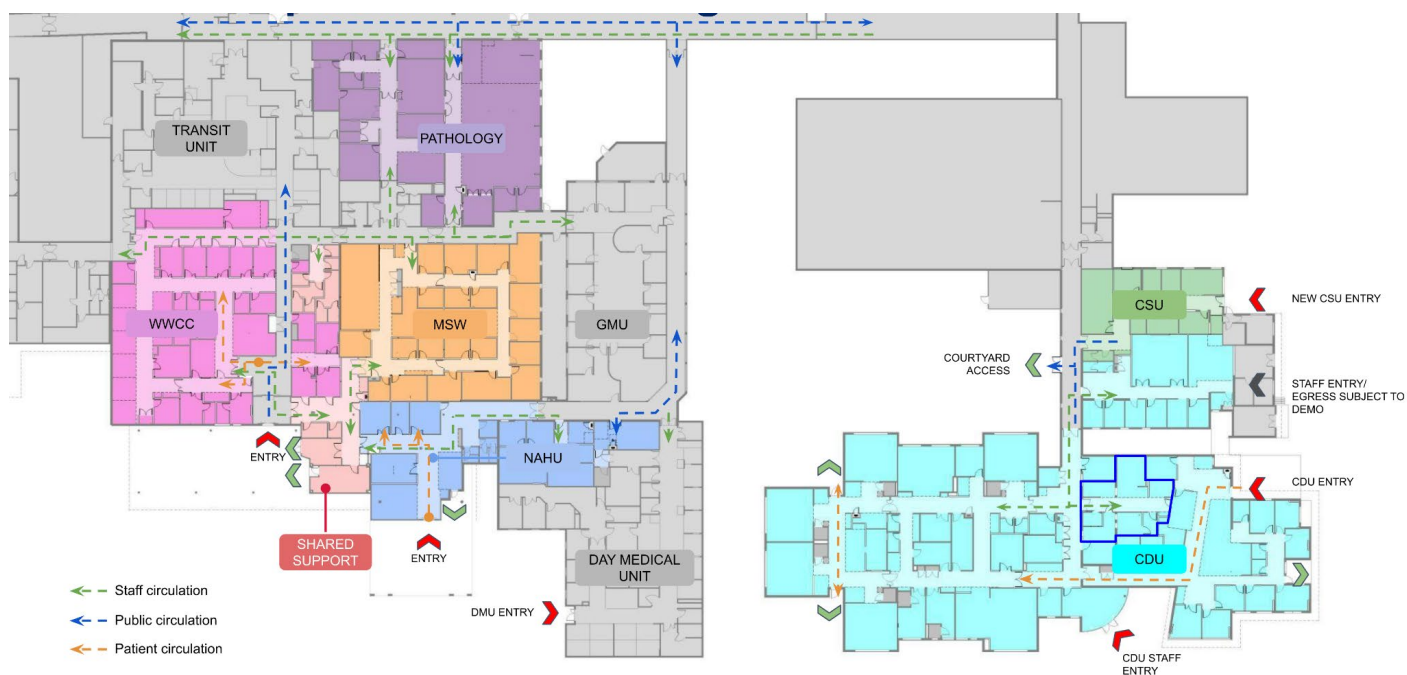


Figure 9 Masterplan diagram of the hospital showing entry points

Source: DWP

The conceptual design was developed to make use of the existing courtyard at the CDU to provide an outlook and access to nature, an important component of the CWC Framework, and provides a valuable emotional impact on the wellbeing of patients, carers and staff. This synergy between nature, people and design also forms part of the CWC framework where nature and landscaping can be celebrated and embraced. This also addresses the ‘better for community’ objective within the Better Placed policy to create an inclusive and connected environment for all members of the community. The functional relationships between departments underwent a comprehensive consultation process to identify the most appropriate location of the program within the development zone so that key relationships and adjacencies are maintained and strengthened.

Connection to nature will also be achieved by hospital street links with views into the surrounding landscaped courtyards. Several courtyard spaces break up the campus providing views to native landscaping and shared outdoor spaces for patients, staff and carers to enjoy, undertake therapeutic care and gather with visiting friends and family.

Refer to the Built Form and Urban Design Report at **Appendix E** for further detail.

Connecting with Country/Engagement

The HI Connecting With Country (CWC) Framework provides a set of principles, practical suggestions and guidance on preparing for engagement to support the genuine fulfillment of HI obligations under the Government Architect’s Office (GAO) Framework as well as local implementation of National and State priorities around partnerships, collaboration, co-design and local decision-making.

The design of the built environment has the opportunity within a healthcare facility to enable health and healing by providing spaces for improved wellbeing that are safe, welcoming, inclusive and secure. The redevelopment of Wyong Hospital aims to achieve this through the following design responses:

- **Entry** - to create a welcoming entry that incorporates local art, clear signage, local language and wayfinding guidance;
- **Connection to Outdoors** - design of internal spaces with access to natural light and connections to landscaped courtyard;
- **Nunyarra Aboriginal Health Unit** - support large family groups and gathering for family connections and support while accessing healthcare on Country. The Aboriginal specific service encompasses hospital liaison for inpatients

and outpatients, chronic care management and follow-up, palliative care service, cancer care navigator, outpatient clinics for drug and alcohol, mental health, child and family health and immunisation. In addition, Nunyara coordinates and facilitates the annual NAIDOC Day, promotes and supports employment of Aboriginal people including Aboriginal health workers as well as cultural awareness and training for LHD staff;

- **Cancer Day Unit** - contemporary and compliant design with access to improved indoor space and visual connection to landscaped courtyards, access to natural light in treatment areas and designing to provide comfort and privacy;
- **Carers support unit** - providing facilities and support for family carers to feel well informed, supported and nurtured are more readily able to support the most vulnerable patients;
- **Keeping Place** - considered as part of the design and arts strategy to introduce Country connection through the display of artefacts.

Sustainability and Climate Resilience

The redevelopment aims to achieve an environmentally sensitive and highly sustainable design outcome. This requires a holistic and integrated approach which addresses a broad range of sustainability considerations. The design builds on an increased awareness of site opportunities, form and function, to encompass and target a broad range of sustainable objectives including specific healthcare considerations for wellbeing.

Aligning to the principles of performance and sustainability in the *Better Placed* policy, creating a healthy indoor environment that enhances wellbeing and is conducive to staff productivity is becoming increasingly important, particularly within hospitals. Hospitals are one of the most complex building types. Their greatest challenge is to reduce their energy consumption while maintaining their specific functional needs to enhance patient care and comfort. They are typically considered to be stressful places and so the physical environment can have a significant effect on both patient and staff health and wellbeing. Daylight is found to be beneficial and a critical requirement for humans, for both psychological and physiological wellbeing.

Maximising windows for solar access and views to the outside, establishes a connection to the natural environment and has been associated with reduced anxiety, pain and depression. Similarly, integration of greenery through biophilic design also improves views, air quality and connection to nature. Air quality is also important in controlling and preventing airborne infections. Providing clean, filtered air and effectively controlling indoor air pollution through ventilation are key aspects of maintaining good air quality. Lastly poorly designed acoustical environments can have a serious impact on patient and staff outcomes therefore installation of high-performance sound absorbing acoustic treatments results in shorter reverberation times, reduced sound propagation and improved speech intelligibility. All these factors play an important role in providing a sustainable healthy indoor healthcare environment that promotes health and wellbeing.

Additionally, Ecologically Sustainable Development (ESD) initiatives are being considered to meet HI's ESD requirements and targets, acknowledging the unique requirements of the redevelopment reusing existing buildings for new clinical services functions. The team has sought to reduce the environmental impact by upgrading HVAC plant to modern more efficient units, using electrified hot water units, upgrading lighting to LED, specifying low environmental impact finishing systems and reusing existing facilities. The current strategies implemented for the redevelopment may include but not limited to:

- **Energy** - LED and sensor lighting, utilising energy efficient electrical equipment;
- **Waste** - maintain recycling strategies, targets and separation of waste streams introduced in Building H;
- **Water** - replace thermostatic mixing valves and new water efficient sanitaryware;
- **Transport** - reduce staff business travel through the use of technology advancements including telehealth.

