

REF Addendum: Cowra Hospital Redevelopment

Project/Portfolio	Cowra Hospital Redevelopment/ Rural & Regional
Topic	To seek approval for amendments to REF 12/2023 for the Cowra Hospital Redevelopment. The addendum proposal involves changes to the rear service yard, upper car park, amended wall and roof configuration, external awnings and landscape design.

Recommendation

Acting as a delegate of the Health Administration Corporation and in accordance with Section 5.5 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures contained in the approval dated 27 April 2023 and subject to the amendments below:

Development in Accordance with Plans and Documentation

1. The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 27/04/2023 and prepared by Ethos Urban on behalf of NSW Health Infrastructure (including accompanying Appendices A - EE) **and as further amended by the Addendum Report prepared by Ethos Urban dated 12 January 2024 (including associated appendices A-N)** and generally in accordance with the following plans/documentation as modified below and by any of the under-mentioned measures.

Drawing Title	Drawing Ref	Revision	Date	Prepared by
Cover Page	REF 00	G	00/12/22	DJRD Architects
Cover Page	REF 00	E	18/12/23	DJRD Architects
Site Plan	REF 01	D	00/12/22	DJRD Architects
Site Plan	REF 01	G	18/12/23	DJRD Architects
Main Works Demolition + Staging Plan Stage 1	REF 05	D	13/02/22	DJRD Architects
Main Works Demolition + Staging Plan Stage 1	REF 05	B	12/12/23	DJRD Architects
Main Works Demolition + Staging Plan Stage 2	REF 06	A	20/12/22	DJRD Architects
Main Works Demolition + Staging Plan Stage 2	REF 06	B	12/12/23	DJRD Architects
Main Works Demolition + Staging Plan Stage 3	REF 07	A	22/12/22	DJRD Architects
Main Works Demolition + Staging Plan Stage 3	REF 07	B	12/12/23	DJRD Architects
Main Works Demolition + Stage 4 Part 1	REF 08	A	22/12/22	DJRD Architects
Main Works Demolition + Stage 4 Part 1	REF 08	B	12/12/23	DJRD Architects
GA Plan - Ground Floor	REF 10	D	00/12/22	DJRD Architects

Drawing Title	Drawing Ref	Revision	Date	Prepared by
GA Plan – Ground Floor	REF 10	F	18/12/23	DJRD Architects
GA Plan – First Floor	REF 11	D	09/12/22	DJRD Architects
GA Plan – First Floor	REF 11	G	18/12/23	DJRD Architects
GA Plan – Plant Floor	REF 12	D	09/12/22	DJRD Architects
GA Plan – Plant Floor	REF 12	G	18/12/23	DJRD Architects
GA Plan – Roof	REF 13	G	09/12/22	DJRD Architects
GA Plan – Roof	REF 13	F	18/12/23	DJRD Architects
Elevations – Sheet 1	REF 20	D	09/12/22	DJRD Architects
Elevations – Sheet 1	REF 20	F	18/12/23	DJRD Architects
Elevations – Sheet 2	REF 21	D	09/12/22	DJRD Architects
Elevations – Sheet 2	REF 21	F	18/12/23	DJRD Architects
Elevations – Sheet 3	REF 22	D	09/12/22	DJRD Architects
Elevations – Sheet 3	REF 22	F	18/12/23	DJRD Architects
Section – Sheet 1	REF 25	D	09/12/22	DJRD Architects
Section – Sheet 1	REF 25	F	18/12/23	DJRD Architects
Section – Sheet 2	REF 26	D	09/12/22	DJRD Architects
Section – Sheet 2	REF 26	F	18/12/23	DJRD Architects
Section – Sheet 3	REF 27	D	09/12/22	DJRD Architects
Section – Sheet 3	REF 27	F	18/12/23	DJRD Architects
Shadow Diagrams	REF 50	D	09/12/22	DJRD Architects
Shadow Diagrams	REF 50	F	18/12/23	DJRD Architects
Building Materiality	REF 60	D	09/12/22	DJRD Architects
Building Materiality	REF 60	F	18/12/23	DJRD Architects
Wayfinding and Signage	REF 70	A	09/12/22	DJRD Architects
Wayfinding and Signage	REF 70	B	12/12/23	DJRD Architects
Cover sheet	0000	B	08/12/22	Site Image
Materials and Plant Schedule	0004	A	25/11/22	Site Image
Landscape Master Plan	0002	B	08/12/22	Site Image
Landscape Master Plan	0002	D	20/12/23	Site Image
Landscape Plan Ground Floor	0100	B	08/12/22	Site Image
Landscape Plan Level 01	0110	A	25/11/22	Site Image
Landscape Details	0504	A	25/11/22	Site Image
Landscape Details	0502	A	25/11/22	Site Image

