

HEALTH INFRASTRUCTURE

Addendum Review of Environmental Factors

Cowra Hospital Redevelopment – Addendum

12 January 2024

Version 1



HI Planning Document Control

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Declaration

This Addendum Review of Environmental Factors (Addendum REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts that could arise from amendments to the approved construction of a new health services facility at the Cowra Health Service at 64 Liverpool Street, Cowra.

A REF for the construction of a new health services facility was endorsed by HI on 29 May 2023. This Addendum 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 Addendum REF provides a true and fair review of the activity in relation to its likely impact on the environment. It addresses to the fullest extent possible, all the factors listed in Section 3 of the Guidelines for Division 5.1 Assessments (June 2022), the EP&A Regulation and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC ACT).

Based upon the information presented in this 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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Contents

HI Planning Document Control	2
Declaration.....	3
Document Management, Tracking and Revision History	3
Contents.....	4
Tables	5
Figures	5
Appendices	5
Abbreviations	7
Executive Summary	8
1. Introduction	13
Approved Proposal Overview	13
Amended Proposal Need and Alternatives.....	14
2. Site Analysis and Description	15
2.1 The Site and Locality	15
2.1.1 Existing Development	15
2.1.2 Site Considerations and Constraints.....	17
3. Proposed Amended Activity.....	18
3.1 Proposal Overview	18
3.2 Construction Activities	26
3.3 Operational Activities.....	27
4. Statutory Framework.....	28
4.1 Activity Description under TI SEPP	28
4.2 Environmental Protection and Biodiversity Conservation Act 1999	29
4.3 Environmental Planning and Assessment Act 1979	30
4.4 Environmental Planning and Assessment Regulation 2021	31
4.5 Other NSW Legislation	31
5. Consultation	34
5.1 Statutory Consultation	34
6. Environmental Impact Assessment.....	35
6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations	35
6.2 Summary of Impacts.....	38
7. Summary of Mitigation Measure	43
7.1 Summary of Impacts.....	43
8. Justification and Conclusion	44
Appendix A Updated Summary of Mitigation Measures	45

Tables

Table 1: Description of the site	15
Table 2: Section 10.7 Planning Certificate.....	17
Table 3: Project Timeframes and Construction Activities	27
Table 4: Description of proposed activities	28
Table 5: EPBC Checklist.....	30
Table 6: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act.....	30
Table 7: Other Possible Legislative Requirements.....	31
Table 8: Agencies and stakeholders notified	34
Table 9: Outcome of consultation	34
Table 10: Summary of Environmental Factors Reviewed in Relation to the Activity	35
Table 11: Summary of Impacts relating to the activity (as amended)	38
Table 12: Parking Requirements	38
Table 13: Altered mitigation measures	43

Figures

Figure 1 Site Layout – Approved Proposal	9
Figure 2 Site Layout – Amended Proposal	9
Figure 3 Site Contextual Map	11
Figure 4 Site Aerial.....	15
Figure 5 Updated Site Aerial.....	16
Figure 6 Site Layout – Approved Proposal May 2023	19
Figure 7 Site Layout – Amended Proposal	19
Figure 8 First Floor Plan – Approved May 2023	21
Figure 9 First Floor Plan – Proposed Amendment	21
Figure 10 Upper Car Park Plan – Approved May 2023.....	22
Figure 11 Upper Car Park Plan - Proposed	23
Figure 12 Southern Elevation – Approved May 2023	23
Figure 13 Southern Elevation - Proposed	24
Figure 14 Approved Landscape Plans	25
Figure 15 Proposed Amended Landscape Plans.....	26
Figure 16 View Locations	39
Figure 17 View A – From Brisbane Street.....	39
Figure 18 View B – From Liverpool Street	40
Figure 19 View C – From Liverpool Street	40
Figure 20 Shadow Diagrams	42

Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Updated Summary of Mitigation Measures	Ethos Urban	21 December 2023
B	Section 10.7(2) Planning Certificate	Cowra Council	11 August 2022
C	Architectural Plans & Specification	DJRD Architects	18 December 2023
D	Architectural Statement	DJRD Architects	January 2024
E	Landscape Plans	Site Image Landscape Architects	20 December 2023
F	Council REF Notification Letter	Health Infrastructure	29 November 2023
G	Neighbour REF Notification Letter	Health Infrastructure	29 November 2023
H	Council Submission	Cowra Shire Council	19 December 2023
I	Ecologically Sustainable Development Review Letter	E-Lab Consulting	14 December 2023
J	Acoustic Review Letter	E-Lab Consulting	13 December 2023
K	BCA & Access Assessment Report	Blackett Maguire + Goldsmith	14 December 2023
L	Civil Engineering Design Report	ACOR Consultants	19 December 2023
M	Updated Traffic Impact Assessment	TTW	20 December 2023
N	Updated Aboriginal Archaeological Assessment	Comber Consultants	November 2023
O	Engagement Report	Health Infrastructure	21 December 2023

Abbreviations

Abbreviation	Description
DPE	Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act (Cwth)	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
Ha	Hectares
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MNES	Matters of National Environmental Significance
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors
SEPP	State Environmental Planning Policy
TISEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021

Executive Summary

NSW Health Infrastructure (HI) proposes to amend the approved construction of a new health services facility (the Proposal) at the Cowra Health Service at 64 Liverpool Street, Cowra (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities.

This Addendum Review of Environmental Factors (Addendum REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts that could arise from the proposed amendments.

Overview of Approved Proposal

HI endorsed a REF (also known as the 'Main Works REF') for the construction of a new health services facility on 29 May 2023. The approved Proposal involves:

- Construction of a new two-storey hospital.
- Staged demolition of the existing hospital and associated structures.
- Site preparation and earthworks.
- Removal of selected trees to facilitate the proposed works.
- Construction of a new upper and lower car park and loading area
- Installation and realignment of selected services.
- Installation of ancillary development including, but not limited to, lighting, signage, stormwater management and fencing.
- Site-wide landscaping strategy.

Figure 1 on the following page illustrates the approved Proposal's site layout.

It is also noted that HI endorsed the 'Early Works' REF on 1 December 2022 for site preparation works to prepare the northern portion of the site for the new hospital. These works reached completion on 28 June 2023.

