

HEALTH INFRASTRUCTURE

# Addendum Review of Environmental Factors

Tamworth Mental Health Unit

3 September 2024

Version Number: 03



Declaration

This Addendum Review of Environmental Factors (Addendum REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from changes to building design and landscaping at Tamworth Hospital, located on land described as Lot 1 DP 1181268.

This Addendum REF provides a true and fair review of the activity in relation to its likely impact on the environment. Based upon the information presented in this Addendum REF, it is concluded that, subject to adopting the recommended mitigation measures, it is unlikely there would be any (additional) significant environmental impacts associated with the activity. Consequently, an Environmental Impact Statement (EIS) is not required.

Declaration	
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Date:	03/09/2024

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## Appendices

Appendix	Description	Author	Rev/Ref/Date
<b>A</b>	Endorsed Review of Environmental Factors	GeoLINK	Approval date 29/03/2023
<b>B</b>	REF Addendum 2 – CE Brief_Signed&Stamped	Health Infrastructure	Approval date 29/09/2023
<b>C</b>	Architectural Plans	STH	CC2 Review – 05/07/2024
<b>D</b>	Landscape Plans	Taylor Brammers	CC2 Review – 22/07/2024
<b>E</b>	Structural Plans	Greycat	Various – Issued for Coordination and Construction
<b>F</b>	Architectural Statement	STH	02/08/2024

# 1. Introduction

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

The full works for the proposal are long term (25.5 Months). The program identifies the construction stages as the early works (3.5 months), completed and the main works (22 months) currently in progress:

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

## 1.1 The Amended Proposal Overview

Health Infrastructure endorsed a REF for the development of a new Tamworth Mental Health Unit on 29 March 2023. The endorsed development includes demolition works, new construction works and expansions and additions of car parks across the hospital campus. This Addendum REF is required for the addition of 18m<sup>2</sup> to the development, change in façade and rationalisation of landscape areas through value exercise.

## 1.2 Site Details

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

## 1.3 Planning Approval Pathway

The activity involves increasing the floor area by an approximately 18m<sup>2</sup> by adding a cantilevered portion of slab to allow for inclusion of day beds to the Adolescent Area, façade cladding material change from CSR Cemintel Surround fibre cement cladding system to Alspec ProClad Solid Aluminum Façade System and landscape design rationalisation. The amended proposal does not alter the planning approval pathway.

## 1.4 Statutory Consultation

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

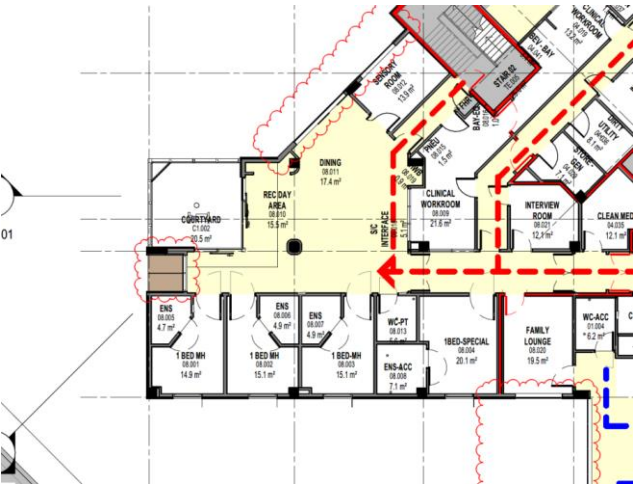
## 1.5 Proposal Overview

The summary of these changes is as per below

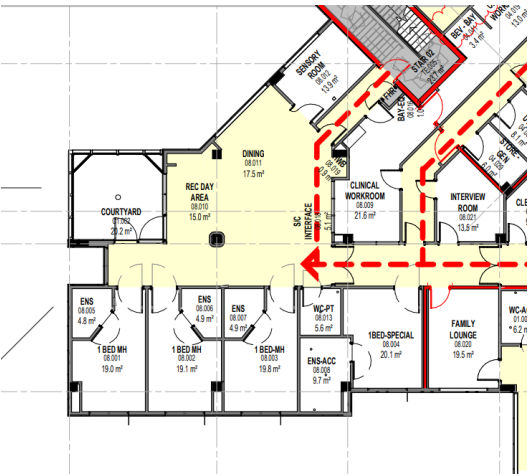
### 1.5.1 Inclusion of Day Beds

Level 2 inclusion of the three (3) Adolescent pod carers daybeds to meet the Model of Care requirements. The inclusion of these beds increased the floor area by an approximate 18m<sup>2</sup> by adding a cantilevered portion of slab and subsequent adjustments to the façade and roof line.

Before



After



1.5.2 Façade

Façade change from CSR Cemintel Surround fibre cement cladding system to Alspec ProClad Solid Aluminum Façade System. The colour selection of the Alspec system has been best matched to the CSR system. The quality and durability of the Alspec system is of the same standard of the CSR system.



Appendix A  
CLADDING COMPARISON

### 1.5.3 Landscape Rationalisation

Landscape design rationalisation and reduction in garden beds to courtyard has been reviewed with users to further enhance Mental Health appropriateness. Summary of changes includes:

- Rationalise garden beds and install turf to select areas
- Rationalise material selections to landscaped courtyards - pavers, garden beds, furniture
- Reduce nominated raised planter beds and substitute with large pots
- Reduce the number and size of boulders
- Delete water feature to courtyard.
- Maintain number of trees in accordance with the approved REF.

## Approved Landscape Site Plan





## Revised Landscape Site Plan



## 1.6 Operational Activities

The changes to Façade, additional floor area and landscape rationalisation would not alter any operational changes or activities from that outlined in the endorsed REF (refer to Appendix A). There will be no additional effects on the use, operation hours, staff numbers or traffic and parking.

# 2. Summary of Mitigation Measure

## 2.1 Summary of Impacts

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

- The extent and nature of potential impacts are low and will not have significant adverse effects on the locality, community and the environment;
- These identified impacts do not vary from those presented with the REF.
- 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.

### 3. Justification and Conclusion

The amended proposal for changes to the façade system, landscape rationalisation and additional 18m<sup>2</sup> at Tamworth Hospital is subject to assessment under Part 5 of the EP&A Act. A REF for the development of a new Tamworth Mental Health Unit was endorsed by HI on 29 March 2023. The amended proposal does not change the planning pathway for the Activity. This addendum considers all matters affecting, or likely to affect, the environment by reason of the proposed modification to the approved Activity.

The amended proposal will not result in any significant or long-term impact. The proposal do not change the impacts identified in the approved REF.

The proposed façade system, landscape rationalisation and minor alteration to the Adolescent Area for inclusion of day beds can be justified on the following grounds:

- It responds to an existing need within the community and Model of Care;
- It generally complies with, or is consistent with all relevant legislation, plans and policies;
- The quality and durability of the Façade system is of the same standard of the CSR system.
- The rationalisation of landscape areas is finalised in consultation with users to further enhance Mental Health requirements.

The impact of the proposed changes is negligible and therefore it is not necessary for an Environmental Impact Assessment (EIS) to be prepared under Division 5.1, Subdivision 3 of the EP&A Act or for approval to be sought for the proposal from the Minister for Planning under Division 5.2 of the EPA Act. On this basis, it is recommended that HI approve the proposed modification in accordance with Part 5 of the EP&A Act.