Drawing Title	Drawing Ref	Revision	Date	Prepared by
Existing Trees	0901	A	08/12/22	Site Image
Canopy Cover	0902	A	08/12/22	Site Image

34. Erosion and Sediment Control

34.2 Additional erosion controls will be implemented in accordance with the relevant plans within the Civil Drawings titled Civil Engineering Services, prepared by Acor Consultants and dated 19 December 2023 ~~15 December 2022~~.

HI Chief Executive's signature Rebecca Wark		Date	9 February 2024
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Key reasons

REF Approval 12/2023 was issued on 29 May 2023 for the Cowra Hospital Redevelopment. Upon further detailed design of the project, amendments to the scope of works are required in response to the following needs:

- The Tresillian Care unit on the hospital's first floor was removed from the project scope, enabling the reconfiguration of the hospital's layout to reduce its footprint (and associated bulk earthworks) to the north and amendments to the service yard to improve its function.
- The upper car park was amended to include a patient transport drop-off and pick-up space near the emergency department's (ED) entrance to provide quick and convenient hospital transfers. The car park's reconfiguration also allowed for a more sympathetic grading of the landscaping with the site's natural slope to improve amenity.

Detail of the proposed amendments include:

- Hospital Rear Layout and Service Yard Reconfiguration.

The endorsed Main Works REF approved the construction of a two-storey hospital to the North of the existing hospital. The Proposal included a Tresillian Care unit on the hospital's first floor. The delivery of the unit was removed from the project's scope, enabling a redesign of the hospital's rear layout which increased its separation from the site's northern boundary by approximately 1m (see figure 1 and 2 below).

The reconfiguration of the rear of the hospital's first floor also enables the rearrangement of the hospital's service yard, including the consolidation of the hospital's equipment wash, general waste, clinical waste and garden storage rooms into a single structure (refer to figure 2 below).

The hospital continues to maintain a minimum setback of 5.78m to its nearest property boundary toward the southern edge of Ina Drive (the eastern property boundary). Its maximum building height remains 14.886m, measured at the top of the proposed plant room.



Figure 1 First Floor Plan – Approved May 2023 (DJRD Architects)