The Amended Proposal

Since the Main Works REF's endorsement, the design team further developed the Proposal's design 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.

Accordingly, this Addendum REF details the following amendments to the Proposal (the Amended Proposal):

- Revised rear service yard arrangement.
- 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.
- Amended wall and roof configuration at the rear of the hospital.
- Amendments to external awnings.
- Amended landscape design.

Figure 2 illustrates the Amended Proposal's site layout.



Figure 1 Site Layout – Approved Proposal

Source: DJRD Architects

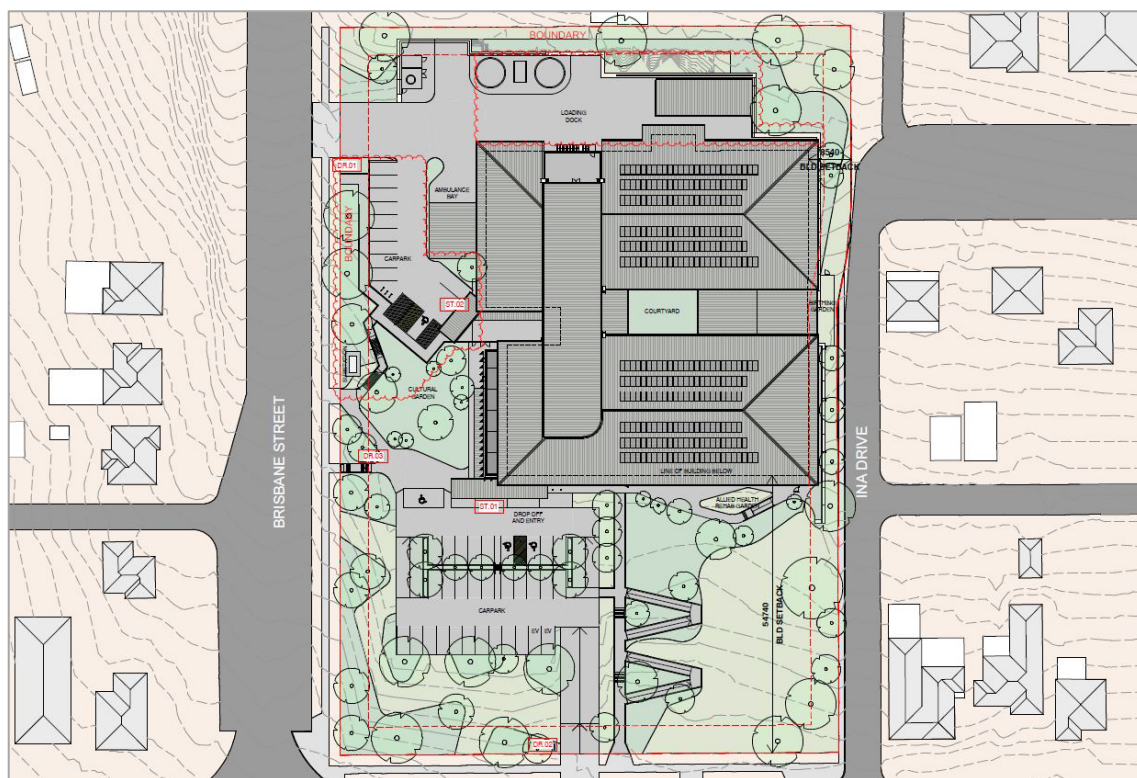


Figure 2 Site Layout – Amended Proposal

Source: DJRD Architects

Amended Proposal Objectives

The Amended Proposal's objectives are consistent with the approved Proposal's objectives. The primary objective is to deliver a new hospital that will replace an outdated facility and:

- Provide reliable contemporary health care to meet the projected increased demand from an ageing population combined with the increased prevalence of long-term diseases.
- Contribute to NSW Health and District strategic priorities to provide early prevention, early intervention and alternatives to in-hospital treatment.
- Provide safe, reliable, urgent, emergency and acute health care.
- Deliver integrated care to manage continuity of care across health disciplines and life courses.
- Improve patient experiences, including those of vulnerable communities seeking health care.
- Create opportunities for building community partnerships.

The Amended Proposal's other objectives include:

- Minimising environmental and amenity impacts through appropriate mitigation measures, including impacts to the users of the main hospital building while the new hospital is under construction.
- Minimising disruption to surrounding uses.
- Incorporating Ecologically Sustainable Development (ESD) principles in the Proposal's design and operation.
- Provide a source of construction and operational employment at a time of economic recovery.

Site Details

The Cowra Health Service is located at 64 Liverpool Street, Cowra, in the Cowra Local Government Area. It is the primary provider of hospital services to Cowra and surrounding communities. The site comprises one lot, legally described as Lot 2 DP1169527, and covers approximately 1.43ha. It is bound by Liverpool Street to the south, Brisbane Street to the west, and Ina Drive to the east. Cowra's main street, Kendal Street, is located approximately 240m to the south of the site.

Figure 3 provides a contextual map of the site and its surroundings.



Figure 3 Site Contextual Map
Source: Maphub, edits by Ethos Urban

Planning Approval Pathway

Section 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states that if an Environmental Planning Instrument provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the development is required under Part 5 of the Act (through a REF).

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) aims to facilitate the effective delivery of infrastructure across the State. As the proposed works are within the boundaries of the existing Cowra Health Service, which is defined as a 'health services facility', the provisions of the TISEPP apply. Specifically, the following sections of the TISEPP enable the Proposal, including the proposed amendments, to be undertaken by NSW Health Infrastructure (as a public authority) as 'development permitted without consent'.

- Section 2.44 (1) – 'Development for the purpose of an electricity transmission or distribution network'.
- Section 2.61(1)(a) – 'The erection or alteration of, or addition to, a building that is a health services facility'.
- Section 2.61(1)(c) – 'Demolition of buildings carried out for a health service facility'.