3.1.2 Proposed Activity

The proposed activity involves alterations, additions and minor demolition work to existing vacant spaces within Buildings B and C to accommodate the following departments:

Building B:

- Nunyara Aboriginal Health Unit;
- Wyong Women's Centre Clinics;
- Medical Staff Workspace;
- New South Wales Health Pathology expansion;

Building C:

- Expanded Cancer Day Unit;
- Carer Support Unit.

The proposed activity also involves minor demolition of the existing slab under the decanted Paediatric Assessment Unit (PAU) building to allow for new wet area set downs.

Demolition and construction of new areas is as designated on the architectural documentation. The extent of works is shown on Architectural Plans at **Appendix D**, and outlined below:

- Demolition of floor, walls and ceiling is as per the demolition plans;
- Modification of existing services throughout;
- Jackhammering and new slab penetrations to on-grade wet areas;
- Façade demolition & rebuild for demolition of decanted PAU (refer demolition plans);
- Modification of existing fire walls and penetrations as required; and
- Removal and installation of new finishes and Furniture, Fixtures and Equipment (FFE).

Refer to an existing site plan at **Figure 10** below.

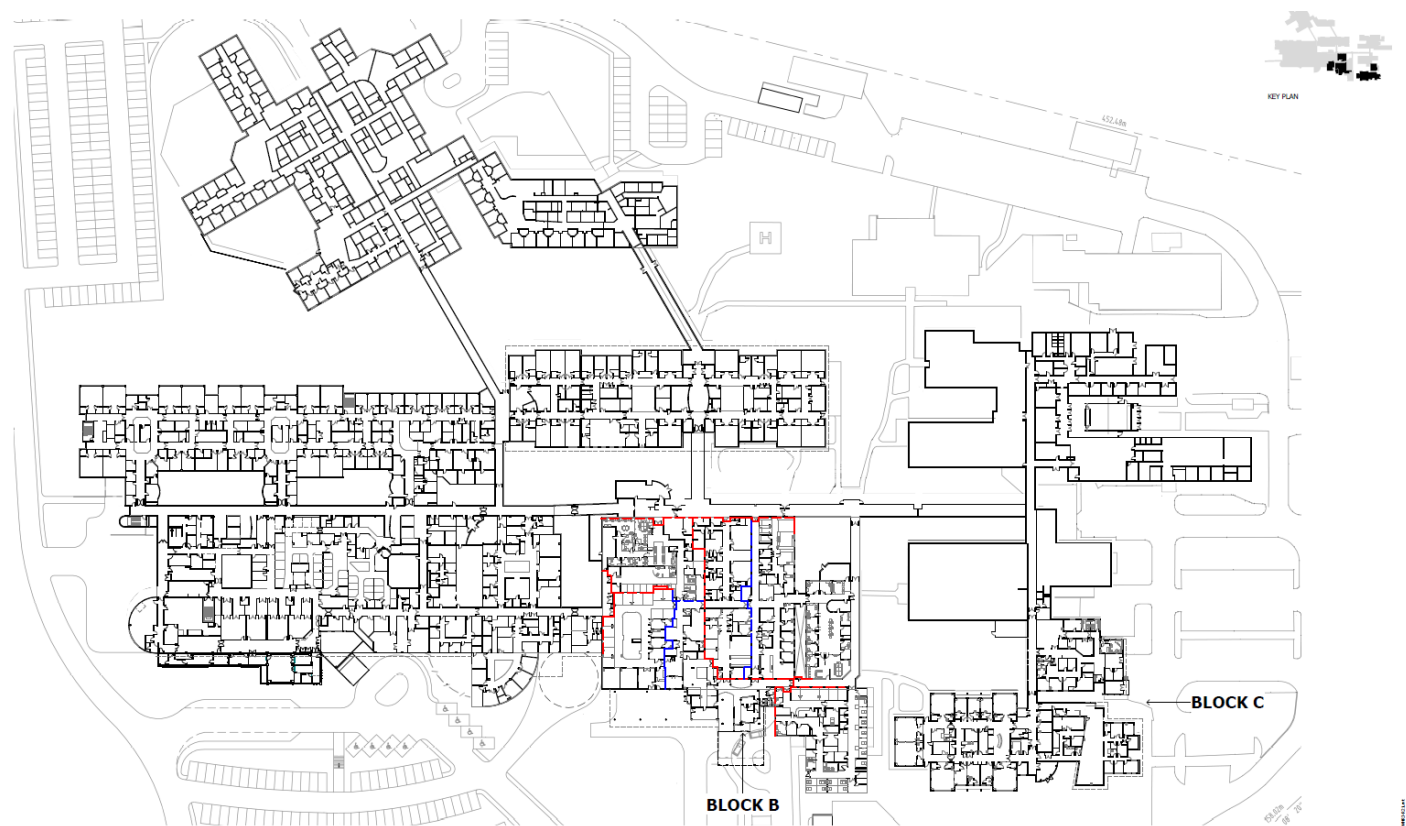


Figure 10 Existing Site Plan

Source: DWP (2023)

Refer to Architectural Plans showing the extent of proposed new work at **Figure 11** below and the full set of Architectural Plans prepared by DWP at **Appendix D**.



Figure 11 Overall Proposed New Work Plan

Source: DWP (2023)

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

The proposed departmental layout allows for the services of each department to be delivered in spaces that meet their functional brief requirements with minimal works required. This allowed the operational and clinical needs of the Hospital to be delivered within a ‘value for money’ outcome.

3.2.2 Alternatives and Options

Due to the nature of the project being the adaptive reuse of existing spaces, no other options were investigated. This departmental layout allows for the services of each department to be delivered in spaces that meet their Functional Brief requirements with minimal works required. This allowed the operational/clinical needs of the Hospital to be delivered within a value for money outcome. An overview of the alternatives, and an identification of the preferred alternative, for the Proposal are provided within **Table 3**.

Table 3: Alternatives considered for the proposal

Alternative description	Advantages and disadvantages	Preferred alternative
Option 1: Alterations, additions and minor demolition work to Buildings B & C at Wyong Hospital	<p><u>Advantages:</u></p> <ul style="list-style-type: none"> Facilitates the completion of Stage 3 Building works Provides required updated hospital facilities to service the growing needs of patients, staff and visitors. <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> Utilises full budget allocation to realise the project. 	None
Option 2: Do nothing	<p><u>Advantages:</u></p> <ul style="list-style-type: none"> No immediate cost outlay. <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> Prevents the completion of Wyong Hospital Redevelopment works; Buildings B & C will not be able to accommodate the relevant hospital departments to provide essential services to patients. 	Option 1

3.3 Construction Activities

The works are short term (12 months). Refer to **Table 4** below for project timeframes and construction activities to be carried out on the site.

Table 4: Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	February 2024
Work Duration/Methodology	12 months (Project Completion February 2025)
Work Hours and Duration/Construction	<ul style="list-style-type: none"> Monday-Friday – 7am – 6pm Saturday 8am – 1pm Sunday and Public Holidays – no works
Workforce/Employment	Due to the staged nature of the works the number of workers on site will significantly vary throughout the duration of the project. The maximum number of workers expected on site at any one time is 30.
Ancillary Facilities	Site establishment will include a site shed and amenities installation on the eastern side of the Hospital campus. Refer to the Construction Activity Statement at Appendix G for further detail.
Earthworks	The proposed activity includes above ground works only, aside from minor demolition of the existing slab under the decanted PAU building. Existing footings will remain in place and asphalt/pavers will be laid in place of the demolished structure. As such, there will be minimal ground disturbance as a result of the proposed works.
Source and Quantity of Materials	Construction materials will be sourced locally where possible.