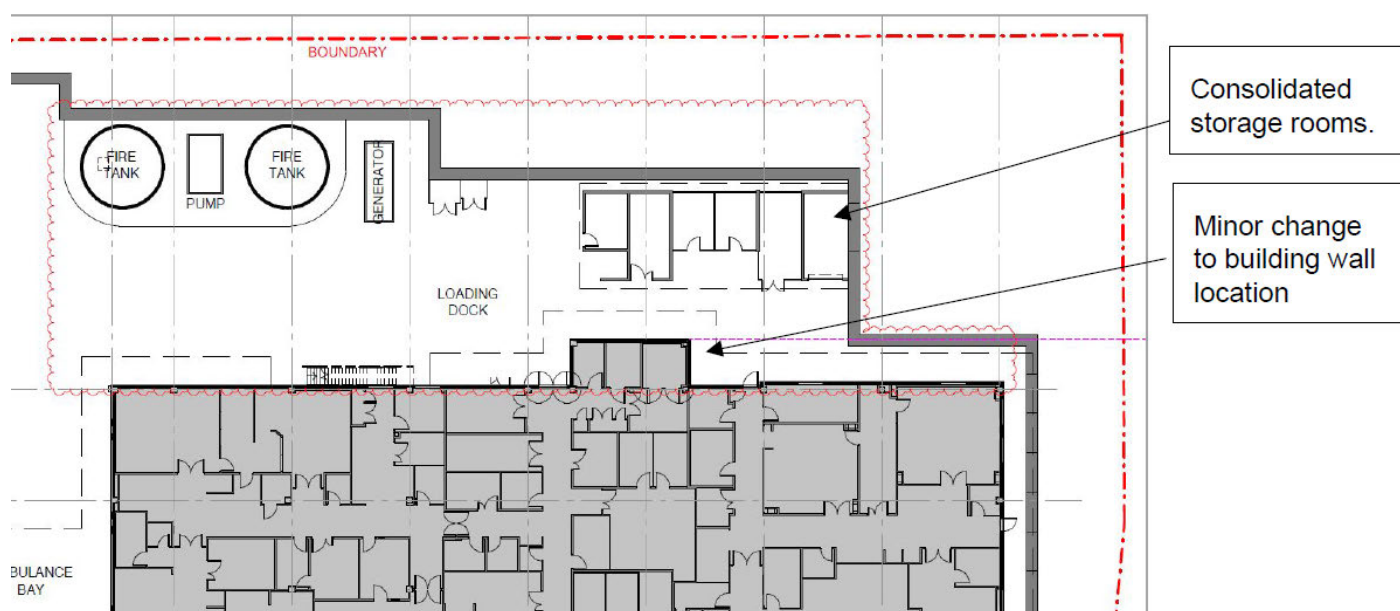


Figure 2 First Floor Plan – Proposed Amendment (Source DJRD Architects)

• Upper Carpark Rearrangement

Amendments to the upper car park and pedestrian pathways, including the conversion of one parking space to a patient transport drop off/pick up space.

The endorsed Main Works REF approved the construction of an upper park car park and service area accessible from a new vehicular driveway off Brisbane Street.

The upper car park provided 11 parking spaces, including one accessible space, that are intended to provide after-hours or direct, urgent access parking for the public needing to use the Emergency Department. This amended proposal seeks to convert one (1) parking space in the upper carpark to a drop-off/pick-up space for patient transport vehicles. This amendment reduces the amount of parking spaces in the upper car park to ten (10) spaces. One space remains as accessible parking.

The proposed amendments do not affect the design of the lower car park, which will contain 31 parking spaces (including two (2) accessible spaces and two (2) electric vehicle spaces) and five (5) pick-up/drop-off spaces.

The proposed amendments reduce the total number of on-site parking from 42 to 41 spaces. The Addendum REF is accompanied by an updated Traffic Impact Assessment prepared by TTW (20/12/2023) that considers the impacts of the reduction of one parking space. TTW confirm that the reduction in on-site parking will have a negligible impact, as there is sufficient off-street parking within 200m to meet demand (refer to Table 1 below). The impact of the conversion of one (1) parking space to a drop-off/pick-up space is considered not significant.

Table 1: Parking Requirements

Parking Type	Existing	Proposal (endorsed Main Works REF)	Amended Proposal (this REF)	Parking Demand	Compliance
Formal On-site Parking	27 spaces	42 spaces	41 spaces (-1)		
Vacant off-street spaces within 200m	375 spaces	375 spaces	375 spaces		
Total	402 spaces	417 spaces	416 spaces	145 spaces	✓

- Awning, Facades and Materiality**

The proposal to amend the awning design for the hospital's main public entrance (refer to figure 3 and 4 below), in addition to minor amendments to the hospital's materiality, including a new upper-level Colourbond external wall finish, are considered consistent with the approved design and the Proposal's design principles.