- Section 2.61(1)(d) – ‘Development for the purposes of patient transport facilities, including helipads and ambulance facilities’.
- Section 2.61(1)(e) – ‘development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility’.
- Section 2.75(2) - ‘Development for the purpose of a gas pipeline’.
- Sections 2.109(1) & (3)(c) – ‘Alterations or additions to an existing road (such as widening, narrowing, duplication or reconstruction of lanes, changing the alignment or strengthening of the road)’.
- Section 2.126(6) – ‘development for the purpose of sewage reticulation systems’.
- Section 2.137(1) – ‘development for the purpose of stormwater management systems’.
- Section 2.159(1) – ‘Development for the purpose of water reticulation systems’.

Under Part 5 of the EP&A Act, the Amended Proposal is defined as an ‘activity’ and is therefore subject to an environmental assessment (Review of Environmental Factors) as presented in this report.

Statutory Consultation

In accordance with Chapter 2, Division 1 and Division 10 of the TISEPP, the Addendum REF scope of works were notified to the following parties:

- Cowra Shire Council under Sections 2.10(1)(a), (c), (d) and (f) and Section 2.62(2)(a)(i) of the TISEPP.
- Occupiers of adjoining properties under Section 2.62(2)(a)(ii) of the TISEPP.

The Addendum REF scope of works was notified for 21 calendar days from 29 November 2023 to 20 December 2023 for Council and 30 November 2023 to 21 December 2023 for neighbours. One (1) submission was received from Council. **Section 5** outlines their comments and the project’s response.

Environmental Impacts

This Addendum REF considers the requirements of Part 5 of the EP&A Act and Section 171(1) of the EP&A Regulation by evaluating the likely environmental impact of the proposed amendments in **Section 6**. The Amended Proposal’s environmental impacts are largely consistent with the approved Proposal’s environmental impacts; however, the amendments do affect the assessment of the following matters:

- Traffic and Parking.
- Visual Amenity.
- Tree Removal.
- Overshadowing.

Section 6 confirms that the proposed amendment’s environmental impacts are minimal, and therefore it is not necessary for an EIS to be prepared. The Addendum REF is accompanied by an updated list of mitigation measures that address the proposed amendments (**Appendix A**).

Justification and Conclusion

This Addendum REF describes the Amended Proposal and examines, to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the proposed amendments. Potential impacts can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

The Amended Proposal is justified as it responds to the strategic priorities of the Cowra Health Service Clinical Services Plan 2020-2030 by delivering a new hospital that will provide contemporary, integrated models of health care to support and improve the health of residents in Cowra and its surrounding districts.

1. Introduction

NSW Health Infrastructure (HI) proposes to amend the approved construction of a new health services facility (the Proposal) at the Cowra Health Service at 64 Liverpool Street, Cowra (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities. The additional works to be undertaken as part of the Proposal are as follows (Amended Proposal):

- Revised rear service yard arrangement.
- 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.
- Amended wall and roof configuration at the rear of the hospital.
- Amendments to external awnings.
- Amended landscape design.

This Addendum Review of Environmental Factors (REF) has been prepared by Ethos Urban on behalf of HI to determine any changes to the environmental impacts as identified within the Main Works REF endorsed on 29 May 2023. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this Addendum REF is to describe the Amended Proposal, to document the likely altered impacts of the amended proposal on the environment and to detail any changes to the protective measures, identified in the Main Works REF, to be implemented to mitigate impacts.

The description of the additional proposed works and associated altered environmental impacts have been undertaken in the context of the Guidelines for Division 5.1 Assessments (June 2022), the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

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

- Whether the amended proposed activity (the Amended Proposal) is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning and Homes under Part 5 of the EP&A Act; and
- The potential for the amended proposed activity (the Amended 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 Addendum 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.

Approved Proposal Overview

The approved Proposal presented in the Main Works REF involves:

- Construction of a new two-storey hospital.
- Staged demolition of the existing hospital and associated structures.
- Site preparation and earthworks.
- Removal of selected trees to facilitate the proposed works.
- Construction of a new upper and lower car park and loading area.

- Installation and realignment of selected services.
- Installation of ancillary development including, but not limited to, lighting, signage, stormwater management and fencing.
- Site-wide landscaping strategy.

It is also noted a separate 'Early Works' REF was approved on 1 December 2022 for site preparation works to prepare the northern portion of the site for the new hospital. Those works reached completion on 28 June 2023.

Amended Proposal Need and Alternatives

The endorsed Main Works REF was prepared to redevelop the Cowra Health Service to deliver new facilities that provide contemporary, integrated models of health care to support and improve the health of residents in Cowra and surrounding districts, including Grenfell, Canowindra, and Woodstock.

Since the Main Works REF's endorsement, the design team further developed the Proposal's design resulting in amendments to the site layout and building design. These amendments respond 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.

2. Site Analysis and Description

2.1 The Site and Locality

The Cowra Health Service is located at 64 Liverpool Street, Cowra, in the Cowra Local Government Area. **Table 1** provides a description of the site.

Table 1: Description of the site

Details	Proposal (endorsed Main Works REF)	Amended Proposal (this REF)
Address	64 Liverpool Street, Cowra	No change
Legal Description	Lot 2 DP1169527	No change
Site Area	1.43ha	No change
Owners	Health Administration Corporation	No change
Heritage	Not identified as a heritage item or in a heritage conservation area, nor located near a heritage item or conservation area	No change

2.1.1 Existing Development

At the time of the endorsed Main Works REF's submission, the Cowra Health Services site contained a range of healthcare facilities that provide inpatient, outpatient and community clinical services, as well as ancillary structures. The location of these facilities is shown in **Figure 4**.



Figure 4 Site Aerial
Source: Maphub, edits by Ethos Urban

Since then, the following structures (and associated ground floor concrete slabs and footings) have been demolished under the approved 'Early Works' REF for site preparation works to prepare the northern portion of the site for the new hospital.

- Staff accommodation building (item 2 in **Figure 2**).
- The vacant building previously used as a nurses' quarter (item 9 in **Figure 2**).
- Old boiler house (item 8 in **Figure 2**).
- Maintenance sheds (item 7 in **Figure 2**).
- Life skills building (item 6 in **Figure 2**).
- Stores building (item 5 in **Figure 2**).

Figure 5 provides an updated aerial image of the site showing the extent of site preparation works.



