HEALTH INFRASTRUCTURE

Review of Environmental Factors

Warrawong Community Health Centre

Version Number 1

NSW GOVERNMENT

REF Template Version: February 2023.

Declaration

This Review of Environmental Factors (REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from the development of the Warrawong Community Health Centre, situated on part of the Port Kembla Hospital site at 89-91 Cowper Street, Warrawong.

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 *Environmental Planning and Assessment Regulation 2021* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

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

Declaration	
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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	*Biodiversity Conservation Act 2016*
BC Act 2017	*Biodiversity Conservation Act 2017*
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
CA	Certifying Authority
CE	Chief Executive
CM Act	*Coastal Management Act 2016*
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	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act (Cwth)	*Environment Protection and Biodiversity Conservation Act 1999*
EPI	Environmental Planning Instrument
EPL	Environment Protection License
FM Act	*Fisheries Management Act 1994*
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	*National Parks and Wildlife Act 1974*
NPW Regulation	National Parks and Wildlife Regulation 2009
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	*Commonwealth Native Title Act 1993*
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	*Protection of the Environment Operations Act 1997*
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors
RF Act	*Rural Fires Act 1997*
RFS	Rural Fire Service
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	*Water Management Act 2000*

Executive Summary

This Review of Environmental Factors (REF) has been prepared by GeoLINK on behalf of NSW Health Infrastructure (HI) for the determination of the proposed development activity under Part 5, Division 5.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Proposal

NSW Health and Health Infrastructure (HI) propose to construct the Warrawong Community Health Centre (WCHC) at the north-eastern corner of the Port Kembla Hospital, located at 89-91 Cowper Street, Warrawong. The WCHC will be one of a network of community-based facilities planned across the Illawarra Shoalhaven Local Health District (ISLHD). It will serve the Warrawong community. The WCHC includes:

- Demolition of existing Building D, Building E, and Building H, along with nearby retaining walls, gazebos, and pathways.
- Construction of a new building (part single storey and part two storey) with a gross floor area of around 2,000 m^2, providing the following clinical services:
  - Services currently hospital based which are more appropriately, conveniently, and effectively delivered within a community setting.
  - Child and Family services including Port Kembla Hospital Child Development Service, Illawarra Early Childhood Nurses, Domestic Family Violence and Sexual Assault Services and Binji & Boori Child & Family Illawarra Aboriginal Services.
  - Ambulatory and Primary Health Care services including facilities offering Chronic Disease Prevention and Rehab Services such as the Aunty Jeans Program and Healthy Hearts program.
  - District Wide Sexual Health Service.
  - Drug and Alcohol Services, based in the community including Drug & Alcohol Needle & Syringe Program (First Step), Opioid Treatment Program (Bungora OTP) and Counselling & Withdrawal Management.
  - Community based Mental Health services.
  - Allied Health (including Brain Injury Service).
  - Maternity services.
- Alterations and additions to carparking and access, including expand the south carpark.
- Ancillary infrastructure and works, including service connections, landscaping, and signage.

Need for the Proposal

The New Shellharbour Hospital and Integrated Services project will enhance the current and future health services available for the Illawarra by focusing on modern healthcare delivery, service sustainability, networking, and consolidation to improve health outcomes for the region. The project will also enable the divestment of ageing infrastructure.

The Australian and NSW Governments have committed over $700 million to develop the New Shellharbour Hospital and Integrated Services project. This includes a new Shellharbour Hospital on a greenfield site in Dunmore, refurbishment of Bulli and Wollongong Hospitals and the new WCHC.

Proposal Objectives

The primary objective of the Proposal is to provide a contemporary healthcare facility that is networked with other health facilities in the ISLHD and that is culturally appropriate, welcoming, and inclusive to service the community in Warrawong now and into the future.

Secondary objectives for the Proposal include:

- minimising impacts on ongoing operations of the hospital;
- minimising visual, noise and vibration impacts on adjoining properties;
- minimising traffic impacts; and
- maintaining adequate services.

Options Considered

Several options for developing the WCHC have been investigated by the ISLHD, Health Infrastructure and other project partners. Three options for the WCHC at the Port Kembla Hospital site were developed, each with variances on the ground floor and the clinical zones. Level 1 was consistent in all options with the staff workspaces gathered on the eastern side to take advantage of views while creating more of a building presence from Cowper Street.

Site Details

The Port Kembla Hospital is located at 89-91 Cowper Street, Warrawong, NSW. The site is located within the Wollongong Local Government Area (LGA), within the Illawarra Region of NSW.

Although the hospital site comprises many lots, the hospital site is identified as a single property under the ownership of Health Administration Corporation (HAC).

Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an environmental planning instrument (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 (Division 5.1) of the Act.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TI SEPP outlines the approval pathways for health services facilities development.

Section 2.61(1) of TI SEPP enables the erection or alteration of, or addition to, a building that is a health services facility, and demolition of buildings carried out for the purposes of a health services facility to be carried out by or on behalf of a public authority, without consent, on any land provided the development is carried out within the boundaries of an existing health services facility.

The project, however, becomes an ‘Activity’ for the purposes of Part 5 (Division 5.1) of EP&A Act and is subject to an environmental assessment (Review of Environmental Factors). The development is considered an ‘Activity’ in accordance with Section 5.1 of the EP&A Act because the development involves the demolition of a building and the erection of a health services facility by HI (public authority).

Consultation and Engagement

The Activity triggers statutory consultation requirements pursuant to Sections 2.10 and 2.62 of the TI SEPP, requiring notification to Council and adjoining occupiers of land. Written notice was provided to Council and the occupiers of adjoining land on 30 November 2023. No responses were received from the public/ adjoining property occupiers. Wollongong City Council responded to advise that they have no major concerns with the project and request that NSW HI have regard to the relevant planning controls and the needs of the community in assessing the application.

Additionally, Health Infrastructure have carried out engagement activity throughout the development of the project to date. Internal consultation included more than 20 meetings of the project user group. External consultation included a design workshop with Aboriginal stakeholders, a letterbox drop of the surrounding community, several media releases and advertisements in the local paper and pop-up stalls at Port Kembla Hospital and at Warrawong Plaza. The feedback received was overwhelmingly positive and supportive of the project.

Environmental Impacts

This REF provides an assessment of the proposed WCHC. It takes into account to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the proposed development as required under the EP&A Act. The REF also sets out the commitments made by HI to manage and minimise potential impacts arising from the development. The REF finds an Environmental Impact Statement (EIS) is not required and this REF is an adequate level of impact assessment.

The redevelopment will generally result in environmental impacts that are either negligible or low. The most notable potential environmental impact relates to short-term noise and traffic impacts.

The redevelopment is expected to be positively received by the local community and result in a long-term positive impact on health service delivery within the community.

Justification and Conclusion

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

- The extent and nature of potential impacts will not have significant adverse effects on the locality, community, and the environment.
- Potential impacts can be appropriately mitigated and managed to ensure that there is minimal effect on the locality and community.
- From an analysis of the environmental impacts associated with the proposed development activity, it has been determined that preparation of an EIS is not required.
- The proposed development will not have any effect on matters of national significance and approval of the Activity under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* is not required.
- There are no separate approvals, authorisations or notifications required in relation to the proposed development activity prior to determination under Part 5 (Division 5.1) of the EP&A Act or under any other Acts.

Additionally, the Warrawong Community Health Centre project will ultimately benefit patients, carers, staff, other stakeholders, and the wider community, delivering improved and higher quality health care.

It is recommended that HI approve the proposed activity in accordance with Part 5 (Division 5.1) of the EP&A Act and subject to adoption and implementation of matters outlined in Section 6.

1. Introduction

NSW Health Infrastructure (HI) propose to develop the Warrawong Community Health Centre (WCHC) (the Proposal) on part of the Port Kembla Hospital site at 89-91 Cowper Street, Warrawong (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of NSW communities.

This Review of Environmental Factors (REF) has been prepared by GeoLINK on behalf of HI to determine the environmental impacts of the proposed WCHC at 89-91 Cowper Street, Warrawong. For the purposes of these works, HI is the Proponent and the determining authority under Part 5 (Division 5.1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

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

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

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

- whether the proposed Activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and/ or 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

Development of the WCHC forms part of the Australian and NSW Government's commitment to spend over $700 million to develop the New Shellharbour Hospital and Integrated Services project. The WCHC will be one of a network of community-based facilities planned across the Illawarra Shoalhaven Local Health District (ISLHD). This will align with the Community Infrastructure Strategy and support the district in delivering accessible, equitable and safe care in the right setting.

The establishment of the Warrawong Community Health Centre was planned, recognising the need to support the local Warrawong community. A new centre will provide services closer to home, enable services to work together in one place, strive to improve the efficiency and effectiveness of care through better connectivity and innovation (where possible) to this vulnerable community. The ISLHD aims to improve patient outcomes and experience through integrated care in the Community health setting.

2. Site Analysis and Description

2.1 The Site and Locality

The proposed WCHC development site is situated on part of the Port Kembla Hospital site at 89 – 91 Cowper Street, Warrawong (refer to **Figure 1**). Although the hospital site comprises many lots as shown in **Figure 2**, the hospital site is identified as a single property under the ownership of Health Administration Corporation (HAC).

The Port Kembla hospital site is approximately 4.3 ha in area and fronts Cowper Street and Fairfax Road, with the WCHC proposed to occupy the northeast corner, near the intersection of these street frontages. Ancillary works, including but not limited to an internal access road and car parking, will extend along the eastern side of the site.

The existing Port Kembla Hospital sits at the highest point of the site. The site falls about 20 m to both Fairfax Road and Cowper Street, with an elevation ranging from around RL 20 to RL 40. Within the Port Kembla Hospital site, there are a variety of buildings, infrastructure and local healthcare services provided to the local community. There are also a range of utilities/ services on the site that support the Port Kembla Hospital's operation.

Currently, there are five vehicle access driveways to the site and various paved parking areas. A total of 215 on-site parking spaces are available for both staff and visitors. Main public access is from Cowper Street and service access is from Fairfax Road and Vermont Road. The hospital site is publicly accessible with a bus stop located on Cowper Street. Pedestrians can access the hospital from the main entrance on Cowper Street, with alternative access via Fairfax Road and Vermont Road.

Surrounding development mainly comprises of residential properties on Cowper Street and Fairfax Road. The Warrawong Anglican Church and the NSW Ambulance are on First Avenue South. The Multicultural Age Care Illawarra (MACI) is on Eyre Place.

Reviews of Wollongong City Council Planning and Environment Map and the NSW Planning Portal Spatial Viewer have been completed. The site is not within the flood planning area, is not mapped as Bushfire Prone Land, is not mapped as containing Terrestrial Biodiversity, is not within a mapped mine subsidence area and does not contain any registered heritage items or places. The site is mapped as containing Class 5 Acid Sulfate Soils.

In relation to Chapter 2 (Coastal Management) of State Environmental Planning Policy (Resilience and Hazards) 2021, the site is mapped as being within the Coastal Environment Area. The site is outside of the Coastal Use Area and is not mapped as comprising (or being within a 100 m proximity buffer) any Coastal Wetlands or Littoral Rainforest.

The site is zoned R2 Low Density Residential under the Wollongong Local Environmental Plan 2009 (WLEP 2009).

Figure 1 The Site (source: COX STH 2023)

Figure 2 The Port Kembla Hospital site (WCHC to occupy the northeast corner of the site)

2.1.1 Existing Development

Within the Port Kembla Hospital site, there are a variety of buildings, infrastructure and local healthcare services provided to the local community. There are also a range of utilities/ services on the site that support the Port Kembla Hospital's operation.

2.1.2 Other Site Elements

2.1.2.1 Topography

The Port Kembla Hospital is located at the top of a gently undulating ridgeline that trends roughly north-south in the Warrawong suburb of Port Kembla, NSW. The northern shore of Lake Illawarra lies about 600 m to the south of the hospital site. The main part of the hospital lies at an elevation of about 40 m AHD at the top of the ridge, with the

eastern half sloping to the north-east with the lowest point at about 24 m AHD. The proposed WCHC site is proposed within the eastern, gently sloping half of the overall hospital site.

2.1.2.2 Vegetation

The site contains 51 trees that consist of a mixture of native and exotic specimens that have been planted in a random pattern. The native tree species were identified as Coastal banksia (*Banksia integrifolia*), Weeping bottle brush (*Callistemon viminalis*), *Corymbia gummiferra*, Bangalay (*Eucalyptus botryoides*), Forest red gum (*Eucalyptus tereticornis*), *Melaleuca decora*, Brushbox (*Lophostemon confertus*), Silky oak (*Grevillea robusta*) along with some smaller native shrubs.

Ther are also several exotic species including Pepper tree (*Schinus mole var. areira*), Liquidambar *(Liquidambar styraciflua*), Brazilian peppertree *(Schinus terebinthifolia),* and Large leaf privet *(Ligustrum lucidum).* Other weed species present include Asparagus Fern (*Asparagus aethiopicus*), Fishbone Fern (*Nephrolepis cordifolia*), English Ivy (*Hedera helix*) and Catsear (*Hypochaeris radicata*).

2.1.2.3 Traffic

Cowper Street is a collector road aligned in an east-west direction along the sites northern boundary and would be a key access route for vehicles to the WCHC. It has one travel lane in each direction set within a 16-metre-wide carriageway intersecting with King Street, a key north-south arterial road to the east. Cowper Street has a posted speed limit of 50 kilometres per hour transitioning to 40 kilometres per hour east of the site near the Warrawong retail/ commercial shopping strip. Unrestricted kerbside parking is generally permitted on both sides of the road, with some time restrictions applied to spaces fronting the existing hospital and towards the east.

Vermont Road, Fairfax Road, and Clive Avenue are local roads along the sites southern, eastern, and western boundaries, respectively. All roads primarily provide access to local residential dwellings with Fairfax Road and Vermont Road also currently providing staff/ service vehicle access to the existing Port Kembla Hospital. Vermont Road, Fairfax Road, and Clive Avenue have a default speed limit of 50 kilometres per hour imposed, and unrestricted kerbside parking is permitted on both sides of all roads.

The surrounding local road network is likely to provide on-street parking with specific demand on each street expected to be low.

2.1.3 Site Considerations and Constraints

As the site consists of many lots, it was agreed in consultation with HI that three planning certificates, spread across the site, would achieve a representative sample. The applicable lots are Lot 26 DP 23670, Lot 33 DP 23670, and Lot 53 DP 23670. A review of the NSW Planning Portal eSpatial Viewer constraints mapping was conducted for the whole site to confirm that the controls and constraints apply to the entirety of the site.

Section 10.7 Planning Certificates No. 2024/475, 2024/477 and 2024/478 dated 30 January 2024 identify that the site is located within the R2 Low Density Residential zone under the Wollongong Local Environmental Plan 2009. The certificates are provided at **Appendix A**.

Table 1: Section 10.7 Planning Certificate

Affectation	Yes	No
Outstanding Biodiversity Value		✓
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		✓

Affectation	Yes	No
Affected by bushfire, tidal inundation, subsidence, acid sulfate or any other risk	✓	
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 located in the Wollongong Local Government Area (LGA). The site is within 700 m of the Warrawong Town Centre. The site is publicly accessibly with a bus stop located on Cowper Street. Pedestrians can access the site from the main entrance on Cowper Street, with alternative access via Fairfax Road and Vermont Road.

The site is situated in a predominant low-density residential area, a short distance from mixed use and employment/ commercial zoned areas located to the east, associated with the town centre.

Arterial roads are located about 400 m to the east (King Street) and 300 m to the south-east (Northcliffe Drive).

3. Proposed Activity

3.1 Proposal Overview

The Proposal involves the demolition of select existing buildings (building D, E, and H, along with other redundant infrastructure) on the Port Kembla Hospital site and development of a community health centre for Warrawong. The WCHC would be a two-storey building containing 27 clinical rooms, providing various community health facilities, and a range of services including but not limited to consulting, audiology testing, interview, procedure, dispensary, therapy/ gymnasium, group sessions, administrative and office space, waiting areas, and clinical rooms.

The Proposal also includes ancillary works such as vegetation/ tree removal, earthworks, car parking, access adjustments, signage, and landscaping. The proposed site plan is provided at **Figure 3** below, with the set of architectural plans provided at **Appendix B**. The proposed main entry of the building can be viewed at **Figure 4**.

Based on the current architectural plans, the building would be:

- Setback more than 5 m from the street/ overall property boundary (5m setback indicated as red dashed line on **Figure 3**).
- Up to two storeys in height (RL 39.172), with a maximum dimensioned height of 10.7 m above existing ground level.

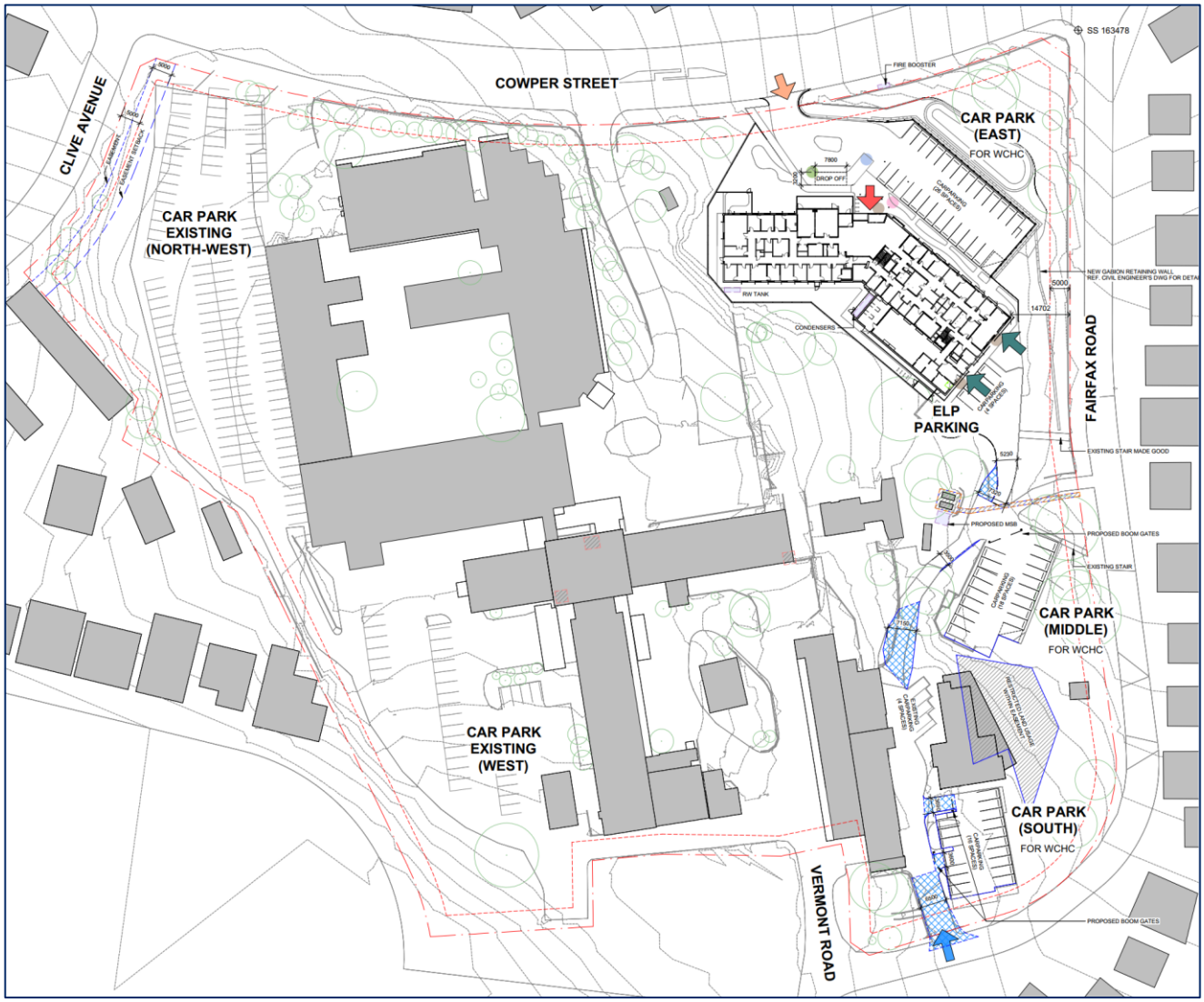


Figure 3 WCHC proposed site layout plan

Figure 4 WCHC Main Entry

3.1.1 Design Approach

Placemaking and Design

The ISLHD have developed a set of design principles to guide the manner in which individual CHCs are planned and designed. These principles take into account the ISLHD strategic directions as well as other relevant standards and guidelines, including the seven objectives of *Better Placed*. The principles aim to ensure that the facility design, amenities, and operational policies are aligned with service and consumer needs.

The following planning and building objectives have been established during Schematic Design:

- Visibility and presence of service from Cowper Street.
- Access to parking and public transport.
- Clinical services on ground floor.
- The entry/ reception/ waiting zone central to the clinic zone to allow clients to move easily to and from the clinics.
- The clinic zone will be organised so staffing and physical infrastructure efficiencies can be achieved, adjacencies to shared meeting, therapy and procedure room and clinical support areas.
- Meeting/ group rooms should be adjacent to the main entry/ reception area to be accessed after-hours, while the rest of the centre is secured.
- The staff areas must allow staff to easily move to and from the clinic zone, and the entry, reception and waiting zone.
- Staff workspace located on Level 1 separate to the clinical zones.