Construction activity	Description
Traffic Management and Access	The Head Contractor will provide a traffic management plan and utilise traffic controllers for managing deliveries to the proposed site. The traffic management plan will consider pedestrian access, patient / staff / visitor access and parking, ambulance and other service vehicles and contractor parking.

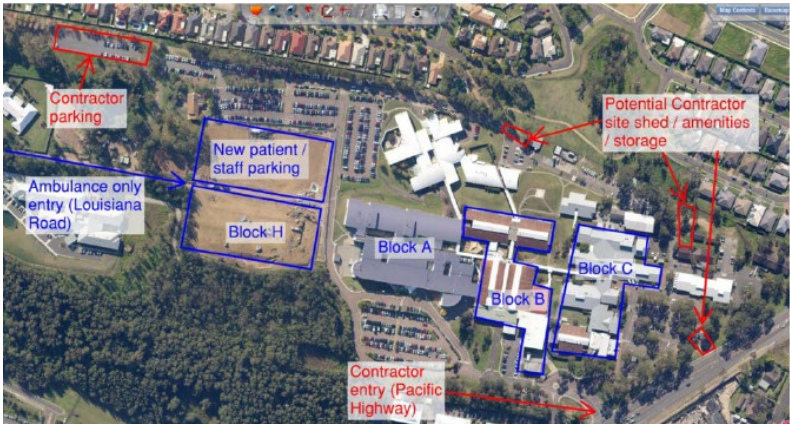


Figure 12 Map of Construction Activity

Source: Six Maps with edits by Colliers (2023)

Contractor parking is only to be located in the area shown on the above map. No contractor parking within the hospital grounds or surrounding streets. Contractors will enter site via Pacific Highway. Construction vehicles will enter site via the Pacific Highway main site entry.

3.4 Operational Activities

Use

Areas of Building B will be refurbished to accommodate the operations of the following departments:

- Nunyara Aboriginal Health Unit
- Wyong Women’s Centre Clinics
- Medical Staff Workspace
- New South Wales Health Pathology

Areas of Building C will be refurbished to accommodate the operations of the following departments:

- Expanded Cancer Day Unit
- Carer Support Unit

Operation Hours

Operation hours are 8am - 6pm. The departments subject to the proposed activity are not overnight departments.

Staff/Patients

The proposed activity will result in an increase in both staff and patient numbers. Refer to Table 5 below.

Table 5 Additional staff and patient numbers

Department	Additional Number of Staff	Additional Number of Patients
Nunyara Aboriginal Health Unit	10	4
Wyong Women’s Centre Clinics	18	16

Department	Additional Number of Staff	Additional Number of Patients
New South Wales Health Pathology	2	0
Expanded Cancer Day Unit	16	26
Carer Support Unit	2	-
Medical Staff Workspace	0	-
Total		42

Traffic and Parking

Parking

Upon completion of the CSB works, the hospital had a total parking capacity of 1,220 spaces.

The forecasts presented in the Business Case for staff and patient numbers for 2026/27 (resulting in a parking demand of 1,262) includes the staff and patients associated with the proposed Stage 3 refurbishment works. Therefore, there are no additional impacts to parking as a result of the Stage 3 works beyond those outlined in the previous SSDA traffic assessment and factored into the SSDA approval.

Consequently, consistent with the approval of the previous SSDA traffic assessment, the campus parking capacity is considered acceptable for the future operations, including the Stage 3 refurbishment works, resulting in only a minor shortfall which would be accommodated through staff travel behaviour change over time.

Construction Traffic

Construction trucks will have good access to the site via the signalised intersection to the southeast, which provides direct access to the Pacific Highway. The internal road network on the hospital site provides direct access to Buildings B and C, requiring minimal interaction with other drivers or pedestrians accessing the hospital. Detailed access arrangements will be confirmed when a contractor is appointed.

It is expected that the refurbishment works will not generate large volumes of construction vehicles, and that the internal roads and signalised intersection can suitably accommodate these volumes.

Construction traffic will have no impact to ambulance movements, as ambulance access to the hospital is via Louisiana Road on the western side of the campus, and construction vehicles will be accessing the campus via the Pacific Highway to the east.

Construction worker parking will be accommodated within the car park in the northwest corner of the site (previously part of the Building H construction contractor's compound). It has been advised that this car park contains sufficient provision to accommodate the full workforce numbers with no overflow parking required on surrounding streets.

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 EP&A Act.

The TI SEPP aims to facilitate the effective delivery of infrastructure across the State. Part 2.3, Division 10 of the TI SEPP outlines the approval requirements for health service facilities. A “hospital” is defined as a health service facility under this division.

Development for the purposes of the erection or alteration of, or addition to, a building that is a health services facility is permitted without consent under Section 2.61(1) (a) of TI SEPP.

The site is zoned SP2 Infrastructure under the CCLEP 2022. The SP2 Infrastructure zone is a prescribed zone under the TI SEPP.

The project, however, becomes an ‘activity’ for the purposes of Part 5 of 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 it includes the *carrying out of a work* as defined under Section 1.4 of the EP&A Act. TI SEPP consultation is discussed within Section 6 of this REF.

Table 6: Description of proposed activities

Division and Section within TI SEPP	Description of Works
Chapter 2, Part 2.2, Division 1 – Consultation	
2.13 Consultation with State Emergency Service—development with impacts on flood liable land	As the proposed activity comprises minor alterations or additions to, or the demolition of, a building, notice to the State Emergency Service (SES) under this provision is not required.
(1) A public authority, or a person acting on behalf of a public authority, must not carry out development on flood liable land that may be carried out without development consent under a relevant provision unless the authority or person has—	
(a) given written notice of the intention to carry out the development (together with a scope of works) to the State Emergency Service, and	
(b) taken into consideration any response to the notice that is received from the State Emergency Service within 21 days after the notice is given.	
(2) Any of the following provisions in Part 2.3 is a relevant provision—	
(a) Division 1 (Air transport facilities),	
(b) Division 2 (Correctional centres and correctional complexes),	
(c) Division 6 (Emergency services facilities and bush fire hazard reduction),	
(d) Division 10 (Health services facilities),	
(e) Division 14 (Public administration buildings and buildings of the Crown),	
(f) Division 15 (Railways),	
(g) Division 16 (Research and monitoring stations),	
(h) Division 17 (Roads and traffic),	
(i) Division 20 (Stormwater management systems).	
(3) This section does not apply in relation to the carrying out of minor alterations or additions to, or the demolition of, a building, emergency works or routine maintenance.	
(4) In this section, flood liable land means land that is susceptible to flooding by the probable maximum flood event, identified in accordance with the principles set out in the manual entitled Floodplain Development Manual: the management of flood liable land published by the New South Wales Government and as in force from time to time.	