Figure 5 Updated Site Aerial

Source: Nearmap, edits by Ethos Urban (4 September 2023)

2.1.2 Site Considerations and Constraints

Section 10.7 Planning Certificate No.17997 dated 11 August 2022 identifies that the site is located within the 'R1 General Residential' zone under the *Cowra Local Environmental Plan 2012* (Cowra LEP), and is provided at **Appendix B**. The site remains zoned R1 General Residential' zone under the Cowra LEP.

Table 2: Section 10.7 Planning Certificate

Affectation	Yes	No
Critical habitat		✓
Conservation area		✓
Item of environmental heritage		✓
Affected by coastal hazards		✓
Proclaimed to be in a mine subsidence district		✓
Affected by a road widening or road realignment		✓
Affected by a planning agreement		✓
Affected by a policy that restricts development of land due to the likelihood of landslip		✓
Affected by bushfire, tidal inundation, subsidence, acid sulphate or any other risk		✓
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any bio-banking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls		✓

3. Proposed Amended Activity

3.1 Proposal Overview

Since the Main Works REF's endorsement, the design team further developed the Proposal's design resulting in amendments to the site layout and building design. Accordingly, this Addendum REF details the following amendments to the Proposal:

- Revised rear service yard arrangement.
- 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.
- Amended wall and roof configuration at the rear of the hospital.
- Amendments to external awnings.
- Amended landscape design.

Figure 7 on the following page illustrates the Amended Proposal's revised site layout. For comparison, **Figure 6** illustrates the approved Proposal's site layout.

A detailed description of the proposed amendments are provided following the Site Layouts.

Architectural drawings and an Architectural Statement illustrating the proposed amendments are included at **Appendix C** and **D**.



Figure 6 Site Layout – Approved Proposal May 2023

Source: DJRD Architects

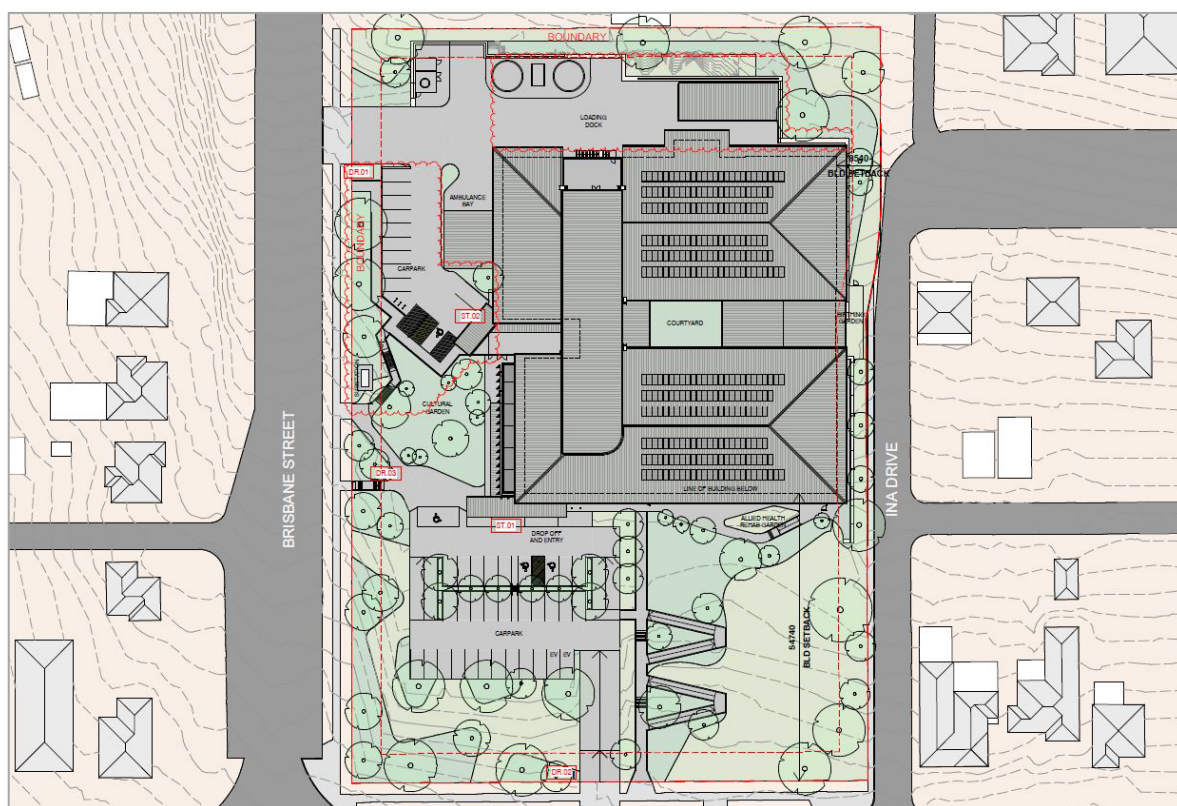


Figure 7 Site Layout – Amended Proposal

Source: DJRD Architects

Staging

The Proposal is approved to be delivered across the following stages.

- **Stage 1** – Demolition works and removal of trees in the site's northern portion to prepare it for the construction of the new hospital (under the previously approved Early Works REF). As evidenced in the aerial photo in **Figure 5**, Stage 1 works have been completed.
- **Stage 2** – Construction of the new hospital and upper car park, during which the existing main hospital building will be retained and continue to operate until such time that services can be decanted to the new hospital.
- **Stage 3** – Demolition of the existing main hospital building and other structures within the site's southern portion following the construction of the new hospital.
- **Stage 4** – Construction of the lower car park and landscaping at the front of the site.

The proposed amendments do not affect the Proposal's staging.

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 (refer to **Figure 8** and **Figure 9**).

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 9**).