The built form is located along an existing contour of the sloping Port Kembla Hospital site. The building is perched such that the ground floor level allows comfortable vehicle and pedestrian access, suitable for accessibility.

The built form is predominantly single story, with a second half story for the office/ workspace. This half has been strategically located at the south-eastern end of the built form to take advantage of views and vistas for staff using the facility.

As the built form follows a contour, the result is a chevron, or boomerang shape. The centre of the built form is the point of entry, with the north end of ground floor dedicated to Child and Family Services, and the south end to Adult and Sexual Health. The slope of the site supports greater floorplate depth toward the south, allowing the Equipment Loan Pool to be co-located with Adult and Sexual Health, albeit with a discrete entry and loading apron.

Loading and delivery will be via the southern end of the site accessed from Fairfax Road, with patient parking separately located to the North, with access from Cowper Street. The location and shape of the building creates a clear, legible presence on site with visibility to the community for vehicles coming from the town centre from Cowper Street. The articulated form with central arrival supports clear wayfinding for consumers approaching the facility.

The project architect has designed the WCHC to be welcoming and speak directly to the context of the community it serves. The aspiration is to de-institutionalise the building and sensitively connect it to the local residential scale and context through careful material selection and building articulation.

The design approach has been to map the site, understand its history and develop a narrative about the community it serves. The information gathered has been refined with considerations of sustainability, solar access, views, and occupant comfort to develop a holistic design strategy. The project landscape design is indigenous led, combining sensitive integration of local indigenous stories and endemic plant species appropriate to the area.

Figure 5 WCHC View from Cowper Street

HINSW Design Excellence Review

The WCHC draft design was reviewed by HINSW Design Excellence Program Director Wade Sutton in October 2023. HINSW supported the public and community qualities of the building, such as reference to vernacular architectural forms and brick materiality. HINSW requested that the landscape be further developed to better integrate the building into the public realm, including the provision of publicly accessible external landscaped areas. The design team then made the following improvements to external public areas:

- Entry Garden/ Client Breakout: The area is intended to act as an extension of the drop-off area while providing an immersive, removed landscape area for client reflection. The design language, materiality and plant palette reflect the uniqueness of Lake Illawarra.

- Bioretention Basin: The bioretention basin collects and treats runoff water from the carpark. Apart from its functional aspect, the basin also offers a natural space of respite that can be accessed by an accessible pathway, where users are surrounded by planting that reflects the character of the Five Islands.
- Fairfax Road Garden/ Adult Courtyard Extension: Set apart from the main courtyard, the area provides a quieter, reflective space on site. The design language, materiality and plant palette of this area reflects the uniqueness of Five Islands Reserve ecology.
- Staff Garden: More private and quiet space has been provided on the western end of the building, intended for the staff breakout area and quiet reflection. The design language, materiality and plant palette of this area will reflect the uniqueness of the Illawarra Escarpment ecology.

Crime Prevention Through Environmental Design Principles

The building has been reviewed to the following principles to maximise the sense of safety and well-being in the use of the centre:

- Crime Prevention Through Environmental Design CPTED.
- NSW Health Directive Protection of People and Property (PPP).
- ISLHD requirements following consultation with Clinical PUGS and non-clinical engineering/ security services.
- Sustainable Hospitals Carparking Infrastructure Programme Guidelines (SCHPIP) parts 1A and 1B.

Connecting with Country/ Engagement

The site is located on Wodi Wodi and Dharawal country. Yerrabingin conducted consultation with Aboriginal stakeholders during the design development stage of the WCHC. Drawing from Yerrabingin's design methodology - Wanggani Dhayar (Listen to Country), local First Nations community members, the project team, and client were invited to participate in a design workshop to better understand the cultural context and site-specific opportunities within the landscape. Yerrabingin's Data Report and Outcomes Report can be found at **Appendix K** and **Appendix L,** with related design discussion provided in the Architectural and Landscape design reports (**Appendix D** and **F**).

Gathered on Dharawal Country, the workshop focused on exploring the cultural narratives and spatial design opportunities of the site, encouraging participants to generate ideas, annotate maps, and raise any questions or concerns. Key themes that arose are Connections with Water, the Illawarra Escarpment and Local Flora and Fauna. The reports challenge the project to "contextualise the site within nearby salt and freshwater ways." In response the two building forms are separated, representing two eroded outcrops with a 'canopy' covering entry and reception. Full height glazing maintains this separation, like water conceptually flowing through, and provides clear views through the centre of the building. Additionally, site civil stormwater detention is within a 'lower catchment' bio-swale planted with local freshwater species.

The Yerrabingin reports encourage the incorporation of Sky Country into the site. In response, views to sky through high level glazing are incorporated into consumer waiting spaces. The reports detail indigenous stories that might inform the design, noting that "WCHC should draw from First Nations stories, create moments of meaningful interaction." The Proposal includes window frosting films textured with shapes of land and sea, water features, wind, and dry creek beds. The project will also engage an art consultant to support the incorporation of painted or sculptural elements reflecting local stories.

Another key finding is that the "WCHC should be a hub of ecologies with human and non-human kin interacting across the site". Local species Gymea lily, Pig Face, Illawarra Flame Tree, and bush tucker planting form the basis of the landscape design.

Sustainability and Climate Resilience

NSW HI and the ISLHD have defined high-level ESD targets for the project as follows:

- The project is designed to address the requirements of Design Guidance Note (DGN) 58 and achieve a minimum of 60 points + 5 buffer points (5-star equivalency rating), in accordance with the HI ESD Framework.

- A minimum 10% improvement in energy efficiency compared to a baseline of NCC Section J compliance applicable to the development.

The HI ESD evaluation tool is a list of sustainable initiatives categorised in nine sustainability sections, which are: management, indoor environment quality, energy, water, waste, transport, emissions, ecology, and innovation. The evaluation tool contributes towards the 2050 Net Zero goal by including several targets focused on resource conservation and minimising operational energy use. A key strategy is the removal of fossil fuel consumption and full electrification of the site. Through the design of a fully electric building, the WCHC could either purchase 100% green power or maximise the installation of photovoltaic panels on available room and/ or carpark areas.

A High-Performance Building Envelope

An orientation-specific façade design approach has been taken to ensure orientation climatic issues are effectively managed for the WCHC. Heat gain through the glazing during summer will be managed through a combination of efficient shading and high-performance glazing where needed. External shading is proposed by way or perforated screens to the northern and western consultation and therapy rooms. External glazing would satisfy the provisions of NCC Section-J 2022.

Active Measures/ Building Systems Design

Mixed-mode ventilation can be considered for non-critical spaces. When outdoor and indoor conditions are favourable for natural ventilation, the air-conditioning could be switched off, therefore reducing energy consumption.

While roof space is limited, renewable energy opportunities will be further considered, including Solar Photovoltaics (PV) – 50 kWp of rooftop PV has been considered and included in the Electrical Services Design, and Solar Thermal for Domestic Hot Water System.

Resource Conservation – Water

Water efficient fixtures and fitting are to be installed and rainwater reuse will occur through the provisions of a 10 kL tank. The harvested rainwater will be used for landscape irrigation.

Resource Conservation – Materials and Waste

Preference will be given to materials that contain high-recycled content and/ or are highly recyclable. This will include using sustainable timber products, steel that meets specific strength grades, energy-reducing manufacturing technologies and off-site fabrication. Recycled concrete products are also to be used. Furniture with high recycled or recyclability content will be preferred.

With regard to construction and operational waste, recycling of demolished materials must be prioritised, including sending recyclable materials back to the manufacturer for recycling/ reuse where possible. Operational waste will be managed through dedicated storage space for recycling bins.

The ESD initiatives proposed for the project aim to reduce the environmental impacts typically associated with buildings during the construction and ongoing operation of the building. The project utilises a resource hierarchy approach, with emphasis on avoiding, then reduction of energy, water, waste, and materials. Resource conservation is a key focus of the sustainability strategy, including strategies for energy, water, and material resources.

While the proposed development is not subjected to the additional Sustainable Buildings SEPP requirements, it proposes to achieve a 5 Star (Australian Best Practice) equivalent rating through the DGN058 sustainability framework developed by Health Infrastructure NSW. The ESD strategy has been tailored to align with the new Sustainable Buildings SEPP requirements.

An Environmentally Sustainable Development (ESD) report has been prepared for the project by Steensen Varming (refer **Appendix H**). The report describes in more detail the ESD initiatives being considered and implemented for the project.

3.1.2 Proposed Activity

Built Form

The ground floor comprises a central entry/ reception/ waiting zone providing access to the clinical services of the WCHC. The rooms have been located to take advantage of natural light, outlook, and vistas. Clinical rooms like consult and interviews rooms have been placed outboard to take advantage of natural light where possible, while support rooms and wet areas have been placed inboard.

The outdoor and courtyard spaces established in concept design were placed on the northern side with the relevant rooms opening onto them.

Each service has a secure point from the main waiting/ reception area, while the group rooms are accessed directly from the main waiting area. An interview room has been placed outside the secure point of the Adult Service so that it can be accessed by a consumer directly from the waiting area, as well as egress directly out to the main waiting area if required.

The Child and Family Service has two entry points with the Audiology room placed close to the entry.

The workflow for the Equipment Loan Pool (ELP) is critical to separate dirty and clean items and to help with the operational flow of incoming and outgoing items.

The Level 1 staff zone follows an Activity Based Working (ABW) design philosophy, prioritising efficient shared open plan workspace divided into pods for each service. The workstations are located in the outboard position to provide the greatest number of staff with access to natural light and views. Staff offices are co-located with workstations where required. The store is located centrally, with staff rooms and courtyards located at the south-eastern end to take advantage of views.

Roadworks and Parking

The Proposal includes three at-grade car parks that are proposed to accommodate visitor and staff parking on site. Loading is also provided immediately south of the proposed WCHC building.

Two site access driveways (two-way) and one exit driveway are proposed to the site using existing driveway locations that will be upgraded for the development. One two-way access driveway is via Cowper Street, which will be to accommodate visitors and emergency vehicles (if required). Another two-way access driveway is via Fairfax Road, which will be accessed by light vehicles (staff and visitor) and service vehicles. The one-way exit driveway is further north along Fairfax Road, which is only suitable to accommodate light vehicle egress and discussed further in subsequent sections of this report (hence it may be that this exit is closed with signage due to the grade and lack of suitability).

A total of 64 parking spaces are provided on site for staff and visitors which are distributed across three car parks and the loading area. One car park is directly adjacent to the WCHC building being an upgrade of an existing car park to accommodate visitor parking. The other two car parks are proposed further south of the WCHC building, one being an upgrade of an existing car park to accommodate visitor and staff parking and the other being an expansion of another existing car park to accommodate staff parking. Loading and four visitor parking spaces are also provided immediately south of the WCHC building.

Tree Removal

A total of 55 trees have been identified across the site. This vegetation is not representative of any plant community types (PCTs) outlined in the BioNet Vegetation Classification system and therefore no threatened ecological communities are present within the site that could be affected by the project.

Twenty-three trees are proposed to be removed as part of the Activity, as per below. The tree numbers correlate to the Arboricultural Assessment Report at **Appendix J** and the Flora and Fauna Impact Assessment at **Appendix V**.

Table 2: Tree Removal

Number	Species	Origin	Retention Value
2	Weeping bottle brush (*Callistemon viminalis*)	Australia	Low
3	Red bloodwood (*Corymbia gummiferra*)	Australia	Low
7	Forest red gum (*Eucalyptus tereticornis*)	Australia	Low
9	Red bloodwood (*Corymbia gummiferra)*	Australia	Low
10	Hakea sp	Australia	Low
11	Prickly-leaved paperbark (*Melaleuca decora*)	Australia	Medium
12	Coastal banksia (*Banksia integrifolia*)	Australia	Medium
13	Prickly-leaved paperbark (*Melaleuca decora*)	Australia	Medium
28	Brush Box (*Lophostemon confertus*)	Australia	Medium
29	Pepper Tree (*Schinus molle var. areira*)	Exotic	Low
30	A Paperbark (*Melaleuca decora*)	Australia	Medium
31	Liquidambar (*Liquidambar styraciflua*)	Exotic	Low
32	Swamp mahogany (*Eucalyptus robusta*)	Australia	Medium
33	Swamp mahogany (*Eucalyptus robusta*)	Australia	Medium
39	Large leaf privet (*Ligustrum lucidum*)	Exotic	Low
40	Lemon-scented gum tree (*Corymbia citriodora*)	Australia	Medium
41	Weeping bottle brush (*Callistemon viminalis*)	Australia	Low
42	Lemon-scented teatree (*Leptospermum petersonii*)	Australia	Low
47	Bangalow palm (*Archontophoenix cunninghamiana*)	Australia	Medium
48	Bangalow palm (*Archontophoenix cunninghamiana*)	Australia	Medium
49	*Melaleuca decora*	Australia	Medium
50	*Melaleuca decora*	Australia	Medium
51	Bangalay (*Eucalyptus botryoides)*	Australia	Medium

Landscaping

Landscape plans and a landscape design report have been prepared by Yerrabingin (refer to **Appendix D** and **Appendix F**). Yerrabingin has aimed to bring Australian First Nations design narratives to the built landscape of the WCHC and has utilised the New South Wales Government Architect's *Connecting with Country Framework.*

The WCHC will have several outdoor landscaped spaces, described below:

- Child and Family Therapy Courtyard (31 m^2): This courtyard is a therapeutic external space which will support the therapeutic needs of children in a safe, and engaging setting. The design language, materiality and plant palette of this courtyard will reflect the uniqueness of the Illawarra Escarpment ecology.
- Group Room Courtyard (35 m^2) and Child and Family Wait Courtyard (22 m^2): The child and family wait courtyard should cater to both caregivers and children, by providing comfortable furniture, a pleasant outlook and play elements. The group room courtyard should facilitate small group break out spaces, through the provision of appropriate furniture and a pleasant outlook. The design language, materiality and plant palette of this area will reflect the uniqueness of Illawarra Escarpment ecology.
- Adult Wait Courtyard (25 m^2) and large general landscaped area: The adult wait courtyard and landscape area will act as a lush buffer landscape that will provide a unique outlook from the centre. The main path will lead people

between the main entries of the centre. Planting to this area will provide shade to the centre and carpark. The design language, materiality and plant palette of this area will reflect the uniqueness of the Illawarra Escarpment ecology. This lower area of the landscape is set apart from the main centre courtyards as a quieter, reflective space on site. This area is intended for client use. The design language, materiality and plant palette of this area will reflect the uniqueness of Five Islands Reserve ecology.

- Staff Garden/Breakout and Breakout Terrace: The staff garden and breakout area is intended to provide a pleasant outlook from within the building to the external landscape. The landscape here will be a focal point for the building. This area is intended to provide staff with a quiet, ground level area for quiet reflection and perhaps lunch. The design language, materiality and plant palette of this area will reflect the uniqueness of the Illawarra Escarpment ecology. The staff terrace is designed to offer a variety of uses to staff resting places and scenic views. The space must also protect the privacy of internal meeting rooms via movable planting. The design language, materiality and plant palette of this area will reflect the uniqueness of Five Islands Reserve ecology.

The design of these spaces takes inspiration from Warrawong's natural surrounds, including the Five Islands Nature Reserve, Lake Illawarra, and Merringong/ The Illawarra Escarpment.

As shown on the Plant Schedule (Drawing L_002) a total of 63 trees will be planted across the site, to compensate for the proposed tree removal. These trees will range in size and will include Black wattle, Illawarra Flame tree, Old Man Banksia, Spotted Gum, Blueberry Ash, Paperbark Tree, Prickly-leaved paperbark, and Water Gum. The proposed landscaping will also include extensive planting of ferns, shrubs, grasses, and groundcover species.

Utilities

A Site Services Infrastructure Report (refer to **Appendix I**) and an Electrical and Information and Communication Technology (ICT) Advice Note have been prepared for the proposed WCHC (refer to **Appendix AA**). It is proposed the new WCHC facility will be served from connections to the existing authorities mains. It is anticipated that the existing mains will not require amplification or diversion as part of the project.

Domestic Water and Water for Fire Services

It is proposed that two connections shall be made to the water mains to separately serve the potable domestic services and fire services demand. The domestic water connection shall be sized to serve the peak probable simultaneous demand (PSD). Calculations will be based on the number of fixtures shown on the architectural drawings and fixture loadings from AS/ NZS 3500.1.

As the effective height of the building will not exceed 25 m and based on the current NCC building classification from the BCA, fire hose reels are not required. Additionally, it has been agreed that fire sprinklers are not required. The fire services connection shall be sized to serve the minimum required flow for the number of hydrants to flow simultaneously which will be two hydrants at 20L/s for the development based on requirements from AS2419.1.

The demands for the domestic and fire services have been calculated to be:

Type of Use	Flow Rate	Comments
Domestic Water	0.7 L/s	Peak Demand
Fire Services	20 L/s	Minimum required flow water for two hydrants flowing

Based on these requirements, it is recommended the domestic cold water (DCW) service will be supplied from a new connection off the Ø150mm authority mains on Cowper Street, which has been selected based on its capacity to serve the development and favourable on Sydney Water pressure and flow results (see flow enquiry at **Appendix I**).

The incoming domestic cold water shall pass through a water meter assembly and backflow prevention device as per Sydney Water requirements. With the authority Pressure and Flow Statements received, domestic cold water (DCW) storage tanks will not be required but pressure-boosting pumps will be provided to meet minimum operable pressures.

As stated previously, a separate fire services connection will be made to serve the fire hydrant system. Based on the building requirements and review of the main's capacity, a fire brigade booster assembly and fire pump set connected

in parallel shall be required. The booster shall be located within sight of the main entrance. The final location must be approved by fire brigade.

As there are works to the authority mains, a Water Services Coordinator (WSC) is required to engage with the authority and provide a Notice of Requirements with any additional installation details and finalised connection points to be provided.

Stormwater Drainage System

An onsite stormwater detention basin with a total storage volume of 15 m^3 is proposed to be located to the north-east of the proposed building. Stormwater from the buildings and car parks will be directed into this basin.

Rainwater harvesting has been proposed for the site with rainwater reuse for external uses such as irrigation. Vegetated water sensitive urban design features such as vegetated swales, bioretention basins and buffer strips are proposed to be integrated into landscaped areas.

Natural Gas Services

No natural gas supply is expected to be required, as all heating demands are to be met by electric powered equipment. However, in the event that natural gas is required for any purposes, there are mains available on both Cowper Street and Fairfax Road.

Sewer

A connection to the authority sewer service is required to serve the development.

Based on total fixture amounts estimated from the architectural plans, a 100 mm connection will be required to serve the new WCHC building. It is proposed to connect to the 225 mm sewer mains on Cowper Street as this service is closer to the site and the mains invert level is below the estimated connection level meaning no sewer sump is required.

Where possible the existing reticulation and connection will be retained. A plaster arrestor shall be provided as part of trade waste pre-treatment, else no other trade waste treatment will be required for the building.

No connections are to be made to the 1350 mm sewer main running across the site, however there shall be some works to the carpark on top of the mains. This shall be considered by Council for their authority applications. Final approval is subject to Water Services Coordinator and Section 73 requirements.

Electrical and ICT

The WCHC is required to contain several external lighting elements to the surrounding building and proposed site. The elements include:

- Building perimeter.
- WCHC external car parking spaces.
- Roadways within the proposed site boundary.
- Pedestrian pathways.

External lighting is required to provide sufficient illumination of people and property to maintain functionality, safety (safe movement), and security (reduction of fear, enablement of electronic security) of users (staff, patients, and visitors) of the health centre and surrounding connecting elements. The WCHC external lighting design is required to comply with several key client and Australian standards. The external lighting design and mitigation of spill lighting is achieved through a combination of both experienced engineering and lighting design, together with the requirements outlined in the above prescribed standards. A Lighting Concept Plan forms part of the Electrical and ICT Advice Note (refer **Appendix AA**).

The site is currently surrounded by existing low density residential dwellings, which is of importance design criteria for the mitigation of obtrusive lighting. Such areas require detailed consideration of the adjacent residents for potential lighting causing annoyance, distraction or in some instances discomfort. The design for mitigation of obtrusive lighting considered the surrounding residences and existing low levels of external lighting in the surrounding area.

Existing LV infrastructure on site is proposed to be modified to support the new WCHC development. Changes are required to both supply the new development and support the future divestment and demolition of the existing Port Kembla Hospital.

It is anticipated that an additional electrical load (estimated 193kW increase) is anticipated as a result of proposed works. The additional load is primarily related to the increase in WCHC size and demand (compared to existing buildings being demolished) and the introduction of Electric Vehicle Charging on site.

A preliminary assessment existing site information and information made available by the supply authority to date strongly indicate the existing supply arrangement is capable of the increase load for the proposed development.

Existing communications infrastructure on site is proposed to be modified to support the new WCHC development. Furthermore, the development will require several new communications connections from both NBN and Principal communications providers.

3.1.3 Building Code of Australia and Disability Access

BM+G have prepared a BCA and DDA Assessment Report based on the final architectural drawings of the WCHC (refer to **Appendix G**). The report contains an assessment against the deemed-to-satisfy provisions of the Building Code of Australia 2022. Arising from the assessment, key compliance issues have been identified that require further resolution, either by way of fire engineered Performance Solutions or plan amendments prior to the BCA Crown Certificate stage. Notwithstanding, the report concludes that the project can readily achieve compliance with the BCA and Disability (Assess to Premises – Buildings) Standards 2010 and Part D4 provisions of the BCA subject to resolution of the matters identified in Section 3 and Section 4 of the Assessment Report.