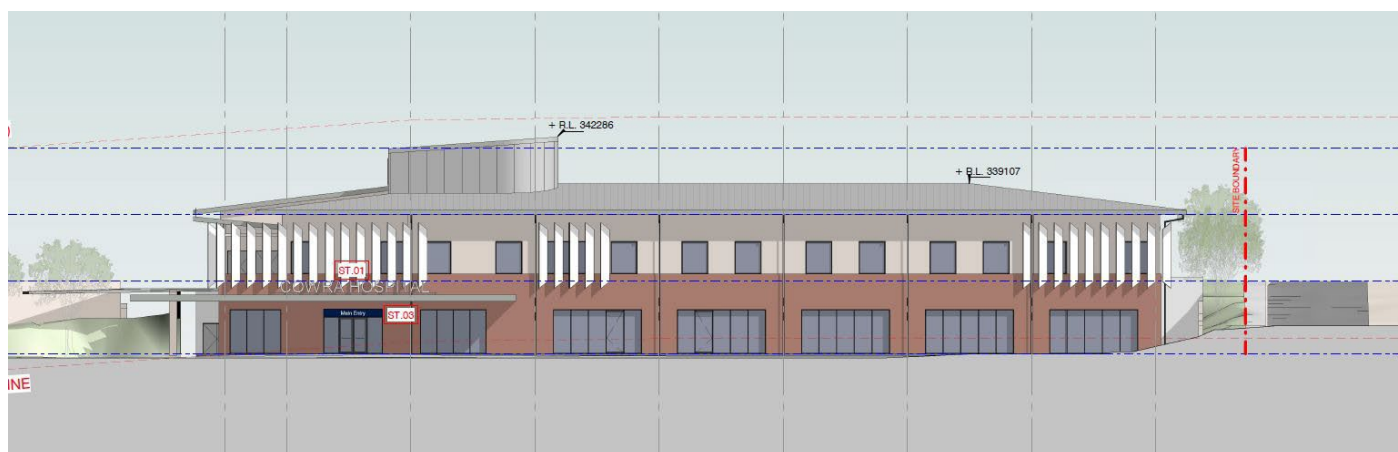


Figure 3: Southern Elevation – Approved May 2023 (source DJRD Architects)



Figure 4: Southern Elevation – Proposed (source DJRD Architects)

- **Amended landscape design**

This Addendum REF is accompanied by an updated Landscape Plan prepared by Site Image Landscape Architects (Appendix E) that accounts for the proposed amendments to the hospital's form, upper car park and service yard layout. There has been no change to the overall number of trees as outlined in landscape strategy submitted with the endorsed Main Works REF. The Landscape Plans confirm that 38 trees are incorporated into the landscape design that can achieve a mature canopy width of 8m or greater as required by the Arborist Reports submitted with the Early Works REF and the endorsed Main Works REF. Figure 5 illustrates the approved Landscape Plan, while Figure 6 illustrates the amended Landscape Plan.

- **Design & Sustainability Review**

HI's Design Advisor and Program Manager, Sustainability have reviewed the revised proposal and did not raise any concerns or issues with the proposed amendments.



Figure 5 Approved Landscape Plans (Source - Site Image Landscape Architects)