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 8 First Floor Plan – Approved May 2023

Source: DJRD Architects

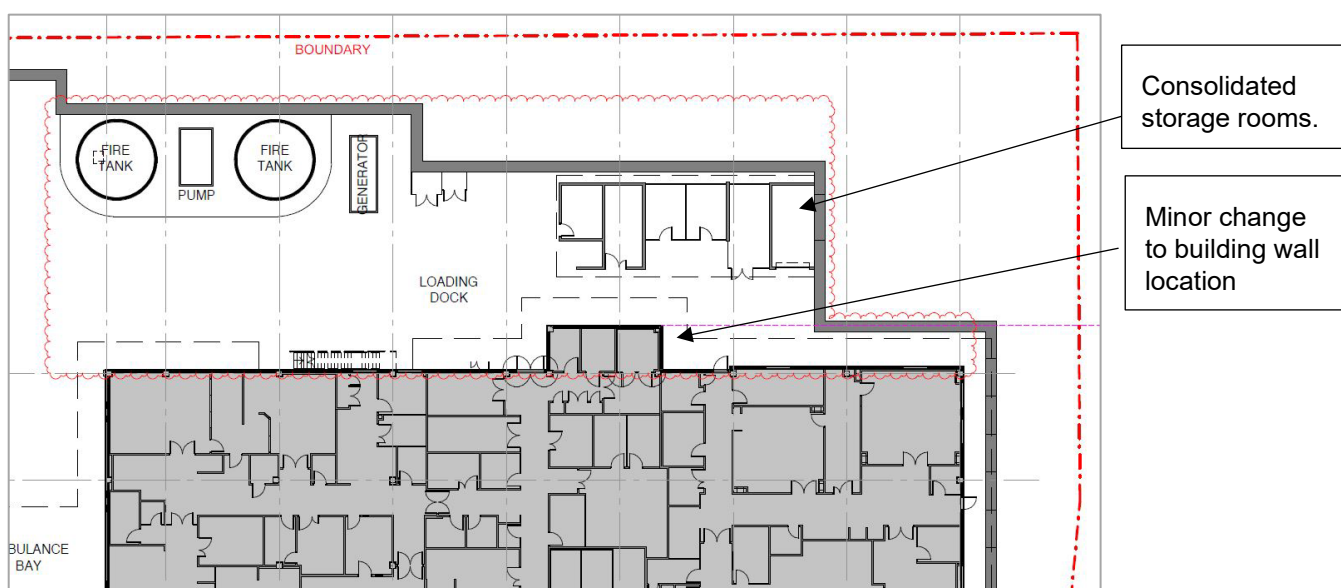


Figure 9 First Floor Plan – Proposed Amendment

Source: DJRD Architects

Upper Carpark Rearrangement

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 included 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 Addendum REF proposes to amend the upper car park's layout to convert one (1) parking space to a drop-off/pick-up space for patient transport vehicles (refer to **Figure 10** and **Figure 11**). This amendment reduces the amount of parking spaces in the upper car park to ten (10) spaces. One of these parking spaces remains as accessible parking.

The proposed amendments do not affect the design of the lower car park, which will still be delivered under stage 4 and contain 31 parking spaces (including two three (2) accessible spaces and two (2) electric vehicle spaces) and five (5) pick-up/drop-off spaces.