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

The NSW Government has committed to a $100 billion infrastructure pipeline over the next four years, $10.7 billion of which will be spent on new and upgraded health facilities. Underpinning this capital spend is the Government's economic reform and recovery strategy. It is within this context that on 8 September 2020 the NSW Premier announced a $722 million plus commitment to the New Shellharbour Hospital and Integrated Services (NSH&IS) Project.

The NSH&IS Project is the largest capital investment to be undertaken in the ISLHD and this includes a new Shellharbour Hospital on a greenfield site in Dunmore, refurbishment of Bulli and Wollongong Hospitals and the new Warrawong Community Health Centre. WCHC will help service the local community in the Shellharbour area, currently experiencing the fastest population growth in the Illawarra Shoalhaven Local Health District (ISLHD).

3.2.2 Alternatives and Options

Six design options for the WCHC, all within the Port Kembla Hospital site, were considered at the master planning phase of the project. The following assessment criteria were utilised to guide the process:

- Urban response.
- Adjacencies to building on site.
- Site infrastructure.
- Staging.
- Future proofing.
- Precinct partner opportunities.

- Distance to the Warrawong Town Centre.

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	Mark	Preferred alternative
Option 1A – Next to IBIS	• Sydney Water sewer main traverses the site therefore not feasible to build in this location. • Less visible from Cowper Street access road. • Close to IBIS, potential for shared use of services. • 600 m distance to Warrawong town centre.	15	
Option 1B – Wrap around IBIS	• Provision of private services trench and gas diversion would be required. • Proximity to IBIS may create some service disruptions during construction. • Less visible from Cowper Street access road. • 600 m distance to Warrawong town centre.	16	
Option 1C – Demolish IBIS	• Less visible from Cowper Street access road. • 600 m distance to Warrawong town centre. • Provision of private services trench and gas diversion is required. • Disconnect and pull back IBIS power supply is required. • Requires 2-stage decanting works and the demolition of IBIS. • 600 m distance to Warrawong town centre.	15	
Option 2A – Next to Building D, Demolish Building E	• Visible from main Cowper Street access road. • Relatively close to IBIS and other buildings on the site. • New low voltage pathway and private sewer diversions are required. • ISLHD decanting works required. Buildings to be vacated by February 2024. • Potential future vertical and horizontal expansion. • Opportunities for future health services partnerships. • 560 m distance to Warrawong town centre.	20	✓
Option 2B – Behind Building D and Building E	• Greater setback from main roads. • Central location on site. • Above existing LV supply. New LV pathway and private sewer diversion are required. • New construction works are independent from demolition works but it is close to the childcare. • Potential future vertical and horizontal expansion. • Opportunities for future health services partnerships. • 580 m distance to Warrawong town centre.	16	
Option 3 – North-West Carpark	• Visible from main Cowper Street access road. • Away from IBIS and other buildings on site. • HV diversion, MSB connection, water main connection and private sewer connection are required. • New construction works are independent from demolition works. • Potential future vertical and horizontal expansion. • Opportunities for future health services partnerships. • 700 m distance to Warrawong town centre.	18	

Option 2A was selected as the preferred option as it scored the most points when assessed against the assessment criteria. Option 2A is 560 m away from the Warrawong Town Centre, it provides greatest visibility from the main street and provides for placemaking opportunities. It is within the similar footprint of Building E which required minimal services reticulation for the new WCHC. The preferred site also allows for opportunities for future health services partnerships and the potential for the site to expand.

3.3 Construction Activities

Construction of the WCHC will not be staged, with the intention that the entirety of the works will be completed in a single stage. The project will roughly follow the sequence provided below, which will be bedded down by the appointed construction contractor.

1. Demolition (2 months duration).

2. Construction of structure and foundations (2 – 3 months duration).

3. Construction of façade (2 months duration).

4. Internal fit-out and finishes (2 – 3 months duration).

5. External landscaping works (2 – 3 months duration).

6. Commissioning and handover (2 – 3 months duration).

Regarding decanting, the existing childcare centre on site has ceased operation and has been vacated. Block D is largely unoccupied as those services have already been moved to either Wollongong or Bulli hospital. The remaining Block E occupants will be decanted into the Port Kembla Hospital prior to the commencement of the works and will be relocated into the WCHC upon completion of the project.

A Preliminary Construction Management Plan has been prepared and can be found at **Appendix X**.

Table 4: Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	The works are expected to commence in June 2024.
Work Duration/ Methodology	The works are expected to take 18 months and be complete in December 2025. The WCHC is expected to be operational in early 2026.
Work Hours and Duration/ Construction	Monday to Friday 7.00 am to 6.00 pm. Saturday 8.00 am to 1.00 pm. Sunday and Public Holidays No Work.
Workforce/ Employment	The estimated number of full-time equivalent construction workers is estimated to be 40, with fluctuations throughout the project.
Ancillary Facilities	A temporary site compound and material stockpile area would be established within the Activity area. The appointed contractor will be required to undertake an initial site-specific safety check prior to site establishment. Site containment fencing will be erected to restrict public access to the works zone. The temporary fencing will be secured from any unauthorised access via padlock.
Plant Equipment	The main plant likely to be used for the works would include, but are not limited to: • Excavator (20t). • Excavator Hammer (10t). • Loader – Front End/ Telehandler. • Tipper Truck. • Genset. • Grinder/ Impact Wrench. • Dozer (D6). • Roller (Padfoot). • Backhoe/ Trencher. • Concrete Truck. • Concrete Pump.

Construction activity	Description
	• Truck (10t). • EWP. • Franna. • Mobile Crane. • Hand Tools (Powered). • Welding Equipment. • 12.5 m Heavy Rigid Vehicle. • 18.1 m truck and dogs. • Demolition pliers. • Demolition excavator. • Bulldozer. • Handheld power and battery-operated tools.
Earthworks	Construction of the WCHC will require excavation of the site. The civil engineering drawings provided at **Appendix C** detail the proposed bulk earthworks. Net excavation across the site will be 3,419 m^2. There will be a retaining wall at the rear of the WCHC, with a varying height (maximum height of 1.8 m).
Source and Quantity of Materials	Demolition is estimated to generate approximately 372,870 tonnes of construction waste, such as bricks, concrete, timber, and metals. A Construction Waste Management Plan has been prepared for the Activity (refer **Appendix Y**).
Traffic Management and Access	The main construction accesses to the site would be provided along Cowper Street and Fairfax Road approximately where the current vehicular accesses are located. The exact location(s) of site access along Cowper Street and Fairfax Road will be confirmed during detailed construction planning, however, are expected to be the existing driveway locations. Accredited traffic controllers would be positioned at the site access(es) to assist construction vehicles enter and exit the work site. Should the traffic controllers be required to temporarily hold traffic during construction vehicle movements into/ out of site, appropriate warning signage will be provided on all approaches to the access(es). A combination of parking on-site (wherever possible using the existing and proposed car parks) and the available parking capacity on-street will be sufficient in accommodating construction worker parking demand. Use of public transport services and/ or shuttle services, as well as carpooling, will be expected to reduce the overall car parking demand from construction workers. As part of the Transport Assessment prepared by Stantec, an Overview Construction Traffic Management Plan has been prepared (refer **Appendix N**).

Situations where construction work may need to be undertaken outside these hours are:

- the delivery of oversized plant or structures that police or other authorities determine require special arrangements to transport along public roads;
- emergency work to avoid the loss of life or damage to property, or to prevent environmental harm;
- maintenance and repair of public infrastructure where disruption to essential services and/ or considerations of worker safety do not allow work within standard hours;
- public infrastructure works that shorten the length of the project and are supported by the affected community; and
- works where a Proponent demonstrates and justifies a need to operate outside the recommended standard hours.

3.4 Operational Activities

The WCHC will:

- Provide care locally and support the southern Illawarra population through the provision of:
  - Specialised community-based services that provide care for people and families with chronic health conditions, complex needs and of marginalised status.
  - A targeted approach in providing services, responding to local needs.

  - Care closer to home to effectively minimise inequity to health care access.

- Support the local vulnerable community through the provision of the following clinical services:
  - Services currently hospital based which are more appropriately, conveniently, and effectively delivered within a community setting.
  - Child and Family services including PKH Child Development Service, Illawarra Early Childhood Nurses, Domestic Family Violence and Sexual Assault Services and Binji & Boori Child & Family Illawarra Aboriginal Services (AMHICH).
  - Ambulatory and Primary Health Care services including facilities offering Chronic Disease Prevention and Rehab Services such as the Aunty Jeans Program and Healthy Hearts program.
  - District Wide Sexual Health Service.
  - Drug and Alcohol Services, based in the community including Drug & Alcohol Needle & Syringe Program (First Step), and Counselling & Withdrawal Management.
  - Community based Mental Health services.
  - Allied Health (including Brain Injury Service).
  - Ante-natal.
  - Equipment Loan Pool.
- Support partnered service delivery with the integration and collocation of other health care providers and government agencies to deliver coordinated approaches to supporting the local community.

Operation Hours

The WCHC will generally operate Monday to Friday from 8 am to 5 pm, with the option to provide weekend and evening services to meet specific client needs. Aligning with the WCHC Guiding principles, after-hours access that maximises safety and efficiencies will be available at WCHC.

In the first instance, some services will require after-hours access. Access to some clinical spaces and the group rooms is anticipated (afterhours access is anticipated to increase over time), including:

- Sexual Health services deliver evening clinics.
- Birthing/ Antenatal group classes are being considered.

Staff

An indication of the required workforce for the WCHC is provided in **Table 5** below.

Table 5: Indicative Staff Numbers

Position	FTEs (Based on consultation 2022/2023)	Headcount	Comments
Permanently on-site			
PKH Child Development Service	13.5	14.0	FTE vs headcount varies due to service requirements/ staffing/ job share. Staff within service teams will in-reach from other sites.
Illawarra Early Childhood Nurses	2.0	2.0	
Binju & Boori Child and Family Illawarra Aboriginal Services (includes intake)	11.5	12-15	
Audiology	1.0	1.0	

Position	FTEs (Based on consultation 2022/2023)	Headcount	Comments
District Wide Sexual Health Service	14.5	16	
Needle and Syringe Program (First Step)	7.5	7-8	
Equipment Loan Pool	3.95	6	
Sub-Total	**55**	**58-62**	
In-reach on-site			
Domestic Family Violence and Sexual Assault Services	-	-	On an as needs basis
Illawarra Ambulatory and Primary Health Care (APHC) Nurse Clinics	2	2	Daily attendance proposed for nurse clinics. Other APHC in-reach service numbers will vary
APCH in-reach services (Aboriginal Chronic Care/ Multicultural Health/ Health Promotion)	2-3	2-3	
Community Mental Health Team	203	2-3	Daily attendance proposed
Antenatal Clinic/ Birthing Education Classes	2	2	
Sub-Total	8-10	8-10	
Estimated Total	**63-65**	**66-72**	**Excludes APHC in-reach services, students or other staff within the service team that may be from another site but may attend on occasion to deliver client care.**

Traffic and Parking

The WCHC is predicted to generate around 34 two-way vehicle movements per hour during the weekday road network peak periods. The current land use, which is a 24-place childcare centre and 3,700 m^2 of office space, generates 43 two-way vehicle movements per hour. As such, the WCHC will result in a reduction in vehicle movements and traffic generation.

There are three existing car parks on the site that will be utilised by the WCHC. These are named the East, Middle and South Car Park. Some expansion and improvements will be made to these car parks to increase the number of spaces and improve accessibility. A description and comparison of the proposed car parks is provided in **Table 6**.

Table 6: Proposed Car Parks

Car Park	Existing No. of Spaces	Proposed No. of Spaces
East	29	26 car spaces + two (2) motorcycle spaces
ELP	-	4
Middle	18	18
South	7	16
Total	**54**	**64**

The traffic requirement has been calculated to be 67 spaces. Following a constraints and design analysis of the site, providing more than 64 spaces on site was deemed to be unfeasible. On-street car parking inventory and demand surveys have been carried out, determining that there are 31 unrestricted on-street parking spaces and 35 two-hour restricted on-street parking spaces in close proximity to the site, with a parking occupancy rate of 75% on a typical weekday between 7 am and 5 pm. As such, the shortfall of three spaces can easily be accommodated on-street.

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 (Division 5.1) of the Act.

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

Section 2.61 of Division 10 sets out development that is permitted without consent. Section 2.61 states the following:

> *(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).*
>
> *(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).*
>
> *(3) Despite subsection (2), development may result in a building being located up to 1 metre from a property boundary if—*
>
> *(a) the building does not exceed 1 storey or 5 metres in height, and*
>
> *(b) the land on the other side of the property boundary is not in—*
>
> *(i) a residential zone, or*
>
> *(ii) Zone C4 Environmental Living or a land use zone that is equivalent to Zone C4.*

Pursuant to Section 2.61 of TI SEPP, the erection of health services facilities buildings, demolition of buildings, and ancillary components such as car parks, services, signage, and landscaping, carried out for the purposes of a health services facility, may be carried out 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 and meets the height and setback restrictions in Section 2.61(2).

For the Proposal to be permitted as development without consent, the Proposal must be carried out within the boundaries of an existing health services facility. This is the case as the WCHC is to occur on the Port Kembla hospital site, which currently still comprises an existing health services facility.

The proposed maximum building height is 10.7 m above existing ground level and is therefore consistent with 2.61(2). Although the existing hospital site comprises many lots as shown in **Figure 2**, the hospital site is identified as a single property under the ownership of HAC. The setbacks of the proposed WCHC building are greater than 5m from the property boundaries (to both street interfaces). Discussions with HI Planning (Larissa Ozog) have confirmed that applying the 5 m setback criteria from the overall property boundary, rather than the individual lots that comprise the

property, is appropriate and consistent with the approach taken on other projects. This also aligns with the wording of Section 2.61(2) which refers to “property boundary” and not lot boundary.

The proposed demolition affects buildings that form part of the Port Kembla Hospital health facility, including an ancillary childcare centre. As this forms part of the Port Kembla Hospital health facility, demolition would be consistent with Section 2.61(1)(c) which allows for demolition of buildings carried out for the purposes of a health services facility.

The site is zoned R2 Low Density Residential under the Wollongong Local Environmental Plan 2009. The R2 Zone is a prescribed zone under the TI SEPP. However, the land zoning does not affect permissibility in this instance.

Therefore, the Proposal is considered an ‘Activity’ for the purposes of Part 5 (Division 5.1) of the EP&A Act and is subject to an environmental assessment (REF). The Proposal is considered an ‘Activity’ in accordance with Section 5.1 of the EP&A Act because it is the erection of a building, the carrying out of a work and the demolition of a building for which development consent under Part 4 is not required.

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

Table 7: Description of Proposed Activities

Division and Section within TI SEPP	Description of Works
Division 10 Section 2.61(1)(a)	Erection or alteration of, or addition to a building that is a health services facility.
Division 10 Section 2.61(1)(c)	Demolition of an existing building, which may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility.
Division 10 Section 2.61(1)(e)	Car parks to service patients or staff of, or visitors to, the health services facility.

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the EPBC Act do not affect the Proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 8**.

Table 8: 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 (Division 5.1) 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 (Division 5.1) of the EP&A Act are assessed and determined by a public authority, referred to as the determining authority. Health Infrastructure is a public authority and is the Proponent and determining authority for the proposed works.

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

Section 171 of the EP&A Regulation defines the factors which must be considered when assessing the likely impact of an activity on the environment under Part 5 (Division 5.1) of the EP&A Act. **Section 6** of this REF specifically responds to the factors for consideration for the Activity.

Table 9 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 9: 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 *Wilderness Act 1987*) in the locality in which the activity is intended to be carried on.	The land is not a wilderness area.
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 Environmental Planning and Assessment Regulation (2021) notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the Activity.

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

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

4.5 Other NSW Legislation

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

Table 10: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/ No
State Legislation		
Rural Fires Act 1997	*Is the site identified on the Bushfire Prone Land Map?*	No
Biodiversity Conservation Act 2016	*Does the site contain any critical habitat, threatened species or ecological population or community?*	No Refer **Section 6.2.10**

Legislation	Comment	Relevant? Yes/ No
	Part 7 of the *Biodiversity Conservation Act 2016* (BC Act) sets out the requirements for biodiversity assessment and approvals under the EP&A Act. For the purposes of Part 5 of the EP&A Act, an activity is to be regarded as likely to significantly affect the environment if it is expected to significantly affect threatened species. The proposed Activity occurs on a developed, suburban site and will not affect important vegetation or habitat. It will not have a significant impact upon any threatened species, ecological communities, or populations such that a viable local population will be placed at risk of extinction. An EPBC Act Protected Matters Report has been obtained as part of the Flora and Fauna Impact Assessment and is discussed in **Part 6**.	
Water Management Act 2000	*Are the works within 40 metres of a watercourse?* The nearest waterway is Griffins Bay, which is the north-east corner of Lake Illawarra. The site is approximately 400 m away from this waterway.	No
Contaminated Land Management Act 1997	*Is the site listed on the register of contaminated sites?* A search of the NSW Environmental Protection Authority (EPA) contaminated land data base was undertaken for the Wollongong LGA. There are no registered sites within Warrawong. A copy of the search is attached as **Appendix BB**. The soil disturbance and demolition works may encounter contaminated or hazardous material. The handling of asbestos containing material will be by an accredited contractor in accordance with EPA requirements. Implementation of an unexpected finds procedure is a mitigation measure of this REF.	No Refer **Section 6.2.4** and **Section 6.2.14**
Heritage Act 1977	*Any impacts on Local or State or National heritage?* A search of the State Heritage Inventory was undertaken (refer to **Appendix CC**) which identified no heritage items within the subject site. The closest heritage item is located over a kilometre away, east of the site. The proposed Activity will not affect the heritage significance of any heritage sites. The archaeological provisions of the NSW *Heritage Act 1977* are applicable, however, as all “relics” are protected under the NSW Heritage Act, regardless of whether or not the place is listed as a heritage item at a local, State, or national level. Should any unexpected relics be disturbed during excavation of the site they must be managed under the archaeological provisions of the NSW Heritage Act.	No Refer **Section 6.2.8** and **Section 6.2.9**
Roads Act 1993	*Any works to a public road, or pumping of water onto a public road, or involve the connection of a road to a classified road?* Section 138 of the NSW Roads Act requires that all activities undertaken within Council's road reserve be approved by Council prior to the activities being undertaken. Health Infrastructure will need to obtain a Section 138 Approval for works within the road reserve/ connection of any new driveways.	Yes
Local Government Act 1993	*Any water or sewer supply head works that require contribution payment, per Section 64 of the Act?* Various activities (e.g. water, sewer, stormwater connections, amongst other things) generally require the approval of Council under Section 68 of the *Local Government Act 1993*. However, pursuant to Section 69 (Crown exemption from approval to do things incidental to erection or demolition of building) of the *Local Government Act 1993*, Section 68 does not require the Crown, or a person prescribed by the regulations to obtain the approval of a council to do anything that is incidental to the erection or demolition of a building.	No
Other Acts as required	*Any other acts as required to be addressed?*	No
Section 171A of the Environmental Planning and Assessment Regulation 2021	*Are there any impacts to catchments, as defined for consideration under Section 171A of the EP&A Regulation?* The site is not within any of the catchments described in Chapter 6 of State Environmental Planning Policy (Biodiversity and Conservation) 2021.	No
State Legislation Planning Policies		
State Environmental Planning Policy (Planning Systems) 2021	The WCHC is not considered State significant Development, State Significant Infrastructure or Regionally Significant Development.	No

Legislation	Comment	Relevant? Yes/ No
	The land is not owned by an Aboriginal Land council. There are no concurrent consent authorities to this development.	
State Environmental Planning Policy (Biodiversity and Conservation) 2021	**Chapter 2 - Vegetation in non-rural areas** This SEPP applies (as applicable) to clearing vegetation in non-rural areas of the State, including environmental zones, not associated with a Development Application. Section 2.7 outlines clearing that does not require authority under this Policy, including: (1) A permit or approval to clear vegetation is not required under this Chapter if it is clearing of a kind that is authorised under the *Local Land Services Act 2013* (Clearing authorised under other legislation) section 60O or under Part 5B (Private native forestry). On this basis and Clause 60O of the *Local Land Services Act 2013* (LLS Act), and given the Proposal is a Part 5 Activity, any vegetation clearing is authorised by way of compliance with that part of the EP&A Act and authority under the SEPP is not required. **Chapter 4 - Koala habitat protection 2021** Chapter 4 of the SEPP aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. It applies when Councils assess development applications within all local government areas (LGAs) listed under Schedule 2, which includes Gunnedah Shire Council. Although this SEPP does not technically apply to the Part 5 Approval Pathway under the EP&A Act, in order to fulfill the requirements of Part 5, Koala habitat and associated protections have been considered in the context of assessing the potential environmental impacts of the proposed Activity to the fullest extent possible. The proposed Activity will occur within managed land in an urban area. The proposed tree removal would not adversely impact koalas or their habitat.	No
State Environmental Planning Policy (Sustainable Buildings) 2022	Chapter 3 applies to non-residential development, including the erection of a new building or alterations, enlargement, or extension of an existing building, if the development has a capital investment value of $10 million or more. As such, Chapter 3 applies to the GHR. However, there are no subsequent sections that apply to non-residential development that is permitted without consent. In any case, an Ecologically Sustainable Development report has been prepared for the WCHC to demonstrate the sustainability and water/ energy efficiency credentials of the proposed development and is attached at **Appendix H**.	No – intent considered however.
State Environmental Planning Policy (Resilience and Hazards) 2021	**Chapter 2 Coastal Management** The site is within the mapped coastal environment area. The provisions of Section 2.10 apply to development that requires consent. However, in order to consider to the greatest extent possible, the environmental impact of the Activity an assessment against the provisions of Section 2.10 has been completed in Section 6 of this report. Consistency with the matters for consideration has been satisfied. **Chapter 3 Hazardous and offensive development** A Dangerous Goods Screening Study for the WCHC has been prepared (refer to Appendix FF). It found that the only chemical of significance is Class 3 liquid (Acetone alcohol), listed in “Applying SEPP 33” guideline. The minimum threshold value at which Chapter 3 of the SEPP would apply is two tonnes. The proposed quantity of storage is significantly less than the threshold quantity and therefore Chapter 3 of SEPP (Resilience and Hazards) does not apply to the Dangerous Goods storage in the proposed development. Standard recommendations for storage and handling have been included in the report. **Chapter 4 Remediation of land** The objective of Chapter 4 of the RHSEPP is to provide for a State-wide planning approach to the remediation of contaminated land. It aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Chapter 4 applies to rezoning and development applications for development requiring consent.	Chapter 2 and 4 - Yes Refer **Section 6.2.5** and **Section 6.2.14** Chapter 3 - No

