



27 February 2023

Dear Resident

Notification of Activity – Cooma Hospital, 2A Bent Street Cooma

NSW Health Infrastructure (HI) is proposing to undertake works to provide Key Worker Accommodation at Cooma Hospital (Lot 2 DP 1161366).

While this proposal does not require development consent from Council, we are required to assess the likely impacts of the proposal in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. In accordance with the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying occupiers of adjoining and adjacent properties of our intention to undertake the works and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

For your information, a plan detailing the location and extent of the work is enclosed. The works involve the erection of a two-storey building accommodating twelve (12) single-storey units to provide Key Worker Accommodation.

To enable these works to proceed, it will require the removal of some existing vegetation including twelve (12) trees. Able Ecology has prepared an Arborist Report that will be considered during the assessment of the REF. A plan will be developed to restore vegetation to the site.

Cooma Hospital is listed as a local heritage item under Schedule 5 of Cooma Monaro Local Environmental Plan 2013. NBR Heritage Consultants were engaged to consider the works and the potential impacts on the listed item. The report provides a comprehensive assessment and concludes that *'the proposed development of staff accommodation at the Cooma District Hospital will have an acceptable impact on the heritage significance of the item and the heritage items in the vicinity of the site.'*

If you wish to comment on the proposal, please provide your feedback to Jasmine Soghomonian at hi-info@health.nsw.gov.au or NSW Health Infrastructure, Attention Jasmine Soghomonian, Locked Bag 2030, St Leonards NSW 1590.

Yours sincerely,

Jasmine Soghomonian

Project Director

Cooma REF notification



Properties to be notified:

- 33 Victoria Street
- 85 Bombala Street
- 92 Bombala street
- 94 Bombala Street
- 96 Bombala Street
- 98 Bombala Street
- 102 Bombala Street
- 106 Bombala Street
- 108 Bombala Street
- 110 Bombala Street
- 103 Bombala Street
- 31 Campbell Street
- 33 Campbell Street
- 35 Campbell Street
- 37 Campbell Street



27 February 2023

Mr Peter Bascomb
Chief Executive Officer
Snowy Monaro Regional Council
81 Commissioner Street
COOMA NSW 2630
via email: council@snowymonaro.nsw.gov.au

Dear Mr Bascomb,

Notification of Activity – Cooma Hospital, 2A Bent Street Cooma

NSW Health Infrastructure (HI) is proposing to undertake works to provide Key Worker Accommodation at Cooma Hospital (Lot 2 DP 1161366).

While this proposal does not require development consent from Council, we are required to assess the likely impacts of the proposal in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. In accordance with the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying Snowy Monaro Council and occupiers of adjoining and adjacent properties of our intention to undertake the works and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

For your information, a plan detailing the location and extent of the work is enclosed. The works involve the erection of a two-storey building to accommodate twelve (12) single-storey units to provide Key Worker Accommodation.

The works will result in the removal of twelve (12) trees. Of the twelve (12) trees, three (3) are not viable for retention and nine (9) (8 x Cupressus sp. & 1 x Acer negundo) are proposed to be removed as they conflict with the construction. Abel Ecology has prepared an Arborist Report that will be considered during the assessment of the REF.

Cooma Hospital is listed as a local heritage item under Schedule 5 of Cooma Monaro Local Environmental Plan 2013. NBRS Heritage Consultants were engaged to consider the works and the potential impacts on the listed item. The report provides a comprehensive assessment and concludes that *'the proposed development of staff accommodation at the Cooma District Hospital will have an acceptable impact on the heritage significance of the item and the heritage items in the vicinity of the site.'*

If you wish to comment on the proposal, please provide your feedback to Jasmine Soghomonian at hi-info@health.nsw.gov.au or NSW Health Infrastructure, Attention Jasmine Soghomonian, Locked Bag 2030, St Leonards NSW 1590.