Division and Section within TI SEPP	Description of Works
<p>2.16 Consideration of Planning for Bush Fire Protection</p> <p>(1) This section applies to development for the following purposes that this Chapter provides may be carried out without development consent—</p> <p>(a) health services facilities,</p> <p>(b) correctional centres,</p> <p>(c) residential accommodation.</p> <p>(2) A public authority, or a person acting on behalf of a public authority, must consider Planning for Bush Fire Protection before carrying out the development in an area that is bush fire prone land.</p> <p>(3) In this section—</p> <p>bush fire prone land means land recorded for the time being as bush fire prone land on a map certified under the Act, section 10.3(2).</p> <p>Planning for Bush Fire Protection means the document prescribed by the Environmental Planning and Assessment Regulation 2021, section 271.</p>	<p>Refer to Section 6.2.10 below on bush fire and the Bush Fire Assessment Report at Appendix M.</p>

Chapter 2, Part 2.3, Division 10 – Health Services Facilities – Section 2.61

<p>(1) Any of the following development 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—</p> <p>(a) the erection or alteration of, or addition to, a building that is a health services facility,</p> <p>(b) development for the purposes of restoring or replacing accommodation or administration facilities,</p> <p>(c) demolition of buildings carried out for the purposes of a health services facility,</p> <p>(d) development for the purposes of patient transport facilities, including helipads and ambulance facilities,</p> <p>(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> <p>(2) This section does not permit the erection of any building that exceeds 15 metres in height or is located closer than 5 metres to any property boundary (or an addition to a building resulting in the building exceeding that height or being closer than that distance to any property boundary).</p> <p>(3) Despite subsection (2), development may result in a building being located up to 1 metre from a property boundary if—</p> <p>(a) the building does not exceed 1 storey or 5 metres in height, and</p> <p>(b) the land on the other side of the property boundary is not in—</p> <p>(i) a residential zone, or</p> <p>(ii) Zone C4 Environmental Living or a land use zone that is equivalent to Zone C4.</p>	<p>The proposed activity includes alterations, additions and minor demolition work to Buildings B and C. i.</p> <p>The proposed activity does not involve the erection of any building that exceeds 15m in height or is located closer than 5m to any property boundary.</p>
--	--

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the EPBC Act do not affect the proposal as it was 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 activity affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 7** of the REF.

Table 7: 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
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. 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 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 8 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 8: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Activity
Subsection 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.	Not applicable – the site is not located in a wilderness area. Therefore, there are no impacts resulting from the amended proposal.

Note: If a biobanking statement has been issued in respect of a development under Part 7A of the *Threatened Species Conservation Act 1995*, 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 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.

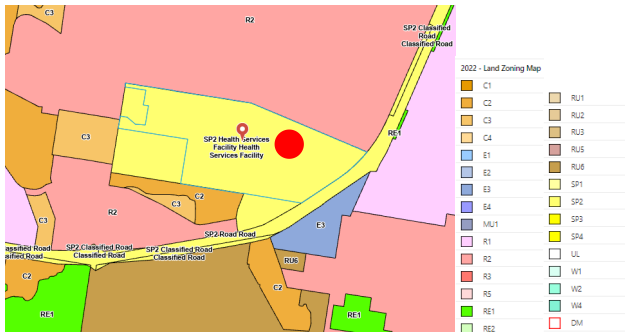
The *Guidelines for Division 5.1 Assessments* (DPE June 2022) provides a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors are considered at Section 6 of this REF.

In addition, Section 171A of the EP&A Regulation 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 9: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
<i>Rural Fires Act 1997</i>	<p>According to Central Coast Council's online mapping tool, Wyong Public Hospital is partly identified to comprise of bushfire prone land, including Bushfire Vegetation Buffer Area and Bushfire Prone Land Vegetation Category 1.</p> <p>The proposed works are limited to Blocks B & C located within the central eastern portion of the site over 122m from mapped bush fire prone land. These blocks are adjoined by managed hospital grounds on all aspects. The nearest bushfire hazard is the forested wetland community located 122m to the south-west.</p> <p>The proposed development has been considered under Section 2.13 (2) of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP 2021). Section 6.5 of PBP states, that proposed minor non-structural building alterations do not have any influence on bushfire protection.</p> <p>However, as a result of the increased occupancy and request for exemption from the application of Appendix B of the Addendum to PBP and the provisions of the NCC 2022, referral to the NSW RFS for a BSA is recommended by the Bushfire Consultant.</p> <p>However, the consultant is seeking an exemption under the National Construction Code and provided notice via email to the RFS on 15th August 2023. Refer to Section 6.2.10 below for further detail.</p>	Yes
State Legislation Planning Policies		
State Environmental Planning Policy (Resilience and Hazards) 2021	The proposed activity includes above ground works only, aside from minor demolition of the existing slab under the decanted PAU building. Existing footings will remain in place and asphalt/pavers will be laid in place of the demolished structure. As there will be minimal ground disturbance, and given previous contamination studies on the site, it is not expected there will be contamination detected. Notwithstanding, mitigation measures for unexpected finds have been included at Appendix A .	No
State Environmental Planning Policy (Transport and Infrastructure) 2021	Refer to Table 6 above.	Yes
Central Coast Local Environmental Plan		
Zone	The site is zoned SP2 Infrastructure (Health Services Facilities).	Yes
 <p>The map displays the land use zoning for the Wyong Hospital site and surrounding areas. The hospital site is highlighted with a red dot and is located within the SP2 Infrastructure (Health Services Facilities) zone. The map includes a legend with various zoning codes and their corresponding colors.</p>		
<p>Figure 13 Wyong Hospital – Land Use Zoning Map</p> <p>The indicative site of the works is shown with a red dot. Source: The CCLEP 2022 Digital Mapping</p>		
Height of Buildings	The site is not subject to a maximum building height control.	No

Legislation	Comment	Relevant? Yes/No
Floor Space Ratio	The site is not subject to a FSR control.	No
Heritage	The site is not subject to a heritage item, nor is it within a heritage conservation area.	No
Flood Planning	<p>Wyong Hospital is subject to 1 in 100 year flood events at the south-western and north-eastern boundary of the site. The proposed works are located outside the 1 in 100 year flood events and above the Probable Maximum Flood (PMF) Level.</p> <p>Wyong Hospital is also identified within Precinct 1: Probable Maximum Flood (PMF) and Precinct 2: Flood Planning Areas at the southwestern and north-eastern boundary. The proposed works lie outside the PMF, and outside the Flood Planning Area. Therefore, no flood controls should apply. Refer to the Preliminary Flood Assessment Report at Appendix R.</p>	No
Coastal Planning	This site is not subject to coastal planning controls.	No

5. Consultation

5.1 Statutory Consultation

The REF scope of works was notified for 21 calendar days to the stakeholders outlined in **Table 10**.

Table 10: Stakeholders required to be notified

Stakeholder	Relevant Section of T&I SEPP
Central Coast Council	Division 10 Section 2.62 (2)(a)(i)
Occupiers of Adjoining Land	Division 10 Section 2.62 (2)(a)(ii)

The notification commenced on 2nd August 2023 and concluded on 23rd August 2023. Copies of the notification letters are provided at **Appendix B**.

Refer to a map demonstrating the scope of notification to adjoining occupiers at **Figure 13** below.