Legislation	Comment	Relevant? Yes/ No
	A number of contamination investigations have been undertaken for the site, culminating in a Remediation Action Plan (RAP) (refer to **Appendix R**) for localised contamination found on the site. Details of the investigations and RAP are discussed further in **Section 6.2.13**. The land would be remediated (as Category 2 remediation works, not needing consent) prior to commencing earthworks to ensure it is suitable for the future hospital use. A Hazmat Investigation Report undertaken for the GHR identified hazardous materials in structures on the site, including Asbestos. The report provides measures to address the handling and removal of any hazardous materials. The findings of the report and potential impacts associated with hazardous materials and contamination are discussed further in **Section 6.2.13**.	
State Environmental Planning Policy (Transport and Infrastructure) 2021	The relevant planning approval matters pursuant to the TI SEPP have been discussed in Section 4.1. The proposed development is defined as 'development permitted without consent' under Section 2.61 of the T&ISEPP and therefore requires assessment under Part 5 of the EP&A Act. Sections 2.10-2.15 and 2.62 of TI SEPP set out requirements for consultation with councils, other public authorities, and occupiers of adjoining land. These requirements are addressed in Section 5 of this REF. The proposal does not trigger the traffic-generating development notification requirements of Section 2.122 as it does not have access or connect to (within 90 m) a classified road.	Yes
Wollongong Local Environmental Plan 2009		
Zone	The site is zoned R2 Low Density Residential The objectives of the zone are: • To provide for the housing needs of the community within a low-density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. The WCHC represents the provision of ongoing health services (health infrastructure) for the community and is therefore consistent with the R2 zone objectives presented above. Hospitals are permitted with consent in the R2 Low Density Residential Zone. Regardless, the proposed Activity is permitted as development without consent under the provisions of the TI SEPP.	Yes
Height of Buildings	No maximum building height is specified for the site. Being up to two storeys, the scale of the development is considered to be consistent with the objectives.	No
Floor Space Ratio	The floor space ratio (FSR) specified for the site is 0.5:1. This FSR applies to most of the urban portion of Port Kembla. The existing hospital would exceed the prescribed FSR of 0.5:1, which is not technically applicable given consent is not required for the WCHC. The proposed gross floor area of the WCHC is 1,974 m^2. The approximate area of the buildings to be demolished is 3,300 m^2. Given the context of the site and that the WCHC is replacing buildings and ultimately reducing floor area on the site, the arrangement/ density is considered acceptable.	No
Heritage	The site is not heritage listed and is not in close proximity to any heritage listed buildings or places.	No
Flood Planning	The site is not within the flood planning area map.	No
Public Utility Infrastructure	All utilities are available to the site and would be connected to service the development.	Yes
Acid Sulfate Soils	The site is mapped as Class 5 acid sulfate soils. As such, an assessment of the potential impact on acid sulfate soils is required.	Yes Refer **Section 6.2.4**

5. Consultation

5.1 Statutory Consultation

Consultation requirements are established through Sections 2.10-2.15, 2.45 and 2.62 of the TI SEPP. The need for consultation for the proposed development is addressed in **Table 11**.

Section 2.10 *Consultation with councils – development with impacts on council-related infrastructure or services* requires written notification of intent to Council to carry out the development. Consultation under Section 2.10 is triggered as the WCHC may have impacts on council-related infrastructure or services and may involve the installation of a temporary structure on, or the enclosing of, a public place that is under council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential. And it may involve excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the *Roads Act 1993*.

The Activity does not trigger any further consultation requirements under Division 1 of TI SEPP. The Activity will not impact on local heritage or occur on flood liable land or mapped bush fire prone land.

Section 2.62 *Notification of carrying out certain development without consent* requires written notice of the intention to carry out the development to council and the occupiers of adjoining land. This section applies to the WCHC as it is development carried out by or on behalf of a public authority under Section 2.61(1) of TI SEPP.

The REF scope of works was notified for 21 calendar days to the stakeholders outlined in **Table 11**.

Table 11: Stakeholders Required to be Notified

Stakeholder	Relevant Section
Wollongong City Council	Section 2.10(1) and Section 2.62(2)
Occupiers of adjoining land (refer map at **Appendix DD**)	Section 2.62(2)

The notification commenced on 30 November 2023 and concluded on 21 December 2023. Copies of the notification letters, as well as responses received, are provided at **Appendix DD**.

An email response from Wollongong City Council was received on 20 December 2023. The email advised that Council had conducted a high-level review of the notification information provided and found no major concerns with the project as it relates to the property constraints. Council requested that NSW HI have regard to the relevant planning controls and the needs of the community in assessing the application.

No submissions or response to the notice was received from the public/ adjoining and adjacent land occupiers.

An overview of the comments received are outlined and responded to in the table below.

Table 12: Issues Raised and Responses

Issue Raised	Date Received	Response	Reference
Wollongong City Council			
The Department have regard to the relevant planning controls and the needs of the community in assessing the application.	20/12/2023	A thorough assessment of the project against the applicable statutory planning matters has been carried out.	Section 4

5.2 Community and Stakeholder Engagement

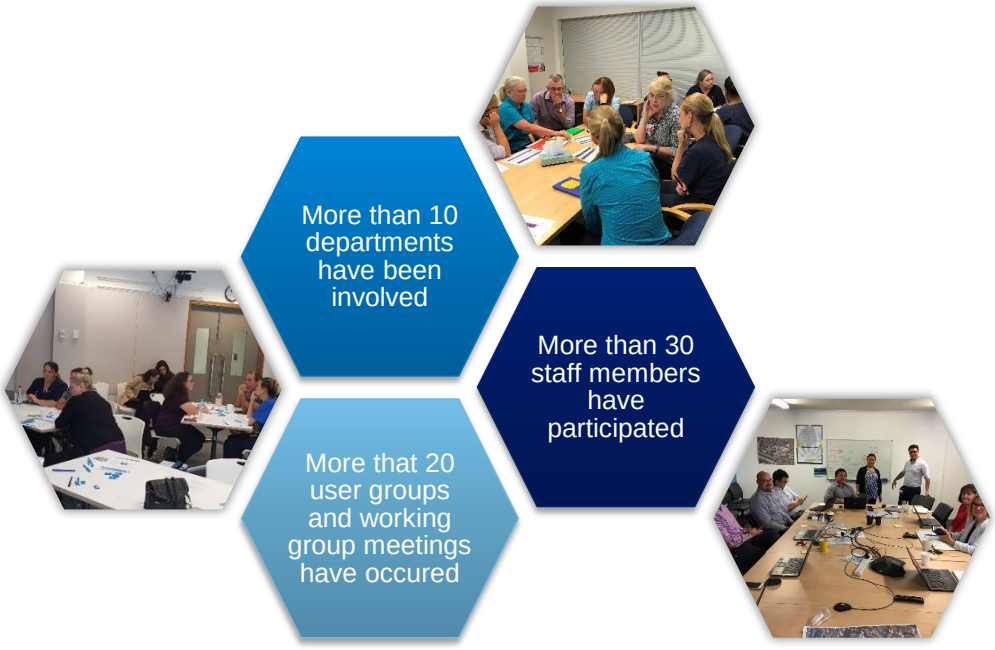
Health Infrastructure have prepared an Engagement Report to accompany this REF (refer to **Appendix M**). The report describes the engagement activity that has occurred throughout the development of the project to date. The objectives of the engagement included:

- Keep stakeholders informed of the project's progress.

- Deliver targeted and timely communications and engagement activities.
- Engage stakeholders in discussions about design and function.
- Provide the community with an opportunity to meet the project team.
- Inform the public about the updated designs.

5.2.1 Internal Stakeholder Engagement

At the core of the planning and design process were project user groups and working groups which were established to inform the functional design brief and schematic and detailed design of the project. A snapshot of this engagement is provided below. Meetings were led by the Lead Design team and were attended by hospital and LHD staff.



5.2.2 External Engagement

In addition to the project user groups and working groups, the project team engaged with the various external stakeholders within the Illawarra region to ensure the facility met their health needs and would be designed to make everyone feel safe, welcome, and comfortable. These engagement activities were done in alignment with the various design stages.

Table 13: Other Consultation (non-statutory)

Date	Stakeholder	No. reached	Activity	Purpose
31 August	• Aboriginal stakeholders	• 20	• Aboriginal Design Jam Workshop	• To seek feedback about the design and functionality.
30 November	• Surrounding residents	• 200	• Letterbox drop	• To advertise consultation sessions and provide information about the community health centre.
8 December	• Interested community members	• N/A	• Media release	
		• 23,000 (readership)	• Advert in local paper	
12 December	• Port Kembla Hospital users – including patients, visitors, and staff	• Approx. 60 people	• Pop up stall at Port Kembla Hospital	• To share the designs of the community health centre and seek feedback from users.
	• Passers by	• Approx. 20 people	• Pop up stall at Warrawong Plaza	• To share the designs of the community health centre and seek feedback from local residents.

5.2.3 Key Project Issues and Outcomes

The team worked proactively throughout the project to identify potential and emerging issues and develop mitigation measures, which are outlined in **Table 14** below. A strategic and early engagement approach has enabled the project team to respond in a timely matter and achieve outcomes that meet the needs of the project, its community, and stakeholders.

Across the almost 100 staff and members of the public who were engaged across the information sessions on 12 December 2023, feedback was overwhelmingly positive and support of the project.

Table 14: Key Consultation Feedback

Topic	Key issue	Project response
Power to new centre	Will there be a new power source/ generator at the centre?	The Warrawong Community Health Centre will utilise the existing power supply to the site. Key equipment in the Centre will be supported by UPS (Uninterruptible Power Supply).
Parking at the new Centre	Will there be enough parking at the new Centre	Yes – there are new onsite car parking spaces provided for patients, visitors, and staff. Staff were reminded that once the centre opens, the site will no longer be an active hospital site, so parking pressures are anticipated to decrease.
Port Kembla Site	What will happen to the Port Kembla site	Once the buildings are fully vacated, the land will be processed through the NSW Government property divestment process. Health Infrastructure and the Illawarra Shoalhaven Local Health District are not involved in decisions regarding the future use of the site.
Timeline	When will the Centre be opened?	Pending planning approvals, construction works will commence in 2024 and it is anticipated that the new Centre will be completed, commissioned, and fully operationalised in 2026.
Landscaping	Will landscaping be incorporated into the new Centre?	Yes – the project team is working with Landscape Designers to create safe, enlightening, and social spaces. A number of courtyards have been designed to support the clinical services and customers who use them. The spaces can be used for outdoor education, activities, quiet spaces, and outdoor clinical therapies. The use of natural barriers will ensure the courtyards fit seamlessly into the surrounding landscape. The project team has also consulted with local Aboriginal Communities to ensure the landscaping is welcoming and appropriate and using native plants where possible.
Service relocation	How will services be relocated and moved?	Staff were interested to know how they would be supported in relocating their services to the new centre. The Project Team have now done many service relocations and have the tools and processes in place to ensure a smooth move. Staff, patients, and carers will be given ample notice that their service is relocating to ensure a smooth transition for all.
Wayfinding	Will there be signs, so patients know where their service is?	The Project Team has commenced their wayfinding strategy and will be engaging with staff and consumers when it is further progressed.
Site disruptions	Concerns about disruptions and parking once construction works start.	As with any active construction site, some traffic disruptions are likely, however appropriate traffic management plans will be implemented. As for parking, sufficient parking spaces have been provided at the new Health Centre to ensure patients, visitors and carers will be able to park in a dedicated parking area. In addition, there are two off-street car parks exclusively for staff use located within walking distance to the new centre.
Community Pharmacy	A pharmacist noted they would like to engage further with existing Services, to enhance integrated care pathways for clients.	A community pharmacist who also works with Bungora, noted that they would like to talk with existing and incoming services on what will be provided to clients and how their pharmacy might be able to further assist in supporting patient care pathways. The conversation was important in establishing key contacts across the respective organisations.

The project team will continue to engage with the community, health service staff and relevant agencies during future stages of the planning, development, and approvals process. The project team will continue to update project webpages and produce regular content to keep all stakeholders informed and engaged throughout the life of the project.

6. Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

Section 171(1) of the *Environmental Planning and Assessment Regulation* (2021) notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the 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 15: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration		Response/ Assessment		
(a)	Any environmental impact on a community?	All works are within the grounds of the hospital. There is likely to be a minor increase in vehicles and noise during works, however this will be minimal and of temporary duration. Such impacts can be appropriately minimised by the imposition of mitigation measures. Hazardous materials will be handled and removed in accordance with EPA protocols to prevent impacts on hospital staff, patients, or the general public. The Activity forms part of a larger initiative to provide improved health services across the Illawarra Shoalhaven Local Health District.	-ve Nil +ve	✓
(b)	Any transformation of a locality?	The site will continue to be used and identifiable as a hospital and its visual appearance will be improved. Minor negative visual impacts during construction will be temporary and managed to minimise external impacts.	-ve Nil +ve	✓
(c)	Any environmental impact on the ecosystems of the locality?	Environmental impacts associated with the Activity are generally minor and of temporary duration. Tree removal is necessary, and the magnitude of the impact is not sufficient to result in a significant impact to threatened species. A full assessment of environmental impacts, including ecology and water quality, is contained in Section 6. Any environmental impacts will be minimal and will be subject to appropriate mitigation measures.	-ve Nil +ve	✓
(d)	Any reduction of the aesthetic, recreational, scientific, or other environmental quality or value of a locality?	No. The Activity will result in an improvement to the aesthetic quality of the environment. There will be a negligible impact on the scientific and environmental value 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?	No. The Activity will not adversely impact the heritage significance of any heritage items (refer **Section 6.2.7** and **6.2.8**). Based on the Due Diligence Code of Practice for the Protection of Aboriginal Objects (DECCW 2010) there is very low probability of Aboriginal objects occurring in the Activity Area (refer **Section 6.2.7**).	-ve Nil +ve	✓
(f)	Any impact on the habitat of protected animals, within the meaning of the *Biodiversity Conservation Act 2016*?	The Activity site is within the maintained grounds of an existing hospital complex and is not identified as containing significant vegetation or habitat (refer **Section 6.2.9**). The Flora and Fauna Impact Assessment prepared for the Activity concludes that the direct impacts are expected to be minimal, particularly as the one hollow-bearing tree on site is being retained.	-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?	As above.	-ve Nil +ve	✓
			-ve	

Relevant Consideration		Response/ Assessment		
(h)	Any long-term effects on the environment?	Impacts associated with the Activity will be temporary and managed through the imposition of mitigation measures (e.g. noise, visual, air quality). These matters are discussed in further detail in Section 6.	Nil +ve	✓
(i)	Any degradation of the quality of the environment?	No. Erosion control measures will be implemented on site to minimise soil erosion. Compensatory tree planting will occur to offset the proposed tree removal.	-ve Nil +ve	✓
(j)	Any risk to the safety of the environment?	No. Mitigation measures will be implemented to minimise any potential impact from contamination.	-ve Nil +ve	✓
(k)	Any reduction in the range of beneficial uses of the environment?	No. The Activity will enable the site to continue to be utilised for health services.	-ve Nil +ve	✓
(l)	Any pollution of the environment?	No. Appropriate mitigation measures will be incorporated to minimise any potential pollution of the environment (e.g. erosion control, contamination).	-ve Nil +ve	✓
(m)	Any environmental problems associated with the disposal of waste?	No. Safeguards will be implemented during construction works to minimise potential waste impacts during construction (**Section 6.2.12**). Any hazardous materials will be disposed of at a licenced facility and in accordance with EPA protocol.	-ve Nil +ve	✓
(n)	Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply?	No. The use of environmentally preferrable materials is a key priority for the project. Low-impact construction methods such as offsite prefabrication/ preassembly shall be considered where applicable. Preference will be given to materials that contain high-recycled content and/ or are highly recyclable. Materials salvaged as part of demolition works will be sorted and identified for recycling.	-ve Nil +ve	✓
(o)	Any cumulative environmental effects with other existing or likely future activities?	No. Refer **Section 6.2.16**.	-ve Nil +ve	✓
(p)	Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	The site is within the Coastal Zone as identified in the *Coastal Management Act 2016*. The site is within the mapped Coastal Environment Area. However, the site is approximately 400 m away from the shore of Griffins Bay and is not subject to coastal processes such as coastal erosion. It would not be inundated in a storm surge event. The Activity will not impact on any coastal processes.	-ve Nil +ve	✓
(q)	Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act?	Illawarra Shoalhaven Regional Plan 2041 outlines the projected population growth for the region, along with the requirement for essential services. The New Shellharbour Hospital and Integrated Services project, which includes the WCHC, supports the population growth that will occur in the region.	-ve Nil +ve	✓
(r)	Any other relevant environmental factors?	No.	-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?	✓	
Will the works disrupt access to private properties?		✓
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?		✓
Will the proposal result in a change to onsite car parking?	✓	
Is there onsite parking for construction workers?	✓	

A Transport Assessment has been prepared by Stantec for the proposed WCHC (refer to **Appendix N**). A summary is provided below.

Traffic

Traffic generation estimates for the development have been determined with consideration to the Transport for NSW (TfNSW) Guide to Traffic Generating Developments 2002 (TfNSW Guide 2002) and Technical Direction: Updated Traffic Surveys (TDT 2013/04a), as well as the visitor parking demand assessment.

To understand the net change in traffic generated by the Proposal, consideration has been given to the traffic generating characteristics of the existing land uses being demolished to make way for the proposed WCHC. The existing buildings contain a 24-place childcare centre and some 3,700 m^2 of office space. Assuming an average traffic generation of 0.5 trips per car spaces per hour for the existing 47 on-site staff car parking and 0.8 trips per child for the childcare, the existing buildings would generate around 43 two-way vehicle movements per hour currently during the surrounding weekday road network peak periods.

Adopting the same traffic generation rate of 0.5 trips per car spaces per hour for the required 22 staff spaces and anticipated peak 45 space visitor parking demand, it is expected that the Proposal could generate around 34 two-way vehicle movements per hour during the surrounding weekday road network peak periods. This considers that the typical standard operating hours of such health centres is 8:30 am or 9:00 am to 5:00 pm and therefore peak visitor demand would not coincide with either the staff or surrounding road network peaks.

When considering the traffic generating characteristics of the existing land uses being demolished (some 43 two-way vehicle movements per hour) along with the WCHC Proposal (around 34 two-way vehicle movements per hour) during the weekday road network peak periods, the WCHC Proposal is not expected to have any additional impact on the surrounding road network compared to these existing land uses.

Access

Two site access driveways (two-way) and one exit driveway are proposed to the site using existing driveway locations that will be upgraded for the development. One two-way access driveway is via Cowper Street, which will be to accommodate visitors and emergency vehicles (if required). Another two-way access driveway is via Fairfax Road, which will be accessed by light vehicles (staff and visitor) and service vehicles. The one-way exit driveway is further north along Fairfax Road.

Parking

A total of 64 parking spaces are proposed to be provided on site for staff and visitors which are distributed across three car parks and the loading area. One car park is directly adjacent to the WCHC building being an upgrade of an existing car park to accommodate visitor parking. The other two car parks are proposed further south of the WCHC building, one being an upgrade of an existing car park to accommodate visitor and staff parking and the other being an expansion of another existing car park to accommodate staff parking. Loading and four visitor parking spaces are also provided immediately south of the WCHC building.

It is understood that up to 20 fleet vehicles will be associated with the community health centre that would require parking, with such vehicles expected to include EVs. The ISLHD has advised a managed solution will be implemented such that dedicated parking for fleet vehicles will not be necessary including a combination of the following:

- Using car parking allocated to visitors outside of centre opening hours (a strategy that occurs at another existing centre).
- Using car parking allocated to staff outside of centre opening hours, requiring coordination with staff arrivals/ departures to 'check out' fleet vehicles.
- Allowing staff to take home fleet vehicles, particularly senior staff, and those that frequently complete community and home visits during the day thus reducing private vehicle demand.
- Parking fleet vehicles off-site at other LHD centres.