Yours sincerely,

Jasmine Soghomonian

Project Director



27 February 2023

NSW State Emergency Service

11 Geebung Street

COOMA NSW 2630

Dear Sir/Madam,

Notification of Activity – Cooma Hospital, 2A Bent Street Cooma

NSW Health Infrastructure (HI) is proposing to undertake works to provide key worker accommodation at Cooma Hospital (Lot 2 DP 1161366).

While this proposal does not require development consent from Council, we are required to assess the likely impacts of the proposal in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*.

In accordance with the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying the NSW State Emergency Service as the land the subject of the works is located on flood liable land. The Snowy Monaro Regional Council PMF Mapping identifies the location of the works within Hazard Classification H1. A copy of this map is attached and the location of the key worker accommodation is identified with a pink cloud.

Under the provision of the SEPP, the NSW State Emergency Service is provided with 21 days from the date of this letter to provide any comments. These comments will then be considered in our assessment of the proposal.

For your information, a plan detailing the location and extent of the work is enclosed. The works involve the erection of a two-storey building to accommodate twelve (12) single-storey self-contained units to provide Key Worker Accommodation. There are no clinical services provided from these buildings.

If you wish to comment on the proposal, please provide your feedback to Jasmine Soghomonian at hi-info@health.nsw.gov.au or NSW Health Infrastructure, Attention Jasmine Soghomonian, Locked Bag 2030, St Leonards NSW 1590.

Yours sincerely,

Jasmine Soghomonian

Project Director

16 March 2023

Health Infrastructure
Locked Bag 2030
St Leonards NSW 1590

email: hi-info@health.nsw.gov.au

cc: [REDACTED];

Dear [REDACTED]

Notification under section 2.13 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 in relation to the proposed Cooma Hospital Upgrade.

Thank you for the notification under section 2.13 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* in relation to the proposed upgrade of Cooma Hospital, 2A Bent Street, Cooma. It is understood that the proposed works include:

- Twelve new contemporary, self-contained accommodation units will be built next to Cooma Hospital to provide housing for key health workers.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The NSW SES has reviewed the proposed upgrade and the flood risk information (e.g. Local Flood Plan, Flood Studies etc.) available to the NSW SES. Based on this review, the NSW SES provides the following advice:

- consider the impact of flooding on the infrastructure up to and including the PMF.
- pursue, if relevant, site design and stormwater management that minimises any risk to the community.
- ensure workers and people using the facility during and after the upgrades are aware of the flood risk, for example by using signage.
- develop an appropriate business emergency plan to assist in being prepared for, responding to and recovering from flooding. The NSW SES has a template which can assist in this process: <http://www.sesemergencyplan.com.au/>.

Please feel free to contact me via email at [REDACTED] should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

[REDACTED]

[REDACTED]

[REDACTED]

Planning Coordinator, Emergency Risk Management
NSW State Emergency Service

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

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Please consider the environment before printing this email.

From: [REDACTED] [REDACTED] >
Sent: Monday, 20 March 2023 3:08 PM
To: [REDACTED] >
Subject: Re: Cooma REF - 21 day notification period now closed - Comments to Planner

Hi [REDACTED]

I have checked the HI-Info inbox and there are no further enquiries.

We have received two enquiries during the REF period.

1. [REDACTED] - staff member Cooma Hospital

Enquiry

Hi there,

I am seeking some additional information regarding the construction of the 'Cooma Hospital Key Worker Accommodation'. In particular, information regarding the "evaluation of heritage, environmental and community considerations on the selected site".

As an employee on the Cooma Hospital site I have an interest in the heritage and layout of the site and would appreciate reviewing the considerations that were made in selecting the site which runs parallel to a busy road, in close proximity to a large oxygen storage device, which backs onto an outpatient unit which is likely to need extending in coming years due to increased community demand. Consideration of the heritage of the trees along the boarder of the hospital and parking available would also be useful information.

Thank you,

[REDACTED]

Response

Hi [REDACTED]

Thank you for your enquiry. It has been passed onto the Cooma Key Worker Accommodation Project team members to provide a response to your queries.