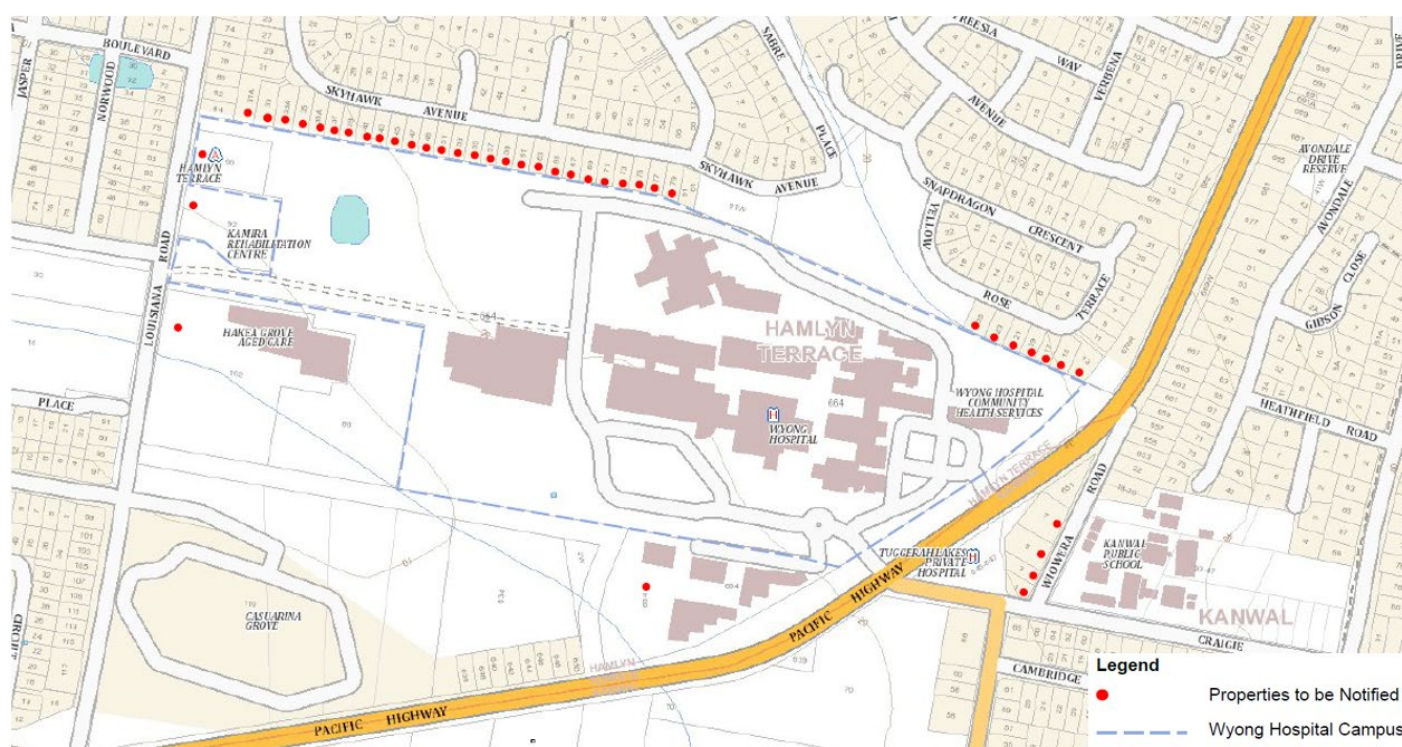


Figure 14 Adjoining Occupiers Map

No comments were received Occupiers of Adjoining Land during the notification period.

Comments were received from Council on 22 August 2023 as follows:

- The Review of Environmental Factors is to specifically demonstrate compliance with Clause 2.61 - Development permitted without consent of the State Environmental Planning Policy (Transport and Infrastructure) 2021,
- The Review of Environmental Factors is to contain a comprehensive list as to what works will be undertaken,
- The Review of Environmental Factors is to contain an assessment of the proposal and any potential environmental or other impact. Should any impact be identified, supporting technical reports (e.g. bushfire, ecology, traffic, noise and vibration etc) is required to be submitted to enable an assessment of the impact.
- The Review of Environmental Factors is to include any safeguards or mitigation measures to ensure impacts to the environment and surrounding development are minimised.

- The review of Environmental Factors is to address any pre-existing condition of consent (i.e. carparking) to ensure the condition of consent is not compromised or invalidated.

In response, the matters raised by Council above are matters that are addressed in this REF, as they are statutory requirements under the EP&A Act, the EP&A Regulations, and matters for consideration under the “Guidelines for Division 5.1 assessment”, DPE, June 2022.

A response letter was provided by Health Infrastructure to Council following the conclusion of the notification period on the 4th September 2023.

Consultation with Council – s 2.61, Development permitted without consent TI SEPP		Yes	No
(1) Any of the following development 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—			
(a) the erection or alteration of, or addition to, a building that is a health services facility,		✓	
(b) development for the purposes of restoring or replacing accommodation or administration facilities,			✓
(c) demolition of buildings carried out for the purposes of a health services facility,		✓	
(d) development for the purposes of patient transport facilities, including helipads and ambulance facilities,			✓
(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).			✓

5.2 Community and Stakeholder Engagement

Due to the limited scope of the project, communication and consultation activities have centred around staff, key stakeholders and a range of Project User Groups, rather than broad community consultation.

The project will continue to provide opportunity for feedback and updates through a number of channels such as the redevelopment and Health Infrastructure websites, social media, media releases, works notifications, regular e-newsletter updates and factsheets.

Patients, visitors and the community will be updated as works progress. Consultation with key stakeholders will continue as required.

The Bushfire consultant, Waratah Bushfire Planning, has consulted with the NSW Rural Fire Service (RFS) to discuss possible exemptions under the National Construction Code (NCC). An email was sent to the RFS to initiate these discussions. Refer to a copy of this email at **Appendix T**.

In their response email received 5th September 2023, the RFS noted the following:

Based on discussions with Development Planning and Policy (DPAP), PES Managers and Supervisors, a bush fire safety authority from the Rural Fire Service (RFS) is not required if the proposal is for minor works as listed in section 6.5 of Planning for Bush Fire Protection (PBP) 2019.

If there are triggers identified in the Review of Environmental Factors (REF)/State Environmental Planning Policy (SEPP) process that require consultation with the RFS, the application can be followed up in Guardian as a referral independent of the development assessment process ie S100B application without payment. The response will be in accordance with DPAP Practice Note detailing application of Addendum to PBP 2019 for Class 9 buildings determined as bush fire attack level (BAL) Low.

It is up to the certifying authority to decide the suitability of the response from RFS to be considered for the exemption of the requirements of Specification 43 of the National Construction Code (NCC) at the construction certificate stage.

Refer to **Appendix U** for the RFS response.

As a result, an application for a Bush Fire Safety Authority (BFSA) has been made to seek an exemption to certain requirements under the NCC and is currently pending at the time of writing.

6. Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

Section 171(1) of the *EP&A Regulation* 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 11: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment		
(a) Any environmental impact on a community	The proposed works are largely internal within existing Buildings B and C and therefore will have no significant environmental impact on the community. During construction, a minor increase in trucks and construction operations may have a minor noise impact, however, this will be minimal due to the scale of the works and will be effectively mitigated through mitigation measures identified at Section 6.2.2 below. Completion of the works will create a positive impact on the community by providing essential hospital services and amenities to staff, patients and visitors.	-ve	✓
		Nil	
		+ve	
(b) Any transformation of a locality	Refer to the description of the proposed activity at Chapter 3 of this report. The proposed activity is largely internal to existing Buildings B and C and will not disrupt surrounding hospital activities or impact the surrounding locality. As noted above, the proposed activity will allow the completion of Stage 3 Building works at Wyong Hospital to provide necessary services and amenities to staff, patients and visitors.	-ve	✓
		Nil	
		+ve	
(c) Any environmental impact on the ecosystems of the locality	There will be no adverse impacts on the ecosystem of the locality as a result of the proposed activity.	-ve	
		Nil	✓
		+ve	
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	The proposed activity is considered to have nil impact on the recreational, scientific or other environmental quality of the locality.	-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	Subject to recommended mitigations being implemented, the proposed activity will not impact the value of the site for present or future generations. In terms of historical/heritage impact, the subject site is not a heritage item or within a heritage conservation area, and therefore will not have adverse impacts to any heritage items in the vicinity.	-ve	
		Nil	✓
		+ve	
(f) Any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	The proposed activity will not impact fauna under the Biodiversity Conservation Act 2016.	-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	The proposed activity will not have the effect of endangering a life form.	-ve	
		Nil	✓
		+ve	
(h) Any long-term effects on the environment	The proposed activity will not adversely impact the environment, neither in the immediate or long term.	-ve	
		Nil	✓