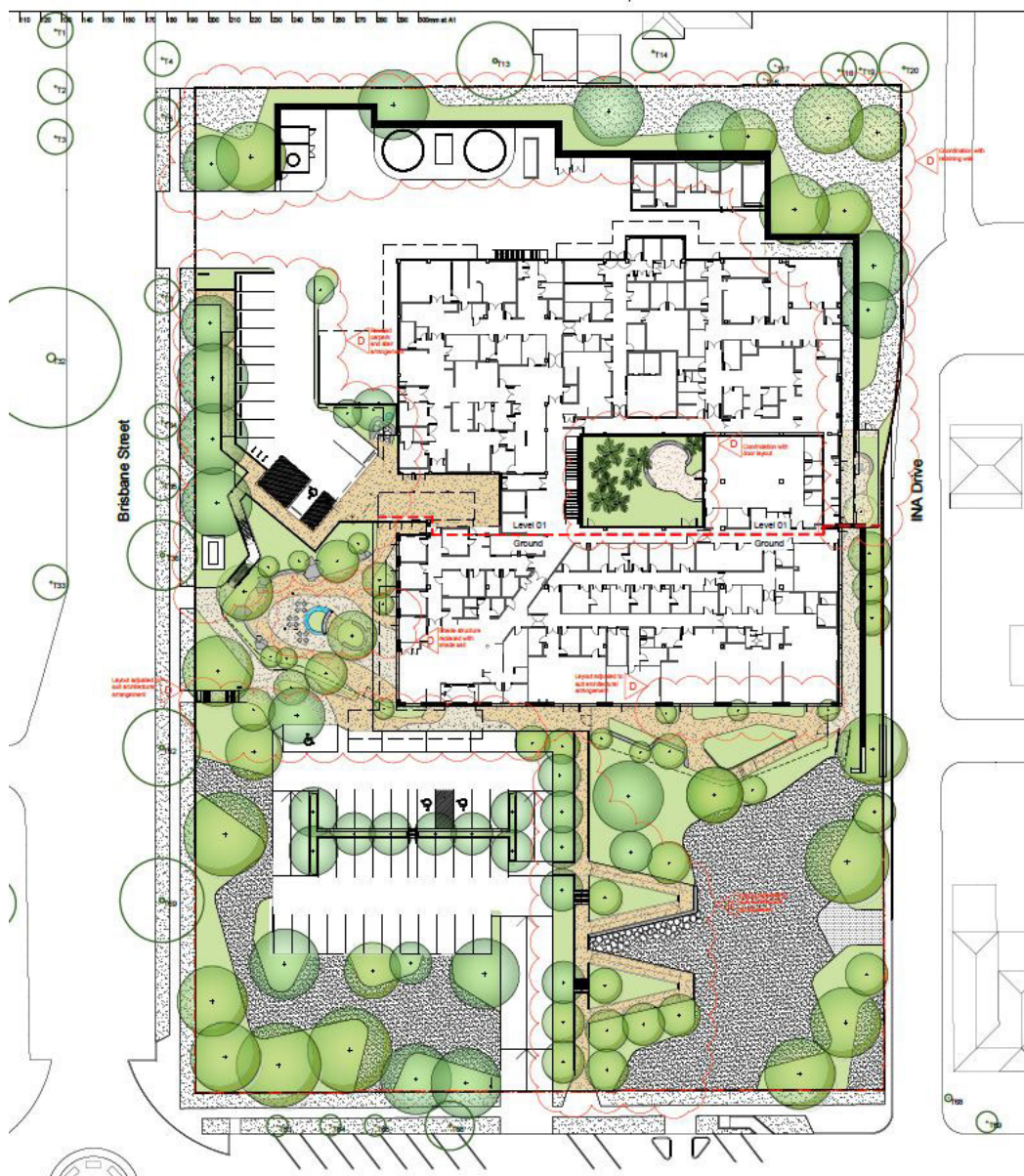


Figure 6 Proposed Landscape Plans (Source - Site Image Landscape Architects)

Financial implications

Nil.

Risk impact

Risks have been mitigated through measures included in the original REF (12/2023) and no additional measures are considered necessary given the negligible impact of the changes. The addendum REF addressed any potential environmental factors and concluded that the proposed changes will not adversely affect or increase any impacts. There is no intensification of the use as a consequence of the amendments.

Consultation

Pursuant to the requirements of Part 2.3, Division 10, Section 2.62 of the *State Environmental Planning Policy (Transport & Infrastructure) 2021*, the proposed activity was originally notified to both the Cowra Council and occupiers of adjoining properties for a period of 21-days from 30 November 2023. During this period, no submissions were received from adjoining occupiers.

Cowra Council responded on the 19 December 2023 noting the following:-

- The amended internal layout of the upper carpark; and the remainder of the proposed internal amendments; have no impact on Council assets.

Response: Noted

- The carpark changes appear to provide improved disabled access and compliant disabled parking and are welcomed.

Response: Noted

- Elevations would be of assistance particularly in relation to the rear retaining walls and balustrade heights.

Response: Health Infrastructure provided elevations to the Council on 21 December 2023. Council has not expressed any further concern.

- Council has concerns regarding the change to the internal footpath from Liverpool Street and the tighter gradient of the pathway to the main entrance.

Response: Health Infrastructure advised to Council that a Building Code of Australia and Disability Discrimination Act consultant has been engaged to ensure the gradients, balustrade heights and internal level changes meet the relevant requirements through the detailed design process.

The Project Team has responded to Council on the 21 December 2023, whilst no reply has been received to date the Team will continue to engage and consult with Cowra Council.

Author and endorsements

Author	Position	Date
Claire Muir	Senior Advisor, Planning	19/01/2024
Rachel Mitchell	Manager Planning	23/01/2024
Kylie Makins	A/Director	23/01/2024
Amanda Bock	Executive Director	25/01/2024
Troy Harvey	Executive Director	5/2/2024

Attachments

Tab	Title
A	Workflow Approval History (auto-generated - to be attached after brief is approved)
B	Addendum REF prepared by Ethos Urban dated 12/1/2024

Tab A – Workflow Approval History

[Once the brief has been approved through the workflow, the approval history should be downloaded from the HI Briefs Library and attached here]