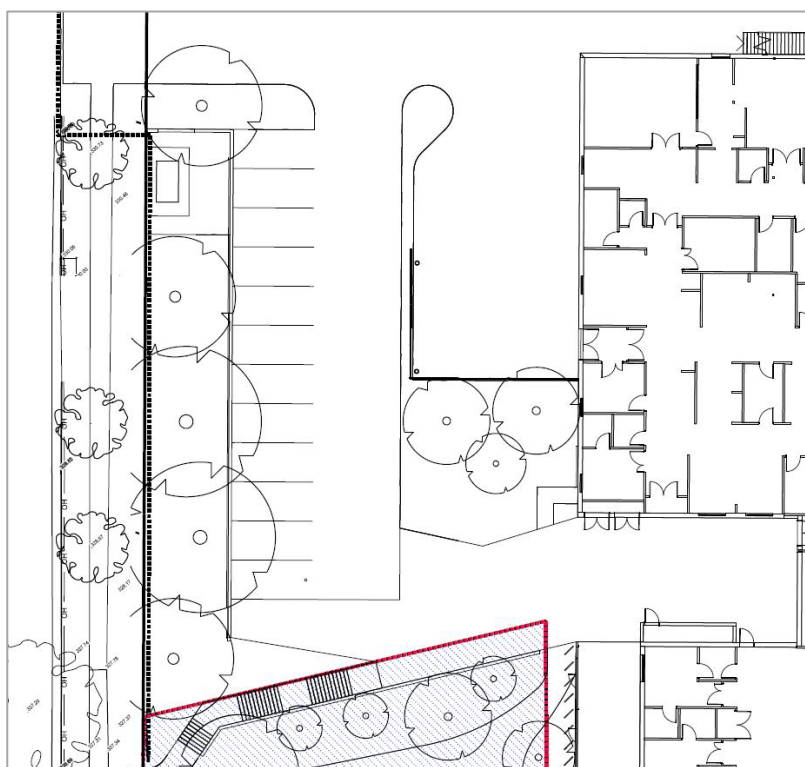


Figure 10 Upper Car Park Plan – Approved May 2023

Source: DJRD Architects

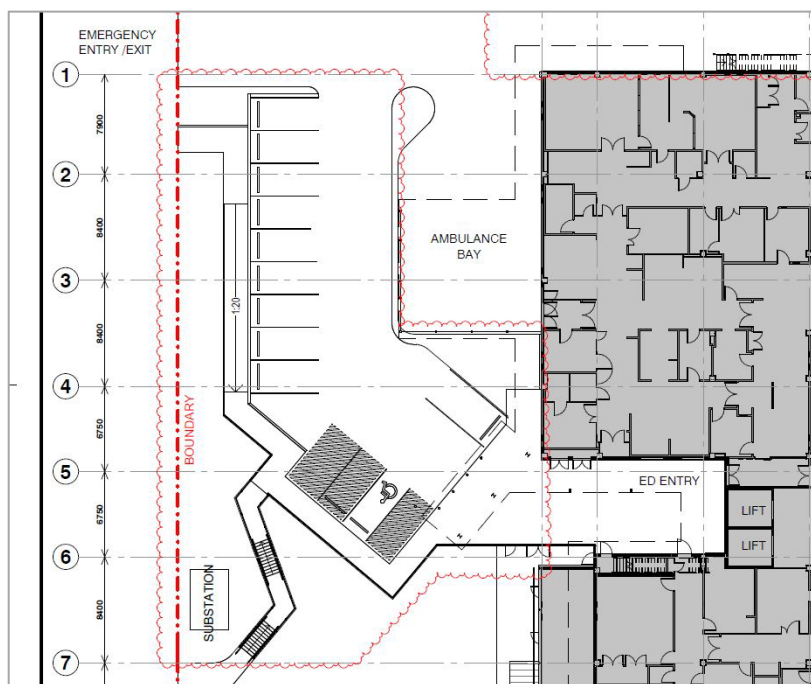


Figure 11 Upper Car Park Plan - Proposed
Source: DJRD Architects

Awning, Facades and Materiality

As illustrated in **Figure 12** and **Figure 13**, this Addendum REF proposes to amend the awning design for the hospital's main public entrance. It also proposes minor amendments to the hospital's materiality, including a new upper-level Colourbond external wall finish.

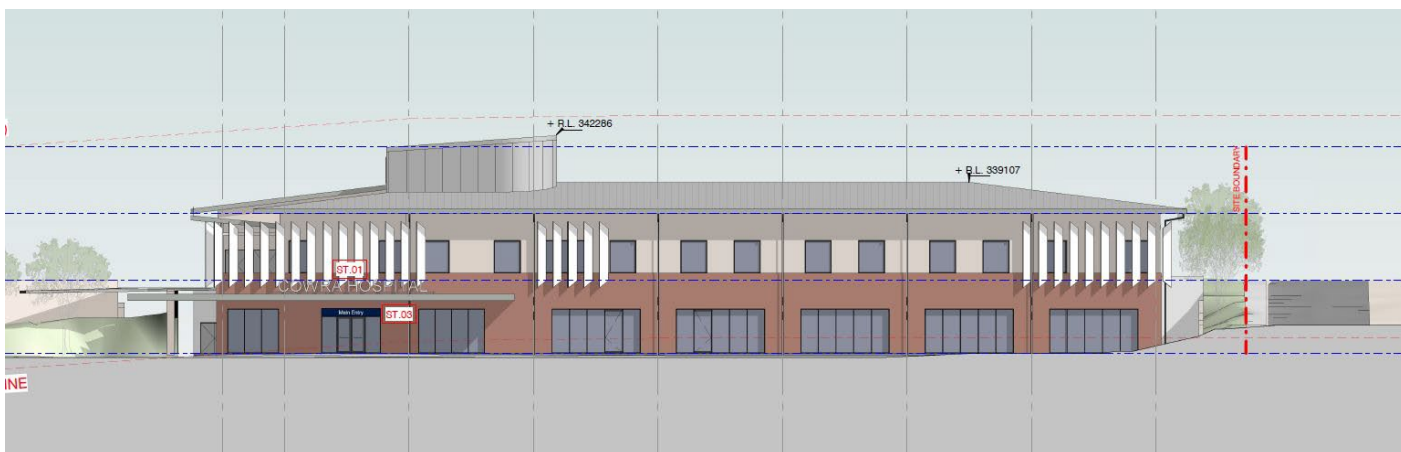


Figure 12 Southern Elevation – Approved May 2023
Source: DJRD Architects



Figure 13 Southern Elevation - Proposed

Source: DJRD Architects

Revised 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 14** illustrates the approved Landscape Plan, while **Figure 15** illustrates the amended Landscape Plan.



Figure 14 Approved Landscape Plans

Source: Site Image Landscape Architects

Source: Site Image Landscape Architects

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- Plant Equipment
- Source and Quantity of Materials
- Traffic Management and Access

Table 3: Project Timeframes and Construction Activities

Construction Activity	Proposal (endorsed Main Works REF)	Amended Proposal (this Addendum REF)
Work Duration/Methodology	<p>The duration of the overall works program is approximately 29 months, followed by a Post Completion Period of 12 months for each Milestone.</p> <ul style="list-style-type: none">• Milestone 1 - Main Works: Approximately 18 months.• Milestone 2 – Demolition of Existing Hospital and Finalisation: Approximately 7 months.	<p>The construction timeframes and associated work duration timeframes have been amended as follows since the project went to tender.</p> <ul style="list-style-type: none">• Milestone 1 - Main Works: Approximately 22 Months• Milestone 2 - Demolition: Approximately 7 Months <p>Therefore, the duration of the overall works program is approximately 29 months, followed by a post-completion period of 12 months for each milestone.</p>
Commencement Date	<p>The commencement of the Main Works is scheduled for May 2023.</p>	<p>Milestone 1 commencement date September 2023.</p>

3.3 Operational Activities

The proposed amendments do not affect the Proposal's use or operational hours. The removal of the Tresillian Care unit reduces the number of beds by two, and associated staff.

The amendments reduce the amount of on-site parking following the completion of works from 42 to 41 parking spaces and increase the number of patient pick-up/drop-off spaces from five (5) to six (6). **Section 6.2** discusses the impacts of this reduction in parking spaces.

4. Statutory Framework

4.1 Activity Description under TI SEPP

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 out the development, in accordance with the EPI, on land to which the provision applies. However, an environmental assessment of the development is required under Part 5 of the Act.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) aims to facilitate the effective delivery of infrastructure across the State. As the proposed construction of the new two-storey hospital, car parks and loading area and demolition of the existing hospital and associated structures are within the boundaries of the existing Cowra Health Service, which is defined as a 'health services facility', the 'development permitted without consent' provisions under Section 2.61 of the TISEPP apply.

Furthermore, the site is zoned R1 General Residential under the *Cowra Local Environmental Plan 2012*, which is a prescribed zone under the TISEPP. Additional provisions relating to installing services and utilities under the TISEPP also apply.

As set out in **Table 4**, the Proposal was considered an 'activity' for the purposes of Part 5 of the EP&A Act and was subject to an environmental assessment (REF). The Amended Proposal does not alter this planning approval pathway.

TISEPP consultation is discussed within **Section 5** of this REF.