Such managed fleet vehicle solution would ensure sufficient on-site car parking associated with the Proposal is available for staff and visitor parking during the centre opening hours.

Given the steep topography between Cowper Street and the proposed WCHC building, all accessible visitor parking would be accommodated within the on-site car park in addition to providing an accessible path of travel from Cowper Street when accounting for parents with prams. Based on the National Construction Code, one accessible space for every 50 parking spaces should be provided, and hence, a minimum of two accessible spaces should be provided on site based on the parking requirement.

The total parking requirement is 67 spaces, including the two accessible spaces. As stated above, 64 spaces are proposed across the site, resulting in a shortfall of three spaces. There are 31 unrestricted on-street parking spaces and 35 two-hour restricted on-street parking spaces in close proximity to the site. On-street parking demand surveys completed in July 2022 suggested that a maximum parking occupancy of 75% for the on-street parking adjacent to the hospital on a typical weekday between 7 am and 5 pm. Therefore, the minor reliance on on-street parking would have minimal impact, particularly as the Port Kembla Hospital will ultimately be decommissioned.

The proposed car parks will contain three motorcycle parking spaces. It is recommended that provision for 14 bicycle parking spaces be provided.

Six parking spaces should be designed to be ready for installation of electric vehicle charging stations.

Stantec advise that the minor variance of three spaces can easily be accommodated on-street adjacent to the site (and would be within the daily fluctuation in local parking demand).

Green Travel Plan

Several opportunities exist to provide the WCHC staff and visitors with incentives to consider alternative modes of travel to and from site.

The following potential measures and initiatives could be implemented to encourage more sustainable travel modes:

Active Travel

- Provide high quality and prominent bicycle parking and change/ shower facilities.
- Provide clear pedestrian and cyclist wayfinding.
- Encourage cultural change through:
  - Creating a bike user group (targeting staff living within five kilometres of the centre).
  - Events such as annual 'ride to work' day.
  - Providing information detailing opportunities and facilities available to staff. This may include providing maps of the available cycling routes to and within the hospital.

Promote Car-Pooling

- Provide prioritised staff carpool parking spaces on-site, including consideration for incentives such as prices, location, and proximity to services.
- Limit on-site parking allocation to staff.
- Encourage staff that drive to work and park on surrounding roads to carpool through creation of a carpooling club or registry/ forum.

Staff Fleet Vehicle Usage

- Apply a parking strategy that will allow visitors to park in certain spaces during centre opening hours and staff fleet vehicles to use the same spaces outside of these hours.
- Allow staff to take home fleet vehicles, particularly senior staff, and those that frequently complete community and home visits during the day thus reducing private vehicle demand.
- Park fleet vehicles off-site at other LHD centres.

Public Transport

- Develop a Travel Access Guide (TAG) to be provided to staff and publicly available to all visitors. The document would be based on facilities available at the site and include detail on the surrounding public transport services and active transport initiatives. The TAG would be updated as the surrounding transport environment changes.
- Provide public transport information boards/ apps to inform staff and visitors of alternative transport options (the format of such information boards would be based upon the TAG).

Additional Travel Demand Initiatives

- Facilitate quality pedestrian connections between the site and existing bus routes and engage with service providers to assess feasibility of increasing frequency and timing.

There is no standard methodology for monitoring the GTP, but it is suggested that it be monitored to ensure that it is achieving the desired benefits and modify it if required. It will not be possible at this stage to state what additional modifications might be made as this will be dependent upon the particular circumstances prevailing at that time.

The GTP should be monitored on a regular basis, e.g., yearly, by carrying out travel surveys. Travel surveys will allow the most effective initiatives of the GTP to be identified, and conversely fewer effective initiatives can be modified or replaced to ensure the best outcomes are achieved. It will clearly be important to understand people's reasons for travelling the way they do; any barriers to changing their behaviour, and their propensity to change.

To ensure the successful implementation of the GTP, a Travel Plan Champion (TPC) should be appointed to ensure the successful implementation of the GTP. This could be the building manager or a member of the body corporate.

Overview Construction Traffic Management Plan (CTMP)

The Transport Assessment contains a CTMP, which provides preliminary recommendations on the following:

- Construction site access arrangements.
- Anticipated truck volumes during construction.
- Truck routes to/ from the site.
- Requirements for work zones.
- Pedestrian and cyclist access.
- Site personnel parking.

- Traffic control measures.

The anticipated construction traffic impact of the project is expected to be appropriately managed so as to minimise any impacts to existing road users, including pedestrians, cyclists, and general traffic.

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)?	✓	
Will any receivers be affected by noise for greater than three weeks?	✓	
Are there sensitive land uses or areas that may be affected by noise from the Proposal during operation?	✓	
Will the works be undertaken outside of standard working hours? That is: • Monday- Friday: 7 am to 6 pm. • Saturday: 8 am to 1 pm. • Sunday and Public Holidays: No work.		✓
Will the works result in vibration being experienced by any surrounding properties or infrastructure?	✓	
Are there any impacts to the operation of helipads on the activity site?		✓

Existing Environment

The proposed WCHC Development is located at 91 Cowper Street, Warrawong and is zoned R2 Low Density Residential. The site is bounded by the existing Port Kembla Hospital to the south and West, Cowper Street to the North, and Fairfax Road to the East. Beyond Cowper Street and Fairfax Road, are residential properties which will be considered the most affected noise sensitive receivers when considering noise emissions from the proposed development.

Impact Assessment

A noise and vibration assessment (Acoustics Report) has been prepared for the project by Stantec (Australia) Pty Ltd (refer to **Appendix O**). The report has been prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines as well as other relevant guidelines and presents the acoustic performance requirements and criteria in compliance with those guidelines. The report outlines noise survey and monitoring carried out around the site to establish ambient and background levels and also offers recommended noise mitigation strategies to minimise the impact of the development to the local environment.

As required by the NSW Interim Construction Noise Guideline for proposals with a duration likely to exceed three weeks, the construction noise impact assessment adopted a quantitative assessment.

The locations of sensitive receivers are shown on **Figure 6** below.

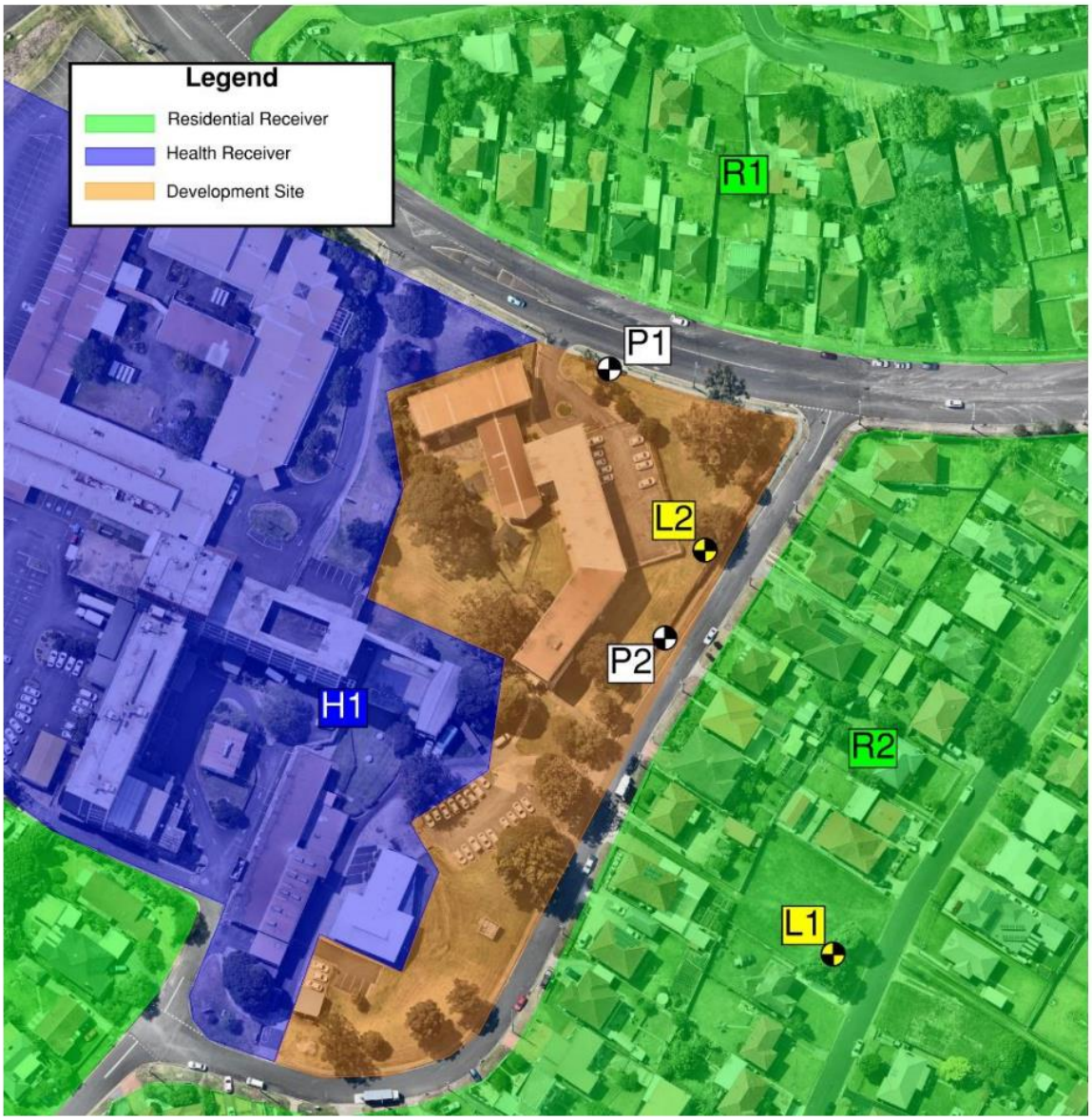


Figure 6 Location of Sensitive Receivers (Source: Acoustics Concept Design Report, Stantec, November 2023)

Construction Noise Levels

Construction noise levels were predicted for sensitive receiver locations for each construction scenarios; tree removal, demolition, excavation/ earthworks and building construction, with results demonstrating that:

- Noise levels are not predicted to exceed the Highly Noise Affected criteria (75 dBA) during all stages of work at the identified receivers for the average-case scenario.
  - The Highly Noise Affected Criteria is expected to be exceeded during the worst-case scenario for residential receivers located at R2 due to dump truck movements associated with the removal and delivery of materials on site. This is expected to be a relatively short-term exposure with truck movements along the eastern boundary. Compliance with the highly noise affected criteria is expected during the average case.
  - At all other times the noise level would be under the highly noise affected criteria.
- Compliance is expected to be achieved with the Highly Noise Affected Criteria (75dBA) during all stages at the identified receivers when considering the Average-Case scenario works.
- Interim Construction Noise Guideline (ICNG) does not set out the Highly Noise Affected Criteria for non-residential receivers. Nevertheless, it should be noted that noise levels are predicted to comply with the Highly Noise Affected

criteria (75 dBA) during all of the proposed stages of works at the nearest identified non-residential (i.e. hospital) receivers for both average- and worst-case scenarios.

- Primarily the cause of the exceedances at the identified receivers (worst-case scenario) is due to bored piling works, and equipment operating in close proximity to the surrounding boundary. There is minimal distance between the proposed works and receivers in many instances and is difficult to provide a high level of mitigation. The noise associated with the worst-case scenario is expected to be transient and intermittent in nature and is not expected to cause any long-term exposure at the receivers.
- Noise levels are predicted to exceed the NML during all the assumed stages of work at the nearest identified receivers for various works during both average- and worst-case scenarios.
- Noise levels during all the assumed stages of work are expected to exceed the Noise Management Level by up to 25dB during the average noise emissions; and up to 33dB during the Worst-Case (during tree removal) assessment scenario for the identified receivers.
- Noise levels do demonstrate higher noise levels of up to 82dB (Worst-case – at the identified close proximity health receivers) during the excavation period and tree removal. However, these works are representative of a worst-case scenario and is expected to be short-term and not have any prolonged impact. Compliance with the Highly Noise Effected Criteria (75dBA) is demonstrated during the Average-case scenario.

Based on the above, the proposed construction works have the potential to give rise to adverse noise impacts at identified noise sensitive receivers. Therefore, the report recommends a number of reasonable and feasible measures that should be applied on site to assist in reducing the overall noise emissions. Refer to mitigation measures below.

Construction Traffic Noise Generation

A noise monitor was placed at position L2 to measure the noise generated by traffic movements along Cowper Street during the 15 hour and nine-hour periods established in the DPE Development near Rail Corridors and Busy Roads-Interim Guideline. The noise monitoring results from location L2 is representative of traffic movements and was used to determine the impacts on the building façade as well as determining potential increase in environmental noise due to increases in traffic movements.

Construction traffic movement prediction data is not available and the ICNG does not specify construction traffic noise criteria. However, based on the existing noise levels during the Day period, a typical heavy vehicle movement of four trucks per hour is assumed. On this basis, the construction traffic noise is unlikely to increase the existing traffic noise levels on surrounding roads by 2dB, as per the ‘Relative Increase’ limit imposed by the NSW Road Noise Policy. As an indication a 3dB increase would represent a doubling of traffic in the area.

It was determined that the traffic noise generated in association with the construction of the proposed development is unlikely to impact nearby residents.

Construction Vibration Impacts

The following vibration intensive plant have been assumed for this project:

- 20t Excavator - with hammer.
- 20t Excavator - with bucket.
- Pile Boring.
- Vibratory Roller.

Generic safe working distances for vibration impacts associated with various types of machinery at given distances are presented within the *Construction Noise Strategy* document (issued by the Transport Infrastructure Development Corporation, dated November 2007). This document presents the safe construction working limits for Cosmetic Damage to adjacent structures and Human Comfort. In addition to these human comfort criteria, the report also recommended considering criteria which addresses structural damage.

The vibration associated with construction is dependent on several variables including the types of machinery, the proximity to the nearby receivers as well as the ground type.

At distances beyond the Safe working distances for the assumed vibration intensive plant boundaries recommended in the report, the recommended targets are unlikely to be exceeded.

At receivers within the recommended safe working distances, a more detailed analysis of the building structure, vibration source, dominant frequencies and dynamic characteristics of the structure is needed to determine the applicable safe vibration level. Additionally, site measurements and alternative equipment or methodologies, should be considered. It is recommended that this be undertaken by the contactor as part of an updated CNVMP.

No receiver is identified within the Structural Cosmetic Damage zone. Therefore, any structural damage due to the vibration emission associated with the construction of the proposed development is unlikely. However, there is potential when using the larger excavators and vibratory rollers on the boundary of the site that some exceedance of the Human Comfort Criteria may occur. The safe working distances however relate to continuous vibration and construction works are often more intermittent than continuous, the actual perceived vibration impact can be smaller.

No structure is identified within the recommended 'Safe Working' distances. However, vibration monitoring is recommended at the commencement of work in order to verify the safe working distances for cosmetic damage and human comfort, and to determine suitable distances for sensitive receivers. If the levels are compliant with the vibration limits, then work may proceed based on the implementation of the measures as detailed in this report. If there are exceedances, reasonable and feasible mitigation measures and additional vibration monitoring should be conducted.

Operational Noise Impacts

Project noise trigger levels for the project are adopted as the more stringent of the intrusiveness and amenity, in this case, the intrusiveness criteria have been used for the residential receivers adjacent to the development.

The design of mechanical plant and other sources related to external noise emissions will be dictated but the more-stringent night-time criteria. The NSW NPI outlines minimum RBL's for the night-time to be 30 dB(A) which will be adopted for the project. As the WCHC will have standard operating hours, night-time noise impacts are not expected.

The noise monitoring results of logger location L1 and L2 is representative of the residential ambient noise level and will be used to establish the noise emission targets for the project, as well as the construction noise criteria, refer to **Table 16**.

Table 16: Summary of Unattended Ambient Noise Measurements

Location	Equivalent Continuous Noise Level $L_{Aeq,period}$ - dB(A)			Background Noise Level RBL - dB(A)		
	Day	Evening	Night	Day	Evening	Night
L1 (first half of week)	49	51	43	37	36	28
L2	57	60	54	44	41	30

The local ambient noise environment is dominated by ambient traffic noise from traffic movements along Cowper Street and Fairfax Road throughout the majority of the day, evening, and night-time periods.

Noise sources from general operations at the site typically include mechanical services noise from air-conditioning equipment and exhaust fans. These noise sources have been used to predict the worst-case scenario to nearby sensitive receivers.

The proposed development has the following mechanical noise sources:

- Heat Recovery Units located on ground floor.
- Exhaust Fans ducted to the façade of the proposed development on both Ground floor and Level 1.
- Outside Air Fans ducted to the façade of the proposed development on both Ground floor and Level 1.

At this stage, selections and specific locations for mechanical equipment have potential to change during detailed design; therefore, the assessment and mitigation measures should be considered as preliminary. The report by Stantec recommends that a full detailed analysis of all plant items should be carried out as the design progresses. The report does however state that '*given the proximity of the site to the nearby noise-sensitive receivers, it is not expected that the mechanical plant items will cause any adverse impact to the surrounding receivers provided the minimum mitigation measures outlined above have been met'*.

It should also be noted that whilst an operational noise assessment was undertaken, covering both the external carpark and mechanical noise emissions, most of the noise generating sources or mechanical plant associated with the development will be located on the southern side, so the impact is considered minimal as it is mostly shielded to the residents via the building envelope.

In addition to mechanical plant, an assessment of the noise relating to the operation of the on-grade carpark to the most affected noise-sensitive receivers surrounding the site was undertaken. The most affected noise sensitive residential receiver is expected to be the adjacent residential receivers at R1 and R2 (across Cowper Street and Fairfax Road Respectively). The assessment has been conducted based on the worst-case assumption of 5 total vehicle events in any given 15-minute period.

The noise activities that have been used in the assessment are as follows:

- Car doors closing.
- Movement of cars entering and exiting the carpark.

The assessment of the impact of the carpark on the most affected noise-sensitive receivers is considered to be conservative and compliance is expected to be achieved at noise sensitive receivers.

Conclusion

The noise and vibration assessment (acoustics report) prepared for the project by Stantec (Australia) Pty Ltd provided the following conclusions, based on the above information:

- *Noise levels are not predicted to exceed the Highly Noise Affected criteria (75 dBA) during all stages of work at the identified receivers for the average-case scenario.*
- *The Highly Noise Affected Criteria is expected to be exceeded during the worst-case scenario for residential receivers located at R2 due to dump truck movements associated with the removal and delivery of materials on site. This is expected to be a relatively short-term exposure with truck movements along the eastern boundary. Compliance with the highly noise affected criteria is expected during the average case.*
- *At all other times the noise level would be under the highly noise affected criteria.*
- *Compliance is expected to be achieved with the Highly Noise Affected Criteria (75dBA) during all stages at the identified receivers when considering the Average-Case scenario works.*
- *ICNG does not set out the Highly Noise Affected Criteria for non-residential receivers. Nevertheless, it should be noted that noise levels are predicted to comply with the Highly Noise Affected criteria (75 dBA) during all of the proposed stages of works at the nearest identified non-residential (i.e. hospital) receivers for both average- and worst-case scenarios.*
- *Primarily the cause of the exceedances at the identified receivers (worst-case scenario) is due to bored piling works, and equipment operating in close proximity to the surrounding boundary. There is minimal distance between the proposed works and receivers in many instances and is difficult to provide a high level of mitigation. The noise*

associated with the worst-case scenario is expected to be transient and intermittent in nature and is not expected to cause any long-term exposure at the receivers.

- *Noise levels are predicted to exceed the NML during all the assumed stages of work at the nearest identified receivers for various works during both average- and worst-case scenarios.*
- *Noise levels during all the assumed stages of work are expected to exceed the Noise Management Level by up to 25dB during the average noise emissions; and up to 33dB during the Worst-Case (during tree removal) assessment scenario for the identified receivers.*
- *Noise levels do demonstrate higher noise levels of up to 82dB (Worst-case – at the identified close proximity health receivers) during the excavation period and tree removal. However, these works are representative of a worst-case scenario and is expected to be short-term and not have any prolonged impact. Compliance with the Highly Noise Effected Criteria (75dBA) is demonstrated during the Average-case scenario.*

The proposed construction works have the potential to adversely impact on identified noise sensitive receivers. However, this situation represents typical average construction noise emissions which are predicted to be below the Highly Noise Affected criterion at the nearest identified noise sensitive receivers in all instances. Nevertheless, the report recommends a number of measures to reduce the overall noise emissions on site.

The construction traffic noise impact on the surrounding roads was qualitatively assessed. The traffic noise generated in association with the construction of the proposed development was determined to be unlikely to impact nearby residents.

No receiver is identified within the vibration Structural Cosmetic Damage zone in the vicinity of the proposed project. Therefore, exceedance in the vibration criteria for structural damage is unlikely. Vibration monitoring has been recommended however specifically in relation to the human comfort criteria which is more stringent than the structural cosmetic damage limits.

Erecting a sound attenuating barrier around the site and localised barriers around stationary equipment has been recommended, in addition to other measures to reduce the noise and vibration impacts on the sensitive receivers.