Relevant Consideration		Response/Assessment		
			+ve	
(i)	Any degradation of the quality of the environment	The proposed activity will not degrade the surrounding environment.	-ve	
			Nil	✓
			+ve	
(j)	Any risk to the safety of the environment	The proposed activity will not provide harm to the environment.	-ve	
			Nil	✓
			+ve	
(k)	Any reduction in the range of beneficial uses of the environment	The proposed activity will not reduce the range of beneficial uses of the environment.	-ve	
			Nil	✓
			+ve	
(l)	Any pollution of the environment	The proposed activity will not provide pollution to the environment.	-ve	
			Nil	✓
			+ve	
(m)	Any environmental problems associated with the disposal of waste	Waste generated by the proposed activity during construction and operation will be either recycled or appropriately disposed of. Refer to the Construction Waste Management Plan at Appendix N and the Operational Waste Management Plan at Appendix O .	-ve	
			Nil	✓
			+ve	
(n)	Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	N/A	-ve	
			Nil	✓
			+ve	
(o)	Any cumulative environmental effects with other existing or likely future activities	There will be no cumulative impacts as a result of the proposal.	-ve	
			Nil	✓
			+ve	
(p)	Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	N/A	-ve	
			Nil	✓
			+ve	
(q)	Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act	The proposed activity aligns with the strategic vision and direction provided in local and state strategic plans.	-ve	
			Nil	✓
			+ve	
(r)	Any other relevant environmental factors	Refer to Section 6.2 of this report.	-ve	
			Nil	✓
			+ve	

6.2 Identification of Issues

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? (Note 1)		✓

Questions to consider	Yes	No
Will the works disrupt access to private properties? (Note 2)		✓
Are there likely to be any difficulties associated with site access?		✓
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)?		✓
Will full or partial road closures be required? (Note 1)		✓
Will the proposal result in a change to onsite car parking? (Note 3)		✓
Is there onsite parking for construction workers? (Note 4)	✓	

Note 1: A Traffic and Parking Impact Statement has been prepared for the proposed activity by TTW at **Appendix H**. It is noted that Construction trucks will have good access to the site via the signalised intersection to the southeast, which provides direct access to the Pacific Highway.

The internal road network on the hospital site provides direct access to Buildings B and C, requiring minimal interaction with other drivers or pedestrians accessing the hospital. Detailed access arrangements will be confirmed when a contractor is appointed.

It is expected that the refurbishment works will not generate large volumes of construction vehicles, and that the internal roads and signalised intersection can suitably accommodate these volumes.

Construction traffic will have no impact to ambulance movements, as ambulance access to the hospital is via Louisiana Road on the western side of the campus, and construction vehicles will be accessing the campus via the Pacific Highway to the east.

As such, the works are not expected to affect traffic or access on any local or regional roads.

Note 2: It is not expected that the works will disrupt access to private properties as the main construction vehicle access point is via the Pacific Highway and not in the vicinity of residential property. Notwithstanding, adjoining occupiers have been notified of the proposed activity as detailed in Chapter 5 of this report.

Note 3: The traffic impacts generated by the staff and patient numbers associated with the above works have been previously assessed as part of the traffic assessment prepared in 2019 for the SSDA for the new Clinical Services Building (CSB) at Wyong Hospital, and therefore no further impacts are generated or mitigation measures required as part of these REF works.

Upon completion of the CSB building (2020/21), the hospital campus had a formal parking capacity of 1,220 spaces.

HI has confirmed that the forecasts presented in the Business Case for staff and patient numbers for 2026/27 (resulting in a parking demand of 1,262) includes the staff and patients associated with the proposed Stage 3 refurbishment works. Therefore, there are no additional impacts to parking as a result of the Stage 3 works beyond those outlined in the previous SSDA traffic assessment.

Therefore, consistent with the approval of the previous SSDA traffic assessment, the campus parking capacity is considered acceptable for the future operations, including the Stage 3 refurbishment works, resulting in only a minor shortfall which would be accommodated through staff travel behaviour change over time.

Refer to **Appendix H** for further detail.

Note 4: Construction worker parking will be accommodated within the car park in the northwest corner of the site (previously part of the Building H construction contractor's compound). It is advised that this car park contains sufficient provision to accommodate the full workforce numbers. There is no overflow parking on surrounding streets.

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)? (Note 5)	✓	
Will any receivers be affected by noise for greater than three weeks? (Note 5)	✓	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation? (Note 6)	✓	

Questions to consider	Yes	No
Will the works be undertaken outside of standard working hours? That is: <ul style="list-style-type: none"> Monday - Friday: 7am to 6pm; Saturday: 8am to 1pm; Sunday and public holidays: no work. 		✓
Will the works result in vibration being experienced by any surrounding properties or infrastructure? (Note 7)	✓	
Are there any impacts to the operation of helipads on the activity site?		✓

Note 5: An Acoustic Impact Assessment Report has been prepared by Pulse White Noise Acoustics at **Appendix I**. The report assesses the potential impact of construction and operational noise and vibration on nearby sensitive receivers. The report determined that existing buildings within Wyong Hospital will be the most impacted receivers. Furthermore, these are likely to be highly noise affected by construction activities. Adjacent external residences and commercial receivers are also likely to be noise affected by construction activities.

Based on these findings, specific mitigation measures are proposed, including the development of a Construction Noise and Vibration Management Plan (CNVMP) which accounts for the recommended operational procedures to manage potential acoustic impacts on the nearest affected receivers.

It is recommended that the CNVMP applies the following best practice noise mitigation measures:

- Maximising the offset distance between plant items and nearby noise sensitive receivers.
- Identify feasible acoustic controls or management techniques (use of screens, scheduling of noisy works, notification of adjoining land users, respite periods) when excessive levels may occur.
- Preventing noisy plant from working simultaneously and / or being located adjacent to sensitive receivers.
- Minimising consecutive works in the same site area.
- Orienting equipment away from noise sensitive areas.
- Carrying out loading and unloading away from noise sensitive areas.

In regard to construction traffic noise, it is noted that vehicle numbers on surrounding roads would need to increase by around 60% from existing traffic flows, for a 2 dB increase in road traffic noise to occur. As noted in the Traffic Impact Statement at **Appendix H**, it is expected that the refurbishment works will not generate large volumes of construction vehicles, and that the internal roads and signalised intersection can suitably accommodate these volumes. Therefore, it is unlikely that the works will result in the production of any additional traffic noise.

Note 6: Noise impacts associated with the ongoing operations of the proposal have been assessed against *Noise Policy for Industry* (EPA, 2017).

It is recommended by the Acoustic Consultant, Pulse White Noise Acoustics, that the mechanical plant design and equipment selection should be made so that the aggregate noise level from all external emissions, comply with the external noise level criteria. This should be conducted as part of the detailed assessment of mechanical noise emissions which is required to be undertaken during the later design stages.

Note 7: As noted above, a CNVMP will be prepared prior to the commencement of works to manage noise and vibration impacts to potentially affected receivers. The following vibration mitigation measures are recommended to be considered as part of a CNVMP:

Vibration generating plant and equipment should be located in areas within the site where lower vibration impacts are predicted.

- Investigate the feasibility of rescheduling the hours of operation of major vibration generating plant and equipment to less sensitive time periods.

- Identify other vibration sensitive structures such as tunnels, gas pipelines, fibre optic cables, Sydney Water retention basins, etc. Specific vibration goals should be determined on a case-by-case basis by an acoustic consultant which is to be engaged by the construction contractor.
- Identify heritage structures as well as vibration sensitive premises (such as those containing scientific and vibration sensitive medical equipment). Safe working distances from vibration generating equipment should be established to achieve compliance with the criteria discussed in Section 4.3.
- We recommend that attended measurements of vibration generating plant be conducted at the commencement of works to confirm compliance with the vibration criteria discussed in Section 4.3. Measurements should be conducted at the nearest affected property boundary. If possible, measurements will also be used to validate the safe working distances advised in Table 19 and to establish safe working distances suitable to the project.
- Use lower vibration generating items of construction plant and equipment, that is, smaller capacity plant.
- Minimise conducting vibration generating works consecutively in the same area (if applicable).
- Schedule a minimum respite period prior to long continuous activities.