2. SES Cooma

Flood levels (see letter)

Response

H [REDACTED],

Thank you for your feedback on the Cooma Key Worker Accommodation project. Your feedback has been provided to the Cooma Key Worker Accommodation Project team members to provide more information as the project planning progresses.

From: [REDACTED] >
Sent: 20 March 2023 11:41
To: [REDACTED]
Subject: Cooma REF - 21 day notification period now closed - Comments to Planner

Hi [REDACTED],

Can we do a final check for Cooma REF Comments received, given the 21 day notification period has now closed?

If we haven't received any other comments, please forward me the responses we provided and I will send this off to the Planner today.

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

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From: HI-Info <HI-Info@health.nsw.gov.au>
Sent: Wednesday, 5 April 2023 3:48 PM
To: [REDACTED]
Cc: HI-Info <HI-Info@health.nsw.gov.au>
Subject: RE: Cooma Hospital Key Worker Accommodation

Hi [REDACTED]

Thank you for your enquiry and feedback in relation to the provision of Key Worker Accommodation at Cooma Hospital.

Your feedback will be included in our REF report with outcomes and investigations undertaken to date in relation to your concerns noted below:

- Cooma Hospital is in need of Key Worker Accommodation, this location was selected for a range of reasons. These include but not limited to the retention of the open vista and sightlines to the heritage item, ability to be setback from the boundary, conveniently accessed from Bombala Street and minimizes conflict with existing hospital services.
- The works are unlikely to have an impact on the location of the oxygen storage device that is located approximately 16 meters away from the accommodation. Any future plans for expansion will need to consider the location and proximity to all hospital assets.
- A Heritage Report has been prepared to inform the assessment of the works. The Heritage Report also considered the proposed tree removal and deemed this

acceptable. It is noted that the trees were planted in 1960 following the demolition of former buildings in this location. They did not form part of the original curtilage of the item. Replacement planting is proposed, and a landscape plan has been prepared as part of the application.

- A Parking and Traffic Report has been prepared to inform the assessment of the works. The Traffic Consultant has determined that additional parking is not required and that there is sufficient parking available.

If you need any further information on any of these items, please reach out the project team. As the project progresses, we will keep staff at Cooma Hospital up to date with project and construction information.

Communications & Engagement Team
Health Infrastructure

T (02) 9978 5402 E HI-Info@health.nsw.gov.au

www.hinfra.health.nsw.gov.au

1 Reserve Road St Leonards, NSW 2065
Locked Bag 2030, St Leonards NSW 1590



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

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Please consider the environment before printing this email.



7 June 2023

[REDACTED]
Chief Executive Officer
Snowy Monaro Regional Council
81 Commissioner Street
COOMA NSW 2630
via email : council@snowymonaro.nsw.gov.au

Dear [REDACTED],

Notification of Activity – Cooma Hospital, 2A Bent Street Cooma

NSW Health Infrastructure (HI) is proposing to undertake works to provide key worker accommodation at Cooma Hospital (Lot 2 DP 1161366).

While this proposal does not require development consent from Council, we are required to assess the likely impacts of the proposal in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. In accordance with the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying Snowy Monaro Council of our intention to undertake the works and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

Cooma Hospital is listed as a local heritage item under Schedule 5 of Cooma Monaro Local Environmental Plan 2013. NBRs Heritage Consultants were engaged to consider the works and the potential impacts on the listed item.

Further to the notification issued to Council on 27 February 2023, please find attached an updated Heritage Report by NBRs, dated June 2023. The Heritage Report has been updated and states that while the development will have an impact, it is acceptable as the cultural significance of the Cooma District Hospital will be retained.

Council is therefore notified in accordance with Clause 2.11 of the SEPP.

If you wish to comment on the proposal, please provide your feedback to [REDACTED] at hi-info@health.nsw.gov.au or NSW Health Infrastructure, Attention [REDACTED], Locked Bag 2030, St Leonards NSW 1590.

Yours sincerely,

[REDACTED]
[REDACTED]

Project Director