Mitigation Measures

To minimise construction noise and vibration impacts on nearby sensitive receivers, the following would be implemented:

- The mitigation measures outlined in the Acoustic Report, prepared by Stantec (December 2023) are to be implemented for the Activity.
- Prior to the use of the facility, it must be demonstrated to the Crown Certifier that noise associated with the operation of any mechanical plant or machinery does not exceed the relevant project noise trigger levels as recommended in the Acoustics Report prepared by Stantec. Prior to commencement of the Activity, the contractor is to prepare a detailed Construction Noise and Vibration Management Plan (CNVMP). This would identify all feasible and reasonable management measures to minimise noise and vibration impacts on nearby sensitive receivers.
- Works be limited to the following EPA recommended construction hours:
  - Monday to Friday: 7 am to 6 pm.
  - Saturday: 8 am to 1 pm.
  - Sundays and Public Holidays: No works.

6.2.3 Air Quality and Energy

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

During excavation for the building and resurfacing of driveways and carpark, the project may temporarily affect air quality through exhaust emissions from machinery and associated transportation. Furthermore, there is potential that emissions and dust generated from the works may result in air quality impacts to construction workers and sensitive receivers.

Given the temporary duration of the dust generation and the nature of the project, the level of potential impact is not considered significant and can be managed or minimised through implementation of safeguards and management measures.

The project would contribute to greenhouse gas emissions to a minor extent via the emissions from construction equipment and traffic, as well as the consumption of material requiring carbon emissions and the removal of vegetation that may otherwise act as a carbon sink. Given the scale of the works however, the influence on greenhouse gas emissions would be negligible. However, it is appropriate to implement measures that can reduce or minimise such effects.

6.2.4 Soils and Geology

Questions to consider	Yes	No
Will the works require land disturbance?	✓	
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?	✓	

JK Geotechnics prepared a Stage 2 Geotechnical Investigation, based on three possible locations within the Port Kembla Hospital for the community health centre. The Option 2 location shown in the Stage 2 Geotechnical Investigation (**Figure 1)** is the option that was ultimately selected.

Examination of the 1:100,000 scale Wollongong-Port Hacking geological map (Sheet 9029-9129, Ed. 1, 1985) indicates the entire hospital site is situated in an area underlain by the Permian-age, Dapto Latite Member of the Shoalhaven Group. The latite rock is described as a coarse-grained, melanocratic and porphyritic latite (latite being an extrusive volcanic rock type).

A previous investigation carried out by JK Geotechnics in 1986 at the hospital site (on the western half of the site) comprised a total of nine boreholes, all of which encountered latite rock at shallow depth. The two boreholes nearest to the eastern half of the site encountered the latite rock at less than 0.5 m depth.

The geotechnical investigation was carried out during two different periods: Four days between 26 and 29 September 2022, and a subsequent four days between 31 October and 3 November 2022. The contamination sampling by JK Environments was carried out and completed in conjunction with the geotechnical fieldwork during the first period on site. The geotechnical fieldwork comprised the drilling of ten boreholes (designated BH-1 to BH-10P) to depths ranging

between 5.73 m and 8.59 m below existing surface levels. The locations of the boreholes are shown on the Borehole Location Plan at **Figure 7**. Additionally, six standpipe piezometers were installed in selected boreholes for the purpose of monitoring groundwater levels and for sampling groundwater for contamination testing.

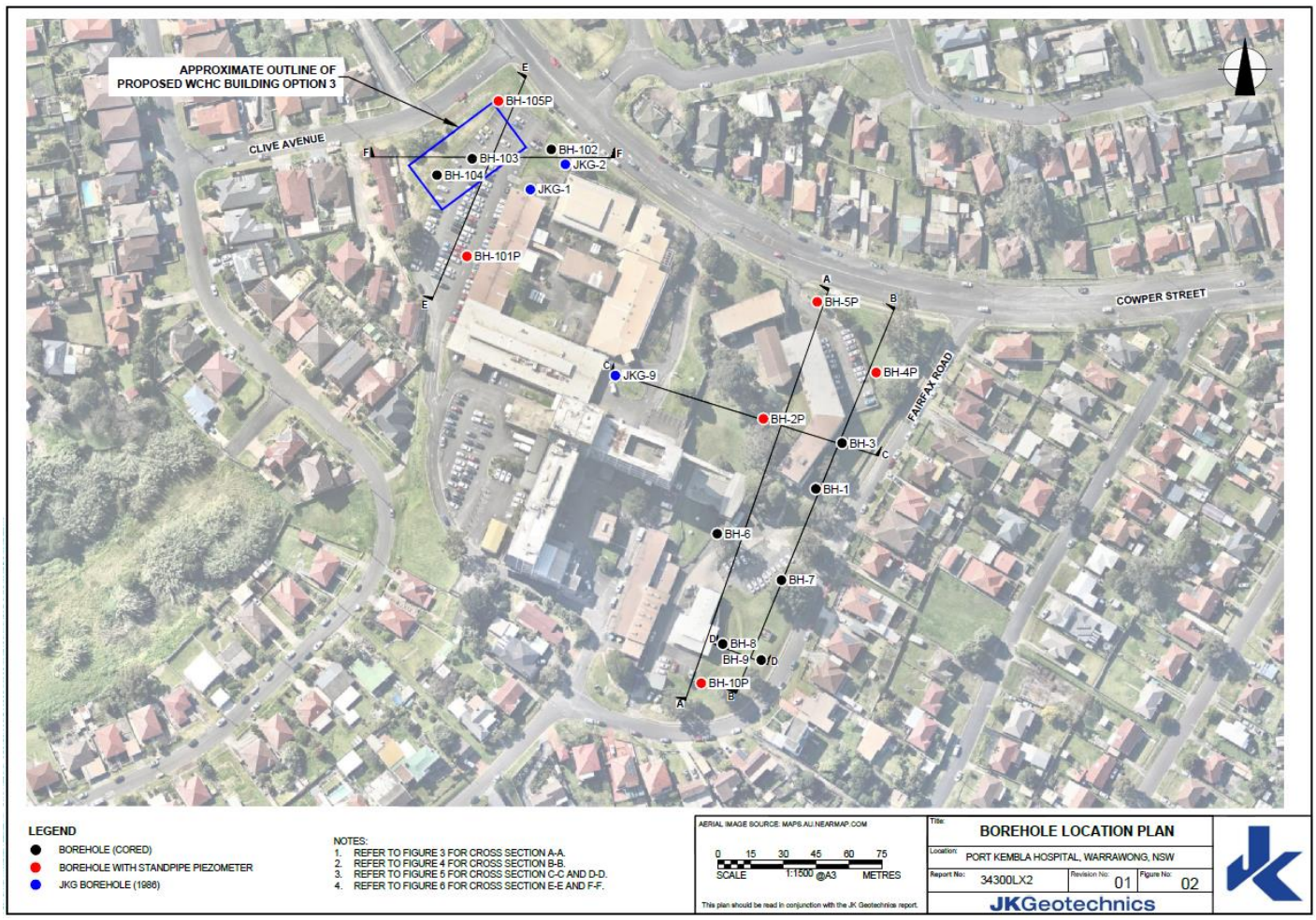


Figure 7 Borehole Location Plan

The results of the investigation revealed a generally consistent profile across the site, comprising clayey fill overlying relatively shallow bedrock. A silty sand fill layer was logged in the upper 0.3 m to 1 m in boreholes BH101, 102 and 105P in the northwest car park area. The fill appears to be poorly to moderately compacted and its thickness across the site ranges from 0.4 m to 3 m, except at the borehole BH-105P location where fill was logged to a depth of 4.5 metres. Underlying the fill across most of the site is weathered latite bedrock, which grades into less weathered to fresh latite with depth.

All boreholes were generally dry during and on completion of auger drilling. Groundwater levels generally appear to grade down towards the northern part of the site, which is expected based on the overall site topography. In the eastern part of the site, the groundwater is shallowest in boreholes BH-4P and BH-5P at the northern end where the ground levels are lowest and with a steeper slope towards Cowper Street. Based on readings from boreholes BH-2P and BH-10P, the groundwater level across most of the eastern part of the site and at the southern end is relatively deep, at 6.8 m or deeper below ground level.

The Geotechnical Investigation provides comments and recommendations on the basis that excavation for the project will not extend deeper than about 3 m. Based on the encountered subsurface conditions, excavation is expected to be predominantly through soils and the weathered, more fractured Upper Latite rock unit. Excavation of the soils and any extremely weathered latite should be achievable using conventional earthmoving equipment, such as the buckets of hydraulic excavators. If deeper excavation is required, latite bedrock of low or higher strength will require rock excavation techniques such as rock saws, rock grinders and/ or hydraulic impact hammers attached to large excavators.

GK Geotechnics consider the site will be suitable for proposed development proposed. A summary of some of the key geotechnical risks associated with the proposed development are outlined below.

- If excavation for the proposed buildings encounters high to very high strength latite bedrock, then this will produce hard rock excavation conditions. Excavation through such material will be slow and abrasive for excavation equipment. Specialised rock excavation equipment will be required.
- The existing clay fill material across the site is highly reactive and will exhibit high shrink-swell movements with changes in moisture content. As such, any structures will need to consider the reactive potential of these soils in any earthworks, footing and slab design.
- The existing clay fill is considered uncontrolled and not suitable for support of structural loads. Specific consideration needs to be given to earthworks operations.
- The depth and quality of the underlying bedrock for support of the structures may vary particularly at the southern end of the site, which may require deeper, piled footings.

Erosion and sediment control plans have been prepared for the project. These plans form part of the Civil Engineering Drawings, located at **Appendix C**. The proposed erosion and sediment controls are described in the REF Design Statement – Civil (refer to **Appendix S**).

6.2.5 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?		✓

The site is not subject to any coastal risk/ hazard provisions of the Wollongong City Council planning framework. However, the site falls just within the Coastal Environment Area, mapped under State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP). Division 3 of the RH SEPP contains provisions for development that requires consent. Whilst the project does not require consent, in order to fully assess the environmental impacts of the project, an assessment has been completed and is presented in **Table 17** below.

Table 17: RH SEPP Coastal Environment Area Assessment

Division 3 Coastal Environment Area Provision	Assessment
(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—	A stormwater management plan has been prepared for the Activity. The design of the stormwater system will ensure that the Activity does not result in any increase in stormwater runoff from the site and the existing hydrological conditions will be maintained.
(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,	The Activity will have a very minor impact on the ecological environment.
(b) coastal environmental values and natural coastal processes,	Given the location of the Activity, there will not be any impact on coastal environmental values or natural coastal processes.
(c) the water quality of the marine estate (within the meaning of the *Marine Estate Management Act 2014*), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,	Lake Illawarra is not listed in Schedule 1 as a Sensitive Coastal Lake. In any case, the Activity will not impact on Lake Illawarra.
(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands, and rock platforms,	The Activity will not impact on any marine vegetation. The project does require some tree removal, however compensatory planting is proposed.
(e) existing public open space and safe access to and along the foreshore, beach, headland, or rock platform for members of the public, including persons with a disability,	The Activity will not affect any public open space or any foreshore, beach, headland, or rock platform.
(f) Aboriginal cultural heritage, practices, and places,	The Activity will have no impact on Aboriginal cultural heritage, practices, or places.
(g) the use of the surf zone.	The Activity is distant from the surf zone.

Division 3 Coastal Environment Area Provision	Assessment
(2) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—	The Activity site is distant from Lake Illawarra and will not have any adverse impacts.
(a) the development is designed, sited, and will be managed to avoid an adverse impact referred to in subsection (1), or	
(b) if that impact cannot be reasonably avoided—the development is designed, sited, and will be managed to minimise that impact, or	n/a
(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	n/a

The WCHC will not impact on the Coastal Environment Area. The proposed stormwater management system will ensure that there is no increased stormwater runoff as a result of the Activity. Further mitigation measures provided in **Appendix EE** will also work to ensure there is no significant impact.

6.2.6 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?		✓
Is the development activity located above Probable Maximum Flood Levels?	✓	
Will the works intercept groundwater?		✓
Will a licence under the *Water Act 1912* or the *Water Management Act 2000* be required?		✓
Has stormwater management been adequately addressed?	✓	

The Stage 2 Geotechnical Investigation prepared for the project found that ground water can be found at 6.8 m or deeper below ground level, whereas excavations for the project will not extend deeper than about 3 m. As such, it is unlikely that the works will intercept groundwater.

A Civil Design Statement prepared for the project describes how stormwater will be managed across the site (refer to **Appendix S**).

The project requires onsite stormwater detention (OSD) due to the change in impervious area on the site. An OSD has been provided in an open basin to the north-east of the proposed building. Stormwater from the buildings and car parks is directed into the basin. A total storage volume of 15 m^3 has been calculated based on the procedures outlined in Chapter E14, Section 10.2.4 of the Wollongong City Council DCP 2009. It will have a discharge rate of 122 L/s and 203 L/s in the five year and 100-year ARI rain events.

Regarding water sensitive urban design, the Greenstar targets have been adopted for this development, which are stricter than Council's usual requirements. Rainwater harvesting has been proposed for the site with rainwater reuse for external uses such as irrigation. Vegetated water sensitive urban design features such as vegetated swales, bioretention basins and buffer strips are proposed to be integrated into landscaped areas.

6.2.7 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?		✓

A Visual Impact Assessment (VIA) has been prepared for the WCHC by Architectus (refer to **Appendix T**). The VIA has been prepared in accordance with the EP&A Act, the EP&A Regulation and HI's REF Guidelines. The methodology for the VIA has been developed by Architectus, based on key considerations, including:

- the project's planning framework for visual and view assessment;
- relevant planning principles for view assessment established by the New South Wales Land and Environment Court;
- heritage sensitivity;
- standards for photography and photomontage; and
- criteria for assessment (Architectus).

A general overview of Architectus' process for the assessment of visual impact is shown in **Figure 8**.

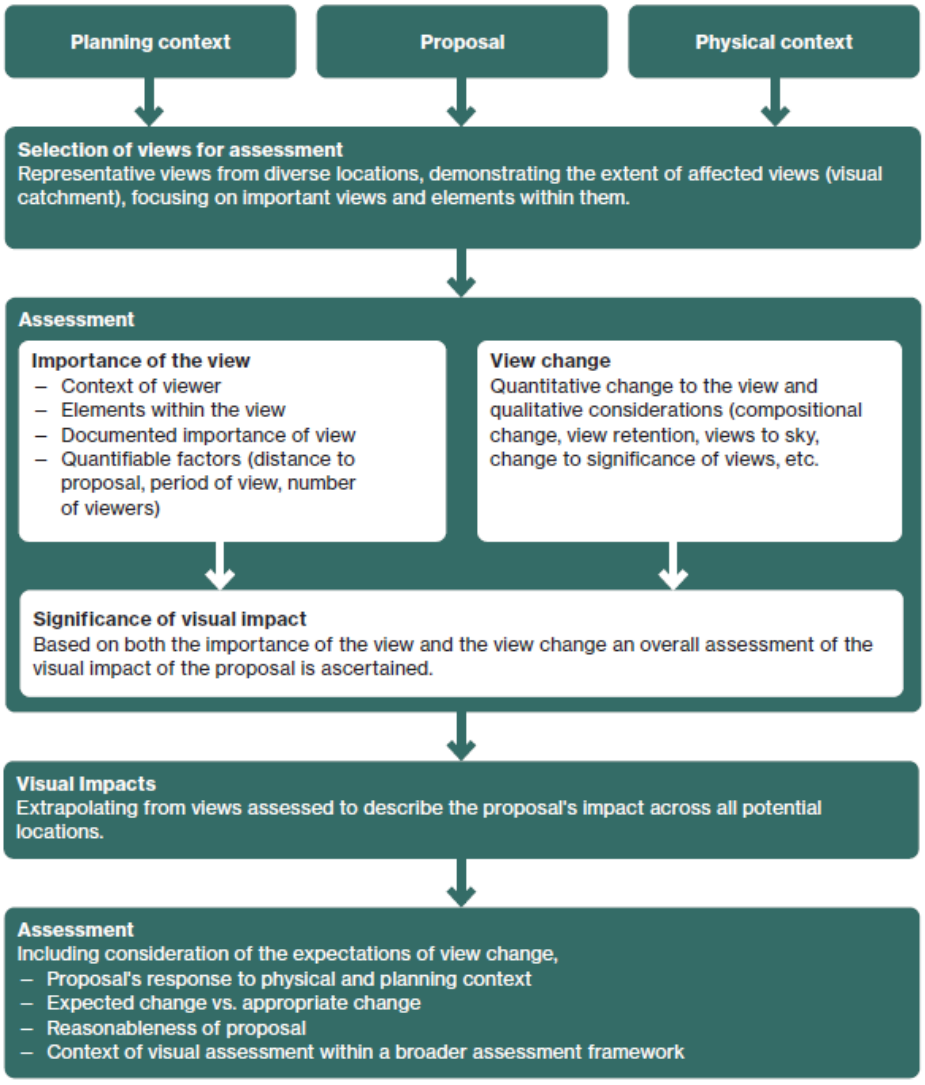


Figure 8 VIA Assessment Process Diagram (Architectus)

Summary of Impacts

Eleven public domain views were identified to be analysed as part of the VIA (refer to **Figure 9** below). The result of that analysis is provided in **Table 18** below. Sixteen private views were identified to be analysed (refer to **Figure 10** below. The result of that analysis is provided in **Table 19** below.

Figure 9 VIA Plan: Public Domain Views (Architectus)

Table 18: Summary of Public Domain View Analysis and Associated Impact Assessment

View No.	Description	Importance of View	View Change	Overall Significance of Visual Impact
Warrawong Town Centre Views (Cowper Street)				
TC1	Town Centre 1	Moderate	Low/ Negligible	Low
TC2	Town Centre 2	Low-Moderate	Low/ Negligible	Negligible
TC3	Town Centre 3	Low-Moderate	Low/ Negligible	Negligible
TC4	Town Centre 4	Low-Moderate	Low/ Negligible	Negligible
TC5	Town Centre 5	Low-Moderate	Low/ Negligible	Negligible
TC6	Town Centre 6	Low-Moderate	Low/ Negligible	Negligible
Open Space Public Views (Kully Bay Sports and Oval)				
KB1	Kully Bay 1	Low-Moderate	Negligible	Negligible

View No.	Description	Importance of View	View Change	Overall Significance of Visual Impact
KB2	Kully Bay 2	Low-Moderate	Negligible	Negligible
KB3	Kully Bay 3	Low-Moderate	Negligible	Negligible
KB4	Kully Bay 4	Low-Moderate	Negligible	Negligible
KB5	Kully Bay 5	Low-Moderate	Negligible	Negligible

Figure 10 VIA Plan: Private Views (Architectus)

Table 19: Summary of Private View Analysis and Associated Impact Assessment

View No.	Description	Importance of View	View Change	Overall Significance of Visual Impact
Cowper and Greene Street				
S1	Greene Street 1	Moderate	Low-Moderate	Low
S2	Greene Street 2	Moderate	Low-Moderate	Low

View No.	Description	Importance of View	View Change	Overall Significance of Visual Impact
S3	Cowper Street 3	Low	Low-Moderate	Low
S4	Cowper Street 4	Low-Moderate	Low-Moderate	Low
S5	Cowper Street 5	Low-Moderate	Low-Moderate	Low
S6	Cowper Street 6	Low-Moderate	Low-Moderate	Low
S7	Cowper Street 7	Low	Low-Moderate	Low
S8	Cowper Street 8	Low	Low-Moderate	Low
Fairfax and Vermont Road				
R1	Vermont 1	Low	Low-Moderate	Low
R2	Fairfax 2	Low	Low-Moderate	Low
R3	Fairfax 3	Low	Low-Moderate	Low
R4	Fairfax 4	Low	Low-Moderate	Low
R5	Fairfax 5	Low	Low-Moderate	Low
R6	Fairfax 6	Low-Moderate	Low-Moderate	Low
R7	Fairfax 7	Low-Moderate	Low-Moderate	Low
R8	Fairfax 8	Low-Moderate	Low-Moderate	Low

Conclusions and Reasonableness of Proposal's Visual Impact

As described above, the impacts of the Proposal on both public and private views have been found to be limited. With public views having at most a low change to moderately important views and private views having at most a moderate change to moderately important views. While the Proposal will be visible from residential properties and areas of the public domain with some sensitivity, the impact of the Proposal is limited. This is largely because the Proposal will replace the existing building and be of a similar scale and height, retaining setbacks and key trees. Given the above it is considered that the visual impact created by the Proposal is appropriate and acceptable.

6.2.8 Aboriginal Heritage

Questions to Consider	Yes	No
Will the Activity disturb the ground surface or any culturally modified trees?	✓	
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)?		✓
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? • within 200 m of waters; • located within a sand dune system;	✓	

Questions to Consider	Yes	No
• located on a ridge top, ridge line or headland; • located within 200 m below or above a cliff face; • within 20 m 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?		✓

Local communities of Aboriginal people were the original inhabitants and Traditional Custodians of Illawarra Land. The Activity is located within the Illawarra Local Aboriginal Land Council (LALC) area. EMM Consulting (EMM) have provided Aboriginal Heritage Advice with regards to the Activity, including application of the Heritage NSW's *Due Diligence code of Practice for the Protection of Aboriginal Objects* (refer to **Appendix U**). This includes a brief review of existing databases and site inspection with the Illawarra LALC to identify the presence of any Aboriginal objects that may constrain or affect the proposed activities.