Table 4: Description of proposed activities

Division and Section within TISEPP	Proposal (endorsed Main Works REF)	Amended proposal (this REF)
Division 5 – Electricity Transmission or Distribution		
Section 2.44(1) – 'Development for the purpose of an electricity transmission or distribution network'	The proposed ancillary works associated with the installation and augmentation of electrical services can be undertaken as development without consent by a public authority on any land. The proposed electrical works are being carried out by HI (a public authority). Therefore, the proposal is consistent with Sections 2.109(1) and (3) of the TISEPP.	No change
Division 10 – Health Services Facilities		
Section 2.61(1)(a) – 'The erection or alteration of, or addition to, a building that is a health services facility'	The proposed erection of the new hospital (which is defined as a health service facility under this Division) can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility if: <ul style="list-style-type: none"> The development does not result in a building exceeding 15m, or being located closer than 5 metres to any property boundary. The approved hospital provided a minimum setback of 5.78m to its nearest property boundary, and its maximum building height was 14.886m, which is below 15m. Furthermore, the proposed works are within the boundaries of the Cowra Health Service, an existing health services facility, and HI (a public authority) will carry them out. Therefore, the Proposal is consistent with Section 2.61(1)(a) and (2) of the TISEPP.	As described in Section 3.1 , the amended hospital continues to feature a minimum setback of 5.78m to its nearest property boundary, and its maximum building height is 14.886m, which is below 15m. Furthermore, the proposed works are within the boundaries of the Cowra Health Service, an existing health services facility, and HI (a public authority) will carry them out. Therefore, the Amended Proposal remains consistent with Section 2.61(1)(a) and (2) of the TISEPP.
Section 2.61(1)(c) – 'Demolition of buildings carried out for a health service facility'	The proposed demolition works can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility. The proposed demolition works are being carried out by HI (a public authority) within the boundaries of the Cowra Health Service. Therefore, the Proposal is consistent with Section 2.61(1)(c) of the TISEPP.	No change

Division and Section within TISEPP	Proposal (endorsed Main Works REF)	Amended proposal (this REF)
Section 2.61(1)(d) – 'Development for the purposes of patient transport facilities, including helipads and ambulance facilities'.	The proposed development of the ambulance bay adjacent to the new hospital's western frontage can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility. The ambulance bay works are being carried out by HI (a public authority) within the boundaries of the Cowra Health Service. Therefore, the Proposal is consistent with Section 2.61(1)(d) of the TISEPP.	No change
Section 2.61(1)(e) – 'development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility'	The proposed construction of northern and southern car parks can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility. The proposed car park works are being carried out by HI (a public authority) within the boundaries of the Cowra Health Service. Therefore, the Proposal is consistent with Section 2.61(1)(e) of the TISEPP.	The Amended Proposal remains consistent with Section 2.61(1)(e) of the TISEPP.
Division 12A Pipelines and Pipeline Corridors		
Section 2.75(2) – 'Development for the purpose of a gas pipeline'.	The new gas connection to the new hospital can be carried out by or on behalf of a public authority without consent on any land. The proposed gas connection is being carried out by HI (a public authority) and the site and adjoining Council land is not zoned Zone C1 National Parks and Nature Reserves. Therefore, the Proposal is consistent with Sections 2.75 of the TISEPP.	No change
Division 17 Roads and Traffic		
Sections 2.109(1) & (3)(c) – 'Alterations or additions to an existing road (such as widening, narrowing, duplication or reconstruction of lanes, changing the alignment or strengthening of the road)'	The proposed vehicular driveways to Liverpool and Brisbane Streets can be carried out by or on behalf of a public authority without consent on any land. The proposed driveway works are being carried out by HI (a public authority) and the site is not land reserved under the <i>National Parks and Wildlife Act 1974</i> . Therefore, the proposal is consistent with Sections 2.109(1) and (3) of the TISEPP.	No change
Division 18 Sewerage Systems		
Section 2.126(6) – 'development for the purpose of sewage reticulation systems'	The proposed sewer main diversions can be carried out by or on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.126(1) and (6) of the TISEPP.	No change
Division 20 Stormwater Management Systems		
Section 2.137(1) – 'development for the purpose of stormwater management systems'	The proposed stormwater system can be carried out by or on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.137(1) of the TISEPP.	No change
Division 24 Water Supply System		
Section 2.159(1) – 'Development for the purpose of water reticulation systems'	The proposed water main diversions can be carried out by or on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.159(1) of the TISEPP.	No change

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) did not affect the proposal as it was not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at Table 6 of the Main Works REF.

The Amended Proposal does not trigger any additional aspects of the EPBC Act. An assessment of the proposal and the Amended Proposal against the EPBC Act checklist is provided at **Table 6** below.

Table 5: EPBC Checklist

Consideration	Yes/No	
	Approved Proposal	Amended Proposal
Will the activity have, or likely to have, a significant impact on a declared World Heritage Property?	No	No
Will the activity have, or likely to have, a significant impact on a National Heritage place?	No	No
Will the activity have, or likely to have, a significant impact on a declared Ramsar wetland?	No	No
Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community?	No	No
Will the activity have, or likely to have, a significant impact on listed migratory species?	No	No
Will the activity involve any nuclear actions?	No	No
Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?	No	No
Will the activity have any significant impact on Commonwealth land?	No	No
Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?	No	No

4.3 Environmental Planning and Assessment Act 1979

Duty to Consider Environmental Impact

Part 5 of the EP&A Act applies to activities that are permissible without consent and are generally carried out by a public authority. Activities under Part 5 of the EP&A Act are assessed and determined by a public authority, referred to as the determining authority. HI is a public authority and is the proponent and determining authority for the proposed works.

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

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

Table 7 of the Main Works REF demonstrated the effect of the proposed activity on the matters listed for consideration in Subsection 3 of Section 5.5 of the EP&A Act. **Table 7** below identifies any altered impacts identified as part of the Amended Proposal.

Table 6: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Amended Activity (altered from the Proposal)
<i>Subsection 3:</i>	The Amended Proposal will not impact any wilderness area.
Without limiting subsection 1, a determining authority shall consider the effect of any activity on any wilderness area (within the meaning of the	

Matter for Consideration	Impacts of Amended Activity (altered from the Proposal)
<i>Wilderness Act 1987</i> in the locality in which the activity is intended to be carried on.	
Note: If a biobanking statement has been issued in respect of a development under Part 7A of the <i>Threatened Species Conservation Act 1995</i> , the determining authority is not required to consider the impact of the activity on biodiversity values.	