Refer to detailed mitigation measures for noise and vibration impacts at **Appendix A**.

6.2.3 Air Quality and Energy

Questions to consider	Yes	No
Could the works result in dust generation? (Note 10)	✓	
Could the works generate odours (during construction or operation)?		✓
Will the works involve the use of fuel-driven heavy machinery or equipment? (Note 11)		✓
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?	✓	

Note 10: The works generate minimal dust given the nature of the works, being largely internal aside from minor demolition of the existing slab under the decanted PAU building. Air quality and dust management measures will be included in the detailed Construction Management Plan (CMP) which is to be prepared prior to the commencement of works and implemented during the undertaking of works. The CMP is required to be prepared as a Mitigation Measure. Refer to **Appendix A**.

Note 11: Works involve only the use of delivery vehicles. No fuel driven cranes or earthmoving plants are required.

Note 12: The location of the proposed activity is approximately 500m southeast of Hakea Grove Aged Care and in the vicinity of surrounding hospital buildings which are currently in use. Notwithstanding, the proposed works are largely internal and are expected to generate minimal impacts in respect to noise and dust.

6.2.4 Soils and Geology

Questions to consider	Yes	No
Will the works require land disturbance? (Note 10)		✓
Are the works within a landslip area?		✓
Are the works within an area of high erosion potential?		✓
Could the works disturb any natural cliff features, rock outcrops or rock shelves?		✓
Will the works result in permanent changes to surface slope or topography?		✓
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?		✓
Are the works within an area affected by salinity?		✓
Is there potential for the works to encounter any contaminated material? (Note 11)		✓

Note 10: The proposed activity includes above ground works only, aside from minor demolition of the existing slab under the decanted PAU building. Existing footings will remain in place and asphalt/pavers will be laid in place of the demolished structure. As such, there will be minimal ground disturbance as a result of the proposed works.

Note 11: Contamination is not expected to be encountered with slab removal work as there is minimal ground disturbance. Notwithstanding, mitigation measures have been included for unexpected finds protocol.

6.2.4 Coastal risks

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

6.2.5 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse?		✓
Are the works within a Sydney Drinking Water Catchment?		✓
Are the works located within a floodplain? (Note 16)		✓
Is the development activity located above Probable Maximum Flood Levels? (Note 16)	✓	
Will the works intercept groundwater? (Note 17)		✓
Will a licence under the <i>Water Act 1912</i> or the <i>Water Management Act 2000</i> be required?		✓
Has stormwater management been adequately addressed? (Note 18)	✓	

Note 16: A Preliminary Flood Assessment Report has been prepared for the proposed activity by TTW at **Appendix R**. The proposed development is not located within a floodplain, however consideration of flood related DCP controls is required for development located on land that is below the PMF Level.

As noted by TTW, Council's flood maps show that the proposed works lie outside the PMF flood extent and the Flood Planning Area (FPA 1% Annual Exceedance Probability (AEP) + 500mm). Therefore, no flood controls should apply. Refer to **Appendix R** for further detail.

Note 17: The proposed activity involves above ground works only except for minor slab removal and will not intercept ground water. Refer to the Geotechnical Investigation Report prepared for the Wyong Hospital Redevelopment (SSDA) by Appian Group at **Appendix S** for further detail.

Note 18: As noted above, the proposed activity involves above ground works only and will not require stormwater management consideration.

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?		✓
Will the works be visible from the public domain?		✓
Are the works located in areas of high scenic value?		✓
Will the works involve night work requiring lighting?		✓

6.2.7 Aboriginal Heritage

Questions to consider	Yes	No
Will the activity disturb the ground surface or any culturally modified trees? (Note 20)	✓	

Questions to consider	Yes	No
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)? (Note 20)		✓
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)?		✓
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed? <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?		-
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?		-
Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?		✓
Is the activity likely to affect the cultural value or significance of the site?		✓

Note 20: Only minor ground disturbance works are proposed associated with slab removal. Based on findings of the Aboriginal and Non-Aboriginal Archaeological Assessment previously undertaken for the at-grade car park in September 2014 (refer **Appendix J**) which defined its study area as the whole of the hospital lot, it was concluded that due to frequent inundation and past land uses it is unlikely that any Aboriginal heritage items will be present, noting that:

“The results of the AHIMS search and the visual inspection indicate that there are no identified Aboriginal objects in the Project Area. As there are no identified Aboriginal objects in the Project Area it is assessed that there is no identified risk of harm to Aboriginal objects and an AHIP is not required for the proposed activity”.

Regardless, in the event that an item of Aboriginal or non-Aboriginal heritage significance is discovered during construction works, mitigation measures are to be adhered to in accordance with the relevant conditions in **Appendix A**.

Note 21: An AHIMS Search was undertaken on 11 August 2023. No Aboriginal heritage sites were identified within the vicinity of the proposed works. Refer to AHIMS search at **Appendix P**.

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? <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?		✓
Is the demolition of any heritage occurring?		✓

6.2.9 Ecology

Questions to consider	Yes	No
Could the works affect any <i>EPBC Act (Cwth)</i> listed threatened species, ecological community or migratory species?		✓

Questions to consider	Yes	No
Is it likely that the activity will have a significant impact in accordance with the <i>Biodiversity Conservation Act 2016</i> (BC Act 2016)? 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 2016:		✓
<ul style="list-style-type: none"> Section 7.2(a) – Test for significant impact in accordance with Section 7.3 of the BC Act 2016; 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?		✓
Is there any important vegetation or habitat (i.e. Biodiversity and Conservation SEPP) within or adjacent to the work area?		✓
Could the works impact on any aquatic flora or habitat (i.e. seagrasses, mangroves)?		✓
Are there any noxious or environmental weeds present within the work area?		✓
Will clearing of native vegetation be required?		✓

6.2.10 Bushfire

Questions to consider	Yes	No
Are the works located on bushfire prone land? (Note 23)	✓	
Do the works include bushfire hazard reduction work?		✓
Is the work consistent with a bush fire risk management plan within the meaning of the <i>RF Act 1997</i> (RF Act) that applies to the area or locality in which the activity is proposed to be carried out?	✓	

Note 23: A Bush Fire Assessment Report has been prepared for the proposed activity by Waratah Bushfire at **Appendix M**. The site of the proposed activity is mapped by Central Coast Council as bush fire prone, triggering a formal assessment in respect of the NSW RFS *Planning for Bushfire Protection (PBP 2019)*.

The assessment found that Buildings B & C are located over 100m from bush fire prone land and that the minor external alterations (i.e. new window and door) are exposed to BAL Low (insufficient risk to warrant specific bushfire construction requirements). As outlined in Section 6.5 of PBP, the proposed modifications do not have any influence on potential bushfire impacts or the bushfire protection of the buildings and therefore the NSW RFS does not consider that a bush fire safety authority is necessary for the proposed minor non-structural building alterations.

The proposal however will result in an intensification of use which will result in an increase in occupancy with an additional 48 staff and 46 patients.

Section 6.4 of PBP states that an intensification of the use or increase in occupancy must consider the risk to occupants and firefighters. Existing SFPP facilities constructed without the benefit of current bush fire requirements need to consider providing a designated safe refuge building to accommodate all occupants. The safe refuge shall provide a radiant heat threshold of no greater than 10kW/m².

Waratah Bushfire Planning proposes the following combination of bushfire measures to address the bush fire risk:

- Proposed new works (window and door) are to comply with BAL 12.5 (noting new works are located over 200m from the bush fire hazard);
- Implement landscaping guidelines to comply with Appendix 4 of *Planning for Bush Fire Protection 2019*;
- Review and update of Bush Fire Emergency Evacuation Plan in consultation with emergency authorities and other current operating emergency plans relevant to the site. This must include a review of the proposed assembly areas within the hospital and the potential for upgrading buildings for ember protection (if necessary).