6.2.5.1 Environmental Context

The study area is located on a midslope section of a low hill across which the Port Kembla Hospital complex is sited. This hill forms one of several weathered prominences of the Berkeley Latite Member, a volcanic geology that caps older Gwyneville foothills of Permian coal measures, lithic sandstone and claystones (Hazelton and Tille 1990:40). These weathered hills of the Gwyneville soil landscape extent right to the coast at Red Point and include the significant cultural site of Hill 60, 3 km to the east of the study area.

The combined geological formations underlie a topography of low hills falling gently eastward to the coast from the resistant sandstone prominence of Mount Kembla. These weathered ridgelines and hills with crests generally between 100 m and 40 m in elevation form a pronounced arm of undulating topography that flanks the northern shore of Lake Illawarra. This broad lagoon and estuary formed during marine infill of a Pleistocene (>10,000 years ago) plain and river channel as sea levels rose to current levels from the Mid-Holocene. These collective landforms – weathered volcanics, sandstone foothills of the escarpment and mobile coastal sands and sediments – define the Illawarra, a geographic zone that formed many millennia after the arrival of Aboriginal people within the landscape.

It is thought that Red Point to the east of the study area was known by the Wodi Wodi as 'Woowongorong,' or that this name may have denoted an important pathway that passed between Mount Kembla 'Djembla', through the vicinity of the study area and to Red Point and the mouth of Lake Illawarra 'Worwrung' (Warrawong) (Organ 1990:462,482).

Particular landforms are known to have been favoured locations for repeated or long-term occupation and are therefore more likely to retain archaeological evidence of past Aboriginal use. Heritage NSW specifies five landscape features which are likely to indicate the presence of Aboriginal objects (DECCW, 2010):

- within 200 m of waters;
- within a sand dune system;
- on a ridge top, ridge line or headland;
- within 200 m below or above a cliff face;
- within 20 m of or in a cave, rock shelter, or a cave mouth.

The nearest water to the study area is found 500 m to the west in an unnamed ephemeral stream and the adjacent Minnegang Creek. These streams issue from the western slope of the undulating ridgeline on which Port Kembla Hospital is sited and other hills to the west at Lake Heights (**Figure 2**). The study area also occurs within 500 m of the shore of Lake Illawarra. Extensive sand dune systems are found throughout the coastal zone that occurs within 1.3 km of the study area.

6.2.5.2 Conclusions and Recommendations

To date, no Aboriginal objects or cultural material have been identified within the study area. As informed by soil landscape mapping, the site inspection and independent geotechnical data, EMM have identified that the study area is situated on disturbed lands, within the surrounding Berkeley soil landscape. Based on the environmental and archaeological background of the region, the study area falls within an area of cultural interest and would normally warrant a degree of archaeological sensitivity. However, evidence for past removal and reworking of all potentially culture-bearing soils is overwhelming and it is clear that any prior potential the study area may once have held has been removed by the 1965 construction of the Port Kembla Hospital.

This assessment has concluded that the portion of the project area proposed for development has low risk of significant cultural materials being present. Berkely topsoils (within which Aboriginal cultural material would usually be found) are typically <50 cm in depth, and historical activity has been demonstrated to have stripped the surface back to underlying heavy clay and latite bedrock – stratigraphic units that predate the Aboriginal peopling of Australia.

Based on these findings, works may proceed with caution and in accordance with the following recommendations:

- It is considered that there is a low risk of Aboriginal objects being present within the proposed development area. However, the nature of disturbance does not preclude the potential for isolated finds, which can occur in disturbed contexts. In the event that unexpected Aboriginal objects, sites, or places (or potential Aboriginal objects, site, or places) are discovered during construction, all works in the vicinity must cease and the proponent should determine the subsequent course of action in consultation with a heritage professional and/ or the relevant State government agency as appropriate.
- The study area is within an important cultural landscape to the Wodi Wodi people. It is recommended that ongoing consultation is undertaken with internal Health Infrastructure Aboriginal reference group and the Illawarra LALC to explore opportunities to include and celebrate Aboriginal culture and heritage into the project and any proposed interpretation.
- If human skeletal material less than 100 years old is discovered, the *Coroners Act 2009* requires that all works should cease, and the NSW Police and the NSW Coroner's Office should be contacted. Traditional Aboriginal burials (older than 100 years) are protected under the *National Parks and Wildlife Act 1974* and should not be disturbed. Interpreting the age and nature of skeletal remains is a specialist field and an appropriately skilled archaeologist or physical anthropologist should, therefore, be contacted to inspect the find and recommend an appropriate course of action. Should the skeletal material prove to be archaeological Aboriginal remains, notification of Heritage NSW and the Local Aboriginal Land Council will be required. Notification should also be made to the Commonwealth Minister for the Environment, under the provisions of the *Aboriginal and Torres Strait Islander Heritage Protection Act 1984*.
- If any Aboriginal objects are later identified within the proposed development area, the EMM report cannot be used to support an application for an Aboriginal Heritage Impact Permit (AHIP). Such an application would require more detailed investigation involving a formal process of Aboriginal community consultation and the preparation of an Aboriginal Cultural Heritage Assessment (ACHA).

6.2.9 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? • 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?		✓

A search of the NSW Government State Heritage Inventory found that there are no local, State, Section 170 or any other heritage listed items or places at or near the site. As such, no further investigation is required. The NSW Health Infrastructure Standard Mitigation Measures will be in place, including an unexpected finds protocol for historical heritage (refer **Appendix EE**).

6.2.10 Ecology

Questions to Consider	Yes	No
Could the works affect any *Environmental Protection and Biodiversity Conservation Act 1999 (Cth)* listed threatened species, ecological community, or migratory species?	✓	
Is it likely that the Activity will have a significant impact in accordance with the *Biodiversity Conservation Act 2016* (BC Act)? 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: • Section 7.2(a) – Test for significant impact in accordance with Section 7.3 of the BC Act. • Section 7.2(c) – It is carried out in a declared area of outstanding biodiversity value.		✓
Could the works affect a National Park or reserve administered by EES?		✓
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?	✓	

A Flora and Fauna Impact Assessment has been prepared to accompany this REF (refer to **Appendix V**). The purpose of the report is to determine whether there will be a significant impact on threatened biodiversity with respect to the New South Wales (NSW) *Biodiversity Conservation Act 2016* (BC Act) and the NSW *Fisheries Management Act 1994* (FM Act). This report also aims to determine whether there will be a significant impact on threatened biodiversity comprising a Matter of National Environmental Significance (MNES) under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The report has been prepared based on desktop and site assessments.

6.2.5.3 Vegetation

The vegetation on the grounds of the Port Kembla Hospital comprises planted native and exotic trees, shrubs, and groundcovers as part of landscaped gardens and mown lawns. Planted trees include a mix of locally indigenous and non-indigenous native trees and shrubs. The lawn is predominantly Narrow-leafed Carpet Grass (*Axonopus fissifolius*) and other exotic, herbaceous plants. Several weed species occur in areas typical of an urban facility, such as on the edges of lawns, gardens, buildings, footpaths, and roads, as well as drainage swales. Weed species present include Asparagus Fern (*Asparagus aethiopicus*), Fishbone Fern (*Nephrolepis cordifolia*), English Ivy (*Hedera helix*) and Catsear (*Hypochaeris radicata*).

Many of the native and exotic flora species present were historically planted as part of the Port Kembla Hospital site. Therefore, the vegetation in the study area is not commensurate with any native plant community type (PCT) and therefore, no threatened ecological communities are present within the subject site that could be affected by the proposal.

Vegetation with the highest conservation value in the subject site were mature planted native trees, including Bangalay (*Eucalyptus botryoides*), Spotted Gum (*Corymbia maculata*), and Brush Box (*Lophostemon confertus*), as well as Tallowwood (*Eucalyptus microcorys*) and Hill's Weeping Fig (*Ficus microcarpa var. hillii*). Narrow-leaved Black Peppermint (*Eucalyptus nicholii*) was also detected, which is a threatened species listed under both the BC Act and the EPBC Act (Tree 43).

This Narrow-leaved Black Peppermint is an individual tree, listed as vulnerable under the EPBC Act and the BC Act. The tree is located in the site, north of the existing hospital facilities. According to the species conservation advice, this tree is endemic to the New England Tablelands and is not indigenous to the Illawarra region. Narrow-leaved Black Peppermint is commonly planted as an urban street tree. This tree was planted on the hospital grounds and is not situated in its natural range of the New England Tablelands. For this reason, Narrow-leaved Black Peppermint does not require further assessment under the BC Act and EPBC Act.

One priority weed for the South-East region was recorded within the site, being Ground Asparagus (*Asparagus aethiopicus*).

6.2.5.4 Fauna

The following fauna habitat values were identified in the study area, comprising:

- nectar-providing trees and shrubs, such as *Eucalyptus*, *Corymbia*, *Lophostemon*, *Melaleuca*, and *Callistemon*, providing foraging resources for nectivorous species;
- one hollow-bearing tree (tree 36);
- a large Fig Tree (*Ficus microcarpa var. hillii*) along Fairfax Road, providing fruit foraging resources;
- planted vegetation on the hospital grounds in landscaped gardens, providing shelter for reptiles found in urban landscapes; and
- artificial structures in the form of buildings within the subject site, providing potential roosting habitat for microbat species and common bird species.

The study area does not contain any aquatic, wetland or foreshore habitats or habitat values. Furthermore, no internationally important wetlands (RAMSAR) occur within the study area (DCCEEW 2023b).

6.2.5.5 Impact Assessment

The biodiversity values of the subject site are limited to:

- planted native and exotic trees and shrubs that provide foraging habitat for native fauna;
- one hollow-bearing tree that provides nesting habitat for a family of Galahs; and
- buildings that may provide roosting habitat for microbat species and common birds.

As such the direct impacts of the Proposal are expected to be minimal, particularly as the hollow-bearing tree will be retained.

Indirect impacts are likely to be associated with the construction phase of the Proposal and potentially could include:

- inadvertent damage to trees that are to be retained;
- weed and pathogen introduction and spread;
- erosion and sedimentation;
- increase in noise and vibration during demolition and construction works; and
- fauna injury and mortality during demolition works.

As the existing biodiversity values of the subject site are limited to planted vegetation in a very urbanised setting, the effects of construction listed above can be effectively managed through the construction mitigation procedure in line with a Construction Environmental Management Plan (CEMP) approved for the works.

To mitigate the loss of 20 native trees, 265 native trees and shrubs are proposed to be planted within the grounds. In additional, native grasses, groundcovers, ferns, rushes, sedges, and vines are proposed to be planted throughout the hospital site, as per the landscape design plan. Trees and shrubs proposed within the planting profile would provide fruit and flower foraging resources for fauna in the locality, mitigating the loss of foraging trees.

6.2.11 Bushfire

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

An assessment against the provisions of *Planning for Bushfire Protection 2019* (PBP 2019) is not required.

6.2.12 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?		✓

The works will not result in any disruption to services. The childcare centre on site has ceased operations. All other remaining services within the existing buildings will be decanted into other locations, such as the Wollongong and Bulli Hospitals.

The project does not include any works to a helipad and therefore an aviation assessment is not required.

6.2.13 Waste Generation

Questions to Consider	Yes	No
Will the works result in the generation of non-hazardous waste?	✓	
Will the works result in the generation of hazardous waste?	✓	
Will the works result in the generation of wastewater requiring off-site disposal?		✓
Will the works require augmentation to existing operational waste management measures?	✓	

Construction Waste

A Construction Waste Management Plan (CWMP) has been prepared by WSP for the project (refer **Appendix Y**). The CWMP has been prepared based on the parameters provided in **Table 20** below.

Table 20: Proposed Construction and Demolition Works

Demolition Works Summary	• Demolition of current building - Three storeys - Total floor area of approximately 3,300 m^2 • Demolition of fire management building - One storey - Total area of approximately 15m^2 • Preserve car park • Site preparation
Construction Works Summary	• Minor earthworks (cut & fill) • Erection of new building - Two storeys - Total floor area of approximately 1,800 m^2 • Modify access road from Cowper Street • Establish access road from Fairfax Avenue

Construction and demolition (C&D) debris is a separate waste stream from municipal solid waste (MSW), and includes such materials as steel, timber, plasterboard, brick, and concrete. All wastes generated throughout construction and demolition activities are to be effectively stored, handled, treated, reused, recycled and/ or disposed of lawfully and in a manner that minimises environmental harm. As a guiding principle, waste should be managed in accordance with the waste hierarchy, in order to maximise waste diversion from landfill. In the context of the subject works, the approach of the waste hierarchy can be generally considered as:

- Re-use (Onsite): Direct and immediate re-use of materials onsite as part of subsequent construction activities.

- Re-use (Offsite): Re-use of materials offsite under separate construction activities unrelated to the subject development.
- Recycle: Volumes sent to an off-site facility to be recycled into new products and/ or on-sold for further use.
- Dispose: Volumes sent to landfill/ clean fill for end disposal. Materials not harnessed for any further use.

Table 21 Outlines typical C&D waste materials and opportunities for recovery.

Table 21: Typical C&D Waste Materials

Waste Stream	Reuse and Recycling Options	
	Reuse	Recycle
Bricks	Cleaned and/ or rendered for reuse on-site or off-site. May also be crushed for use as fill.	Transported to a C&D waste recycler for crushing/ recycling into recovered products.
Concrete/ Ceramics/ Fines	May be crushed on-site for application as fill/ gravel or used off-site for other projects.	Transported to a C&D waste recycler for crushing/ recycling into recovered products.
Excavation Material	Reused on site as fill or transported to a C&D waste recycler for recovery as fill under separate use.	N/A
Glass	N/A	Transported to a glass waste recycler for crushing/ recycling into recovered products (e.g. aggregate for concrete).
Green Waste	Can be mulches onsite and applied to any existing green areas (e.g. for landscaping).	Transported to a recovery facility for processing into a mulch or compost material.
Metals	N/A	Transported to a metals waste recycler for melting and moulding into secondary products (e.g., piping).
Plasterboard	May be crushed on-site for application as fill/ gravel or used off-site for other projects.	Transported to a C&D waste recycler for crushing/ recycling into recovered products.
Roof Tiles	Can be cleaned and reused in its original form on site or off site for other projects. Otherwise, may be crushed for reuse in landscaping.	May be transported to a recovery facility for crushing/ recycling into recovered products.
Timber (untreated)	Hardwood beams may be reused as floorboards, fencing, furniture, etc. Other timber materials may be mulched and used on site for landscaping.	May be transported to a recovery facility for chipping and processing into a mulch or compost material.

Demolition and associated activities across the site will generate a range of waste streams. Materials will be reused and recycled where possible, minimising the disposal (landfilling) of materials other than those that are contaminated or unsuitable for reuse or recycling processes.

Waste storage throughout works will generally involve the stockpiling of excavated and reusable material and the placement of skip bins throughout the site. Skip bins should be positioned in readily accessible points for collection, should facilitate the safe and efficient storage of materials, and should be retained within property boundaries to avoid illegal dumping. Waste storage area shall be designated by the demolition contractor and shall be sufficient to store the various waste streams expected during operations.

Waste storage areas will be kept clear to maintain vehicular access and shall also be kept tidy to encourage separation of waste materials and for work & health safety (WHS) reasons. Waste management principles, management measures and facilities in use on the site shall be included as part of the site induction for all personnel working on the site.

A high-level estimate of waste volumes generated throughout proposed demolition works is provided in the table below.

There are some hazardous building materials contained within Building D and Building E. Assessment of Hazardous Materials and Contamination is provided in **Section 6.2.13** of this report.

Table 22: Estimated Demolition Waste Materials

Waste Stream	Estimated Tonnage	% Typically Recovered	Estimated Diversion from Landfill (t)	Nearby Resource Recovery Facility
Brick	5,890	80%	4712	BINGO Recycling Centre, Benedict
Concrete	366,700	90%	330,030	BINGO Recycling Centre, Benedict
Timber (untreated)	80	33%	26	BINGO Recycling Centre, Benedict
Metals	50	100%	50	Wards Metals, InfraBuild Recycling, Benedict
Other Waste	150	0%	0	NA – Landfilled
Total Generated	**372,870**	**Total Diverted**	**334,818**	
		% Diverted from Landfill	**89.8%**	**Target minimum 80%**

Construction works will usually generate waste through the erection and finishing of the development (i.e., construction waste). A CMP (to be prepared by others) should include a detailed C&D waste strategy in line with the head contractor's program and trades scheduling.

Most waste products generated throughout construction works can be readily recycled or reused, and include steel framing, damaged glazing, cladding and roof sheeting, plasterboard linings, timber features and framing, metals, concrete, and rubble. Metal and plastic piping and conduits, cabling, and floor finishes such as carpet and tiling should also be recovered.

Accurate materials estimation and ordering, offsite prefabrication of framing modules and fitout components, and monitoring and review of specifications and onsite construction and fitout operations will minimise the potential volume of construction waste to be generated in the first instance.

Wherever possible, construction waste will be stored and sorted on-site, including on-site collection zones for each waste stream. Any waste skips be stored in public places will be done so in accordance with Council policy.

Subcontractors and other site personnel should be educated regarding requirements for recovery of waste. This will assist in maximising recovery of resources from C&D waste on-site and minimise the cost and environmental impacts of waste being disposed to landfill.

A high-level estimate of waste volumes generated throughout proposed construction works is provided in the table below.

Note that the below estimates address the building materials associated with the construction of the new Warrawong Community Health Centre only. Any waste generated from additional activities (i.e. excavation, paving, landscaping, access roads etc.) are not included in the above, nor are domestic general waste/ recyclables volumes.

Table 23: Estimated Construction Waste Materials

Waste Stream	Estimated Tonnage	% Typically Recovered	Estimated Diversion from Landfill (t)	Nearby Resource Recovery Facility
Brick	25	90%	22.5	BINGO Recycling Centre, Benedict
Concrete	60	95%	57	BINGO Recycling Centre, Benedict
Sandstone	20	100%	20	BINGO Recycling Centre, Benedict
Timber (untreated)	5	33%	1.7	BINGO Recycling Centre, Benedict
Metals	5	100%	5	Wards Metals, InfraBuild Recycling, Benedict
Tiles	20	95%	19	Benedict
Other Waste	3	0%	0	NA - landfilled
Total Generated	**138.0**	**Total Diverted**	**125.2**	
		% Diverted from Landfill	**90.7%**	**Target minimum 80%**

Operational Waste

A Waste Management Plan (CWMP) has been prepared by WSP for the operation stage of the project (refer **Appendix Z**). This includes a Common Waste Management Plan and a Clinical Waste Management Plan.

All general waste, commingled recycling and cardboard waste generated throughout the health centre and within the disposal facilities will be transferred to the disposal room and disposed of within the respective 240L bins. General waste is to be disposed of bagged. Commingled recycling and cardboard are to be disposed of loosely within the provided 240L bins. All plastic liners/ bags are to be disposed of within the general waste bins provided. Large cardboard items are to be broken down and flattened prior to disposal.

If implemented, each space in the health centre that is expected to generate food organic waste shall have provisions for a kitchen caddy or small tubs (approx. 20L capacity) for the separation and temporary holding of food organic waste. Kitchen caddies or tubs can be lined with biodegradable bags (i.e., corn-starch bags) or paper (i.e., newspaper) if desired. Cleaners or staff will manually empty food organics waste from caddy/ tubs into the appropriate 120 litre food organics bin provided within the disposal room.

The use of bin stations as shown in **Figure 11** within communal areas and/ or disposal rooms throughout the WCHC is highly recommended to encourage separation of recyclables. This system incorporates the provision of multiple bins for different waste streams at central locations and common areas for ease of disposal. This system is beneficial as users are required to make a conscious decision as to which bin, they place their items in, typically resulting in an increase in diversion from landfill. The use of bin stations also reduces the number of locations cleaners are required to service throughout the development.


Figure 11 Example Bin Station Application

Clinical waste shall be sorted on-site by users as appropriate into the following streams:

- Clinical Waste.
- Needle and Syringe Program.
- Pharmaceutical Waste.
- Additional Streams such as:
  - Cytotoxic.
  - Metal Instruments.
  - Anatomical Waste.
  - Laparoscopic Waste.
  - PVC (IV fluid bags, oxygen tubing and oxygen masks).

The disposal room shall have provision for a plastic lined 240L clinical waste bin for the disposal of clinical waste. Staff or cleaners will transfer waste from the rooms to the disposal room to discard of all clinical and related wastes. It is expected that single-use sharps disposal units within the Warrawong Community Health Centre will be disposed of into the clinical waste stream.

Staff will dispose of clinical sharp waste within disposable sharps containers and discard the sharps containers within the clinical waste stream. There is an opportunity for sharps waste to become a separate waste stream with its own dedicated bins that can also be reused. This opportunity has not been explored within this report.

It is understood that the health centre is considered a primary needle and syringe outlet which will distribute and recover needles and syringes. It is anticipated that the health centre will install a sharps dispensary and disposal unit outside of the facility for the public to access. The dispensary and disposal bins will be serviced separately by a collection contractor.

It is understood that the health centre is expected to store a suitable pharmacy impress and install a vaccination fridge. It is anticipated that pharmaceutical waste will be generated in small quantities at the health centre. The disposal of pharmaceutical waste shall be within the 240L bin in the disposal room. Expired medicine that is held onsite shall be transferred to the pharmaceutical bins for disposal. A private collection contractor will be responsible for the collection of pharmaceutical bins.

The Waste Management Plan calculates that the total area required for waste disposal bins is 6.54 m^2. The area provided is 10 m^2, providing ample space for the storage of the various waste streams.

Waste Collection

Clinical and related waste streams will typically have full bins collected and replaced with empty bins. It should be noted that clinical and related waste stream collections shall occur at-grade, and so clinical and related waste collection vehicles should be installed with a tail gate lift for bin loading operations.

A loading area is located at the rear of the main WCHC building, with access via the southernmost access driveway on Fairfax Road. It has capacity for one service vehicle, accommodating the largest design vehicle, an 8.8 m MRV which will be used for the purposes of waste collection and linen deliveries. Vehicle swept path analysis has been completed for all relevant manoeuvring requirements.

Bins will not be stored outside the title boundary or presented to the kerb for collection at any time. Building management will ensure sufficient access is provided for collection vehicle operators during collection times.

6.2.14 Hazardous Materials and Contamination

Questions to Consider	Yes	No
Is there potential for the works to encounter any contaminated material?	✓	
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?	✓	
Is a Remediation Action Plan (RAP) required to establish the proposed activity?	✓	
Is the remediation work category 2 works under Resilience and Hazards SEPP?	✓	

Hazardous Materials

Hazardous Materials Risk Assessments were prepared by Greencap for Building D, Building E and Building H, which are to be demolished as part of the project. These assessments were prepared in November 2019, prior to the decision to demolish the buildings.

Greencap found that there are no hazardous materials contained within Building H. However, there is non friable asbestos and synthetic mineral fibre (SMF) materials present in Building D and Building E. There are also Polychlorinated Biphenyls (PCBs) present on the ground floor of Building E. The risk profile given to both buildings is medium and low.

For Building H, Greencap recommend that prior to demolition, a destructive hazardous materials survey of the premises as per the requirements of AS 2601: 2001 The Demolition of Structures, Part 1.6.1 and Demolition Work Code of Practice (Safe work Australia, Oct 2018) must be carried out.

For Building D and Building E, Greencap have made the following suite of recommendations:

- Prior to demolition/ refurbishment works undertake a destructive hazardous materials survey of the premises as per the requirements of AS 2601: 2001 The Demolition of Structures, Part 1.6.1 and Demolition Work Code of Practice (Safe Work Australia, Oct 2018).
- Engage an appropriately licensed asbestos removal contractor to undertake remedial/ removal works of all P2 items under controlled conditions as soon as practical (within three months).
- Engage an independent asbestos consultant to undertake asbestos fibre air monitoring during and after the remedial/ removal works and to provide clearance certification once works have been satisfactorily completed.
- Schedule periodic re-assessments of the asbestos-containing materials remaining in-situ to monitor their condition in accordance with the Code of Practice.
- Develop a Hazardous Materials Management Plan (HMMP) to manage the risks associated with remaining insitu hazardous materials located at the site and ensure compliance with relevant Legislation, Codes of Practice and Australian Standards.
- Provide Asbestos Awareness training to staff and site personnel in accordance with the requirements of the Code of Practice.
- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of the Code of Practice.

- Capacitors and electrical components identified as containing Polychlorinated Biphenyls (PCBs) should be deenergised by a licensed electrician and removed under controlled conditions and disposed of in accordance with environmental protection guidelines prior to refurbishment or demolition works.
- Synthetic Mineral Fibre (SMF) materials should be removed under controlled conditions prior to demolition /refurbishment works, in accordance with the requirements of the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)].
- Should any personnel come across any suspected asbestos or hazardous materials, work should cease immediately in the affected areas until further sampling and investigation is performed.
- Areas highlighted in the Areas Not Accessed section as areas of 'no access' should be presumed to contain hazardous materials. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected, and the presence or absence of hazardous materials can be confirmed.

Contamination

A Detailed Site Investigation (DSI) has been prepared by JK Environments to characterise the contamination conditions at the project site. The DSI included a review of existing project information, a site inspection, soil sampling from 24 boreholes and groundwater sampling from five monitoring wells (three new and two existing). The following potential contamination sources were identified at the site:

- Fill material.
- Use of pesticides.
- Hazardous building materials (former and existing buildings and structures).
- Fuel storage onsite (AST).
- Off-site fuel storage (upgradient former UST's).

The boreholes encountered fill materials to depths of approximately 0.2 m below ground level (BGL) to 3 m BGL, underlain by silty or clayey residual soils. The fill contained inclusions of igneous, ironstone, and sandstone gravel, latite and igneous cobbles, concrete and brick fragments, clay nodules, ash, slag, bark ships, tree roots, and root fibres. There was no fibre cement fragments/ asbestos containing material (FCF/ ACM) identified in any of the bulk asbestos quantification field screening samples during the DSI. However, the investigations at the site have identified sporadic occurrences of ACM in/ on soil.

Potential health-based risks associated with asbestos in/ on fill/ soil are considered to be low, however JK Environments advise that further investigation is required following demolition works. Ecological risks from fill soil were assessed to be low and acceptable.

Remediation of the site is not considered to be required based on the current dataset. However, given the identification of asbestos in/ on fill/ soil at the site, the sampling limitations (i.e. sampling from boreholes instead of test pits), and the spatial data gaps (i.e. sampling not undertaken beneath the buildings and structures), JK Environments recommended the preparation of a Remediation Action Plan (RAP) for the proposed development so that risks remain low and acceptable. They considered that it would be reasonable to include the requirements for further investigation within the RAP because a large portion of this work will need to occur after demolition.

JK Environments anticipate that as a minimum the RAP will include a contingency for remediation of asbestos in soil, that will include the removal/off-site disposal of contaminated fill where practicable. The scope of remediation will not need to extend to groundwater in the context of rendering the site suitable for the proposed development.

JK Environments are of the opinion that the site can be made suitable for the proposed hospital development provided the following recommendations are implemented:

1. prepare an AMP to manage asbestos in soil risks in the context of the on-going use of the site as a hospital. This AMP will need to remain in force until the redevelopment occurs. Grass coverage across the site appears to

currently be in good condition, and it is recommended that the grass coverage is maintained under provisions of the AMP;

2. given ACM has been identified in the fill/ soil and on the site surface, a Licensed Asbestos Assessor (LAA) should be engaged and complete a walkover surface clearance inspection. Upon successful completion of the walkover inspection, a surface clearance certificate should be provided for the site;

3. preparation and implementation of a RAP. The RAP is to include requirements for a post-demolition investigation(s) to adequately address the data gaps discussed in **Section 8.3** of this report and outline a contingency for asbestos in/ on fill if found at higher concentrations;

4. should the post-demolition investigation identify additional contamination that requires remediation outlined in the RAP, an addendum RAP/ Remedial work Plan (RWP) must be prepared and implemented;

5. preparation and implementation of a construction-phase AMP; and

6. preparation of a validation assessment report for the remediation works undertaken at the site.

Remediation Action Plan

The DSI did not consider remediation of the site to be required based on the current dataset. However, given the identification of asbestos in/ on fill/ soil at the site, the sampling limitations (i.e. sampling from boreholes instead of test pits), and the spatial data gaps (i.e. sampling not undertaken beneath the buildings and structures), a RAP was recommended for the proposed development so that risks remain low and acceptable.

JK Environments (JKE) prepared a Remediation Action Plan (RAP) for the development site. The RAP has been prepared to demonstrate that the site can be made suitable for the proposed community health centre development via remediation, with regards to Chapter 4 of the Resilience and Hazards SEPP.

Excavation of the asbestos-contaminated fill from an area at BH12 is the proposed remediation strategy. The nominated remediation area covers approximately 100m^2 and it is anticipated that approximately 30m^3 of soil will be remediated via the excavation and off-site disposal method. The excavated material will be disposed of to a licensed landfill facility.

Further investigation is required when access becomes available (i.e. after demolition of buildings). At this time the RAP recommends that additional sampling around BH12 be undertaken in order to better assess the potential extent of asbestos in soil in this area. Data from this investigation will be used to establish whether any additional remediation is required. The pre-remediation (data gap) investigation requirements are outlined in Section 6.3 of the RAP.

A construction/ remediation-phase Asbestos Management Plan (AMP) will be in place to manage potential asbestos risks to workers and adjacent land users. The RAP also includes contingencies for addressing additional contamination should it be identified as an unexpected find or during the additional investigation work.

The RAP also includes contingencies for addressing additional contamination should it be identified as an unexpected find or during the additional investigation work.

JK Environments (JKE) have concluded that the site can be made suitable for the proposed development via remediation and the implementation of the RAP. A validation report is to be prepared on completion of remediation activities and submitted to the determining authority to demonstrate that the site is suitable for the proposed use following completion of remediation/validation. If contaminated material is capped on site (e.g. if the capping contingency needs to be implemented), a long-term Environmental Management Plan (EMP) will also be prepared as part of the validation documentation.

JKE has undertaken a preliminary assessment of the remediation Category with regards to the Category 1 remediation triggers in Clause 4.8 of SEPP Resilience and Hazards 2021 and considered that none of the Category 1 triggers have been met and therefore the remediation falls within Category 2 (not needing consent). JKE has however requested that this be confirmed by the town planner. GeoLINK's categorisation of the remediation works is outlined below.

Chapter 4 (Remediation of Land) of SEPP Resilience and Hazards 2021 provides a Statewide planning approach to, and the promotion of, the remediation of contaminated land.

Section 4.7 outlines the permissibility of remediation work:

(1) A person may carry out a remediation work in accordance with this Chapter, despite any provision to the contrary in an environmental planning instrument, except as provided by section 4.16(3).

(2) A person must not carry out a category 1 remediation work except with the consent of the consent authority.

(3) A person may carry out a category 2 remediation work without the consent of the consent authority.

(4) A person who carries out a remediation work must ensure that section 4.13 (if it applies) and sections 4.14 and 4.15 are complied with in relation to the work.

Section 4.8 outlines Category 1 remediation work: work needing consent (this is addressed further below).

Section 4.11 outlines Category 2 remediation work: work not needing consent. For the purposes of this Chapter, a category 2 remediation work is:

(a) a remediation work that is not a work of a kind described in section 4.8(a)–(f), or

(b) a remediation work (whether or not it is a work of a kind described in section 4.8(a)–(f)) that—

(i) by the terms of a remediation order, is required to be commenced before the expiry of the usual period under the Contaminated Land Management Act 1997 for lodgement of an appeal against the order, or

Note—

The usual period for lodgement of an appeal is 21 days or a period prescribed instead by regulations made under the Contaminated Land Management Act 1997.

(ii) may be carried out without consent under another State environmental planning policy or a regional environmental plan (as referred to in section 4.16(4)), or

(iii) is carried out or to be carried out by or on behalf of the Director-General of the Department of Agriculture on land contaminated by the use of a cattle dip under a program implemented in accordance with the recommendations or advice of the Board of Tick Control under Part 2 of the Stock Diseases Act 1923, or

(iv) is carried out or to be carried out under the Public Land Remediation Program administered by the Broken Hill Environmental Lead Centre.

Table 24 considers the requirements of Chapter 4, Section 4.8(a)–(f) as to whether the remediation work can be considered Category 2 remediation work: work not needing consent (by way of not being Category 1 work). Chapter 4, Section 4.8 states for the purposes of this Chapter, a Category 1 remediation work (work needing consent) is a remediation work (not being a work to which section 4.11(b) applies) that is as per the subsections listed in **Table 24**.

Table 24: Resilience and Hazards SEPP – Section 4.8 Category 1 Remediation Work: Work Needing Consent

Chapter 4 Section 4.8 Subsection	Requirement	Comment	Applies
4.8(a)	Designated development, or	The remediation work is not expected to be designated development. Subject to contaminated soil remediation works being excavation for disposal/treatment at another site/ licensed facility, the works do not involve on-site treatment and would not trigger Cl 20, Schedule 3 of the EP&A Regulations 2021.	No
4.8 (b)	Carried out or to be carried out on land declared to be a critical habitat, or	The remediation work is not on land declared to be a critical habitat.	No
4.8(c)	Likely to have a significant effect on a critical habitat or a threatened species, population, or ecological community, or	The remediation work is not likely to have a significant effect in this regard.	No

Chapter 4 Section 4.8 Subsection	Requirement	Comment	Applies
4.8(d)	Development for which another State environmental planning policy or a regional environmental plan requires development consent, or	Not applicable	No
4.8(e)	Carried out or to be carried out in an area or zone to which any classifications to the following effect apply under an environmental planning instrument: (i) coastal protection, (ii) conservation or heritage conservation, (iii) habitat area, habitat protection area, habitat, or wildlife corridor, (iv) environment protection, (v) escarpment, escarpment protection or escarpment preservation, (vi) floodway, (vii) littoral rainforest, (viii) nature reserve, (ix) scenic area or scenic protection, (x) wetland, or	None of these classifications are identified under an environmental planning instrument as being applicable to the identified remediation area.	No
4.8(f)	Carried out or to be carried out on any land in a manner that does not comply with a policy made under the contaminated land planning guidelines by the council for any local government area in which the land is situated (or if the land is within the unincorporated area, the Minister).	It is assumed/ expected that the remediation work would be carried out in accordance with any applicable contaminated land planning guidelines.	No

On the basis of the above review, the remediation work would fall into Category 2 remediation work and does not need specific consent. The requirements of Chapter 4 (Remediation of Land) Resilience and Hazards SEPP 2021, including but not limited to the giving of notice to Council (30 days prior to commencing and upon completion of remediation works) and compliance with relevant guidelines, would need to be complied with, as required.

6.2.15 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?	✓	
Are climate resilient design measures to be incorporated in the Activity?	✓	

An Environmentally Sustainable Development (ESD) report has been prepared for the project by Steensen Varming (refer **Appendix H**). The report describes the ESD initiatives being considered for the project.

NSW Health Infrastructure (HI) and the Local Health District (LHD) have defined high-level ESD targets for the project as follows:

- The project is designed to address the requirements of Design Guidance Note (DGN) 58 and achieve a minimum of 60 points + five buffer points (5-star equivalency rating), in accordance with the HI ESD Framework.
- A minimum 10% improvement in energy efficiency compared to a baseline of NCC Section J compliance applicable to the development.

The HI ESD evaluation tool is a list of sustainable initiatives categorised in nine sustainability sections, which are: management, indoor environment quality, energy, water, waste, transport, emissions, ecology, and innovation. The evaluation tool contributes towards the 2050 Net Zero goal by including several targets focused on resource conservation and minimising operational energy use. A key strategy is the removal of fossil fuel consumption and full electrification of the site. Through the design of a fully electric building, the WCHC could either purchase 100% green power or maximise the installation of photovoltaic panels on available room and/ or carpark areas.

A High-Performance Building Envelope

An orientation-specific façade design approach has been taken to ensure orientation climatic issues are effectively managed for the WCHC. Heat gain through the glazing during summer will be managed through a combination of efficient shading and high-performance glazing where needed. External shading is proposed by way or perforated screens to the northern and western consultation and therapy rooms. External glazing would satisfy the provisions of NCC Section-J 2022.

Active Measures/ Building Systems Design

Mixed-mode ventilation can be considered for non-critical spaces. When outdoor and indoor conditions are favourable for natural ventilation, the air-conditioning could be switched off, therefore reducing energy consumption.

While roof space is limited, renewable energy opportunities will be further considered, including Solar Photovoltaics (PV) – 50 kWp of rooftop PV has been considered and included in the Electrical Services Design, and Solar Thermal for Domestic Hot Water System.

Resource Conservation – Water

Water efficient fixtures and fitting are to be installed and rainwater reuse will occur through the provisions of a 10 kL tank. The harvested rainwater will be used for landscape irrigation.

Resource Conservation – Materials and Waste

Preference will be given to materials that contain high-recycled content and/ or are highly recyclable. This will include using sustainable timber products, steel that meets specific strength grades, energy-reducing manufacturing technologies and off-site fabrication. Recycled concrete products are also to be used. Furniture with high recycled or recyclability content will be preferred.

With regard to construction and operational waste, recycling of demolished materials must be prioritised, including sending recyclable materials back to the manufacturer for recycling/ reuse where possible. Operational waste will be managed through dedicated storage space for recycling bins.

The ESD initiatives proposed for the project aim to reduce the environmental impacts typically associated with buildings during the construction and ongoing operation of the building. The project utilises a resource hierarchy approach, with emphasis on avoiding, then reduction of energy, water, waste, and materials.

Resource conservation is a key focus of the sustainability strategy, including strategies for energy, water, and material resources.

While the proposed development is not subjected to the additional Sustainable Buildings SEPP requirements, it proposes to achieve a 5 Star (Australian Best Practice) equivalent rating through the DGN058 sustainability framework developed by Health Infrastructure NSW. The ESD strategy has been tailored to align with the new Sustainable Buildings SEPP requirements.

6.2.16 Community Impact/ Social Impact

Questions to Consider	Yes	No
Is the Activity likely to affect community services or infrastructure?		✓
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?		✓
Is the Activity likely to have an impact on the safety of the community?		✓
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?		✓

The aim of the WCHC is to create a hub for the location of certain services that are currently hospital based and which would be more effectively delivered within a community setting. The project would not result in an intensification of services provided at the PKH site. As such, the project is not expected to have a significant social or economic impact on the locality and therefore specialist studies into these matters are not required.

The WCHC Built Form and Urban Design Report describes how the building has been designed to achieve Crime Prevention Through Environmental Design Principles (CPTED). Consultation regarding security has impacted wayfinding, public access to the main and secondary entries, internal public and secured staff/ escorted persons circulation, warning systems for safe access, and for duress incidents.

The project has been designed to address:

- Passive surveillance and minimising obscured areas. Passive or natural surveillance is promoted through clear lines of site in movement areas clear lines of site from main reception areas of the centre.
- Active surveillance of external areas of the building entry points, the carparking areas, through the use of CCTV, Video Intercom access, PPP and SCHPIP guidelines.
- Lighting of building perimeter areas, intentional access pathways, and new carparks.
- Activity and space management is addressed including:
  - Clear wayfinding and signage as required.
  - Separating visitor entry and general movement pathways.
  - Keeping engineering functional spaces away from the public forecourt.
  - Separated staff access.

All entry and exit points will have controlled access and be provided with CCTV where possible. The CCTV will be used to monitor the public for security risks/ deterrence. Departmental doors will have capability of being locked and all perimeter doors locked.

The impact of the project's signage on the visual and scenic landscape will be minor, as the project identifications signs will be similar to the existing signs on the site. All signage has been designed with consideration of the NSW Health 'Wayfinding for Healthcare Facilities' Guidelines. The Visual Impact Assessment of the project has concluded that the impact on both public and private views will be limited. No additional overshadowing of private open space or impact on residential solar access would occur.

6.2.17 Cumulative Impact

Questions to Consider	Yes	No
Has there been any other development approved within 500m of the site?	✓	
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?		✓

Searches of the following databases were conducted to identify any projects which may result in a cumulative impact with the proposed WCHC:

- Department of Planning and Environment – major project register;
- Southern Regional Planning Panel Development and Planning Register;

- Relevant LGA Council development application (DA) register; and
- Relevant LGA Council Land Use Planning Frameworks.

Currently under assessment are the following five major projects within the Wollongong Local Government Area:

- Tallawarra A Power Station Efficiency Upgrade.
- MOD 3 – Green Hydrogen Fuel Mix (Tallawarra Power Station).
- MOD 3 – Port Kembla Cement Grinding Mill.
- MOD 1 – Unanderra Liquid Waste Treatment Facility.
- MOD 1 – Port Kembla General Cargo Handling Facility.

None of these major projects are in close proximity to the WCHC and will not result in a combined impact on the natural environment, natural resources, infrastructure, increased risks associated with natural events, or cumulative impact on sensitive land uses such as residential areas.

Currently under assessment by the Southern Regional Planning Panel are the following fourteen developments:

- The Xavier Centre (Wollongong).
- Former Bulli Hospital (Bulli).
- Halcyon Forest Reach Community (Huntley).
- The Globe Project (Wollongong).
- Multi-storey mixed-use development (Wollongong).
- Seniors Housing (Dapto).
- Corrimal Cokeworks Stage 1 Built Form (Corrimal).
- Woodville (Marshall Mount).
- Senior's housing development (Towradgi).
- Mixed use development (Wollongong).
- St George Dragons High Performance Centre (Wollongong).
- Mixed use development (Wollongong).
- Mixed Use Development (Wollongong).
- Phase 1 Health and Wellbeing Precinct (Wollongong).

None of these projects are in close proximity to the WCHC and will not result in a combined impact on the natural environment, natural resources, infrastructure, increased risks associated with natural events, or cumulative impact on sensitive land uses such as residential areas.

Searches of Wollongong City Council's development approvals register were carried out on 1 February 2024. In January, there were no approvals granted in Warrawong. In December, Council approved three development applications, one for a dual occupancy and Torrens title subdivision (two lots), one for the operation of Saturday markets at Kully Bay Park, Northcliffe Drive and one for the demolition of a dwelling and construction of a new dwelling at 10 Hoskins Avenue. None of these developments would combine with the proposed Activity to result in a significant cumulative impact.

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 EE**.

7.1 Summary of Impacts

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

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

8. Justification and Conclusion

The proposed Warrawong Community Health Centre at the Port Kembla Hospital, located at 89 – 91 Cowper Street Warrawong, at is subject to assessment under Part 5 (Division 5.1) 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/or 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 (Division 5.1) of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report and appended.