The proposed extent of new works is exposed to BAL Low. As a result, an exemption from the application of Appendix B of the Addendum to PBP and the provisions of NCC 2022 was recommended by Waratah Bushfire Planning in consultation with the RFS.

Waratah Bushfire Planning sent an email to the RFS on 15th August 2023 (refer **Appendix U**).

As noted at **Section 5.2** of this report, and as confirmed by the RFS in email correspondence dated 5th September 2023 (refer **Appendix U**), a BFSA from the RFS is required to seek an exemption to the NCC. This BFSA application has been submitted with the RFS and is currently pending at the time of writing.

A mitigation measure has been included in respect of the BFSA and possible exemption to part of the NCC. Refer to **Appendix A**.

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?		✓
Will the works involve the installation of structures or services that may be perceived as objectionable or nuisance?		✓
Will the works impact on or be in the vicinity of other services?		✓

6.2.12 Waste Generation

Questions to consider	Yes	No
Will the works result in the generation of non-hazardous waste? (Note 25)	✓	
Will the works result in the generation of hazardous waste? (Note 26)		✓
Will the works result in the generation of wastewater requiring off-site disposal?		✓
Will the works require augmentation to existing operational waste management measures? (Note 27)		✓

Note 25: A Construction Waste Management Plan (CWMP) has been prepared for the proposed activity by Waste Audit at **Appendix N**. The CWMP outlines the type of material, estimated weight and intended destination of generated waste. It is noted that all materials will be taken to appropriately licenced facilities for reprocessing by a qualified and licenced waste contractor. This includes mixed content bins, which will be sorted into their component materials at the contractor's processing facility/facilities.

Once the development's head contractor for the construction phase has been appointed, the relevant authorities will be notified of the waste contractor and processing facilities to be used. Refer to **Appendix N** for further detail.

Note 26: As outlined in the CWMP, no hazardous materials or wastewater are expected to be generated during construction, based on the nature and extent of the works that will be undertaken. In the unlikely event that any such materials are encountered or identified during refurbishment of Buildings B and C, these materials will be managed according to standard best practices for isolation, removal, and treatment of such materials as detailed in Safe Work Australia's July 2012 *Construction Work Code of Practice*.

Refer to Mitigation Measures at **Appendix A** for further detail.

Note 27: An Operational Waste Management Plan (OWMP) has been prepared for the proposed activity by Waste Audit at **Appendix O**. The Plan provides details of the following:

- Estimates of operational general waste and recycling volumes;
- Equipment and storage requirements;
- Recommended management systems;
- Staff education programs; and
- Waste and recycling contractor expectations and standards.

6.2.13 Hazardous Materials and Contamination

Questions to consider	Yes	No
-----------------------	-----	----

Is there potential for the works to encounter any contaminated material? (Note 28)	✓
Is there potential for the works to disturb or require removal of asbestos?	✓
Is the work site located on land that is known to be or is potentially contaminated?	✓
Will the works require a Hazardous Materials Assessment? (Note 29)	✓
Is a Remediation Action Plan (RAP) required to establish the proposed activity?	✓
Is the remediation work category 2 works under Resilience and Hazards SEPP?	N/A

Note 28: Unexpected finds protocol for contamination are included as mitigation measures at **Appendix A**.

Note 29: Refer Asbestos and Hazardous Materials Pre-Demolition Assessments for Buildings B and C at **Appendix K**.

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)?	✓	
Does the activity use any sustainable design measures? (Note 30)	✓	
Are climate resilient design measures to be incorporated in the activity? (Note 30)	✓	

Note 30: An ESD Statement has been prepared for the proposed activity by JHA at **Appendix Q**. The statement evaluates the nature of the proposed project and the implications of applying the HI ESD Evaluation Tool.

Given the project's scope and the resulting limitation to applying HI ESD Framework, it is JHA's recommendation that in lieu of applying the HI ESD framework in full, the project team will implement best practice ESD initiatives as applicable within the scope of the project, in addition to the mandatory requirements of NCC Section J.

Examples of best practice ESD initiatives that will be implemented include:

- FFE Selections – energy efficient equipment and fittings with long life spans, all electrical equipment
- Appropriate selection of materials that are sustainable, have low toxicity, have a long life span, require little maintenance, and lower levels of embodied energy.
- Enhancing construction waste minimisation and maximised waste recycling during construction.
- Water usage reduction through the appropriate selection of hydraulic fixtures for minimising need, and optimising efficiency.
- Adaptive reuse of existing infrastructure.

These initiatives align with ESD strategies outlined in the original Wyong Hospital Redevelopment Project Business Case, of which this project scope was contemplated by, and also by the Cancer Day Unit project brief. These initiatives will be documented and tracked through the project sustainability plan. The project team will implement best practice ESD initiatives as applicable within the scope of the project, in addition to the mandatory requirements of NCC Section J. Refer to **Appendix Q** for further detail.

6.2.15 Community Impact/Social Impact

Questions to consider	Yes	No
Is the activity likely to affect community services or infrastructure? (Note 31)	✓	
Does the activity affect sites of importance to local or the broader community for their recreational or other values or access to these sites?		✓
Is the activity likely to affect economic factors, including employment numbers or industry value? (Note 32)	✓	
Is the activity likely to have an impact on the safety of the community? (Note 33)		✓

Questions to consider	Yes	No
Will the activity affect the visual or scenic landscape?		✓
Is the activity likely to cause noise, pollution, visual impact, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners? (Note 34)	✓	

Note 31: The proposed activity will provide necessary services and amenities to staff and patients through improved and refurbished hospital facilities. The works will enable the provision of key community services, including Aboriginal health services, a Women's Centre Clinic, Pathology services, a Cancer Day Unit and Carer support units.

Note 32: The proposed activity will result in an increase of staff and patient numbers in Buildings B and C, as detailed in **Section 3.4** above. The economic impacts associated with redevelopment of Wyong Hospital (including Stage 3 works) have been previously detailed within the Business Case and SSDA. Therefore, an Economic Impact Assessment is not required for the proposed activity.

Note 33: A Crime Prevention Through Environmental Design (CPTED) Assessment was prepared by DWP to address safety aspects of the proposed activity as part of the Built Form and Urban Design Report. Refer to **Chapter 3** of the REF and the Built Form and Design Report at **Appendix E** for further detail.

Note 34: The Acoustic Impact Assessment Report prepared for the proposed activity (**Appendix I**) determined that noise and vibration impacts can be sufficiently mitigated through the implementation of specific mitigation measures. A CNVMP will also be prepared to manage these impacts.

Refer to detailed Mitigation Measures at **Appendix A**.

6.2.16 Cumulative Impact

Questions to consider	Yes	No
Has there been any other development approved within 500m of the site? (Note 35)	✓	
Is there any transformation planned within 500m of the site?		✓
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?		✓
Is the activity likely to result in further significant impacts together with other development planned, approved or under construction within 500m of the site?		✓
Has a cumulative impact statement, proportionate to the activity, been included in REF documentation? If no – why not?		✓

Note 35: As noted at Section 2.1.2 of this REF, an SSD Application for the redevelopment of Wyong Public Hospital was approved on 29 August 2019. Construction works are now complete on the site. REFs approved on the site have also been completed. As such, there will be no cumulative impacts as a result of the proposed activity.

The proposed works will enable the completion of Stage 3 Redevelopment works at Wyong Hospital, satisfying the project scope outlined by the Business Case.

7. Summary of Mitigation Measures

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

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.
- 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 alterations, additions and minor demolition work to Buildings B and C at Wyong 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.