4.4 Environmental Planning and Assessment Regulation 2021

The Guidelines for Division 5.1 Assessments (DPE June 2022) provides a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors were considered in Section 6.1 of the Main Works REF for the proposal and are considered (as relevant) for the Amended Proposal at **Section 6** of this Addendum REF.

In addition, Section 171A of the EP&A Regulation requires the consideration of the impact an activity in a defined catchment. As the site is not located within a regulated water catchment as defined in Chapter 6 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, the provisions of this Section do not apply.

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 7: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
<i>Rural Fires Act 1997</i>	The site is not identified as bushfire prone land.	No
<i>Biodiversity Conservation Act 2016</i>	The site does not contain any critical habitat, threatened species or ecological population or community.	No
<i>Water Management Act 2000</i>	The site is not located within 40 metres of a watercourse.	No
<i>Contaminated Land Management Act 1997</i>	The site is not listed on the register of contaminated sites.	No
<i>Heritage Act 1977</i>	The site is not identified as a heritage item, nor is it in a heritage conservation area under Schedule 5 of the <i>Cowra Local Environmental Plan 2012</i> .	No
<i>Roads Act 1993</i>	The Proposal still involves the construction of a new vehicular cross over to Brisbane Street and Liverpool Street, both of which are public roads. Therefore, a Section 138 approval is required at the appropriate stage.	Yes
State Legislation Planning Policies		
State Environmental Planning Policy (Resilience and Hazards) 2021	<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> aims to promote the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP specifies when consent is required for remediation of contaminated land.</p> <p>Section 4.6 of the SEPP states that a consent authority must consent to the carrying out of any development on land unless it:</p> <ul style="list-style-type: none"> Has considered whether the land is contaminated, and If contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out. <p>Whilst this provision applies only to DAs, it remains a relevant consideration for the works as the object of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> aims to provide a</p>	<p>Section 6.2.13 of the Main Works REF confirmed that the site is suitable for the erection of a health services facility per Section 4.6 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>, provided that the recommendations of the Detailed Site Investigation submitted with the Main Works REF were adopted.</p> <p>The Amended Proposal does not affect this finding as it does not alter the site's land use or the footprint of proposed works.</p>

Legislation	Comment	Relevant? Yes/No
	<p>State-wide planning approach to the remediation of contaminated land.</p> <p>Section 3.12 outlines mandatory matters for a consent authority to consider when determining an application for potentially hazardous or offensive development. Chapter 3 applies to any Proposals which fall under the policy's definition of 'potentially hazardous industry' or 'potentially offensive industry'.</p>	<p>Section 6.2.13 of the Main Works REF confirmed that the Proposal was not considered a 'potentially hazardous industry' as all dangerous goods that will be transported and stored at the site do not meet or exceed the screening threshold.</p> <p>The Amended Proposal does not affect the volume of dangerous goods that will be transported and stored at the site. Therefore, it does not impact the Main Works REF's assessment against Section 3.12 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>.</p>
State Environmental Planning Policy Industry and Employment) 2021	<p>Section 3.6 of the <i>State Environmental Planning Policy (Industry and Employment) 2021</i> (SEPP (Industry and Employment)) stipulates that a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> the signage is consistent with the objectives as set out in Section 3.1(1)(a), and the signage satisfies the assessment criteria specified in Schedule 5 of the SEPP. 	<p>Section 4.5.1 of the Main Works REF included an assessment of the Proposal's signage against the relevant objectives and assessment criteria.</p> <p>The Amended Proposal does not affect signage. Therefore, it does not impact the Main Works REF's assessment against the relevant provisions of the <i>State Environmental Planning Policy (Industry and Employment) 2021</i>.</p>
Cowra Local Environmental Plan 2012		
2.2 Land Use Zoning	<p>The site is zoned "R1 General Residential". The zone's objectives and permitted and prohibited development are presented below.</p> <p>1 Objectives of the Zone</p> <ul style="list-style-type: none"> To provide for the housing needs of the community. To provide for a variety of housing types and densities. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To provide attractive, affordable, well located and market-responsive residential land. To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area. To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities. To maximise public transport patronage and encourage walking and cycling. <p>2 Permitted without consent</p> <p>Environmental protection works; Home occupations</p> <p>3 Permitted with consent</p> <p>Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based</p>	<p>While the development of a Health Services Facility is permitted with consent in the zone (as it is development not specified in items 2 or 4), Section 2.61 of the TISEPP allows for the proposed activities to be carried out without consent, as discussed in Section 4.1 above.</p> <p>The Amended Proposal remains consistent with the zone's objectives as it will deliver a new hospital, which will meet day to day healthcare needs of Cowra and its surrounding districts' residents. Furthermore, the Amended Proposal will not compromise the amenity of the surrounding residential neighbourhood.</p>

Legislation	Comment	Relevant? Yes/No
	<p>aquaculture; <u>Any other development not specified in item 2 or 4</u></p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (major); Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies</p>	
4.3 Height of Buildings	There is no height of buildings development standard applicable to the site.	
4.4 Floor Space Ratio	There is no floor space ratio development standard applicable to the site.	
5.10 Heritage	The site is not identified as a heritage item, nor is it in a heritage conservation area under Schedule 5 of the <i>Cowra Local Environmental Plan 2012</i> .	
5.21 Flood Planning	No part of the site is located within a flood planning area subject to flood-related development controls.	
7.3 Terrestrial Biodiversity	The site is not identified as biodiversity, watercourse, wetland or groundwater vulnerable in the Terrestrial Biodiversity Map, Riparian Lands and Watercourses Map, Wetlands Map or Groundwater Vulnerability Map.	
7.4 Riparian lands and watercourses		
7.5 Waterlands		
7.6 Groundwater Vulnerability		
7.8 Essential Services	<p>The existing main hospital building is currently serviced by water, electricity and sewerage. These existing services will be disconnected before demolition.</p> <p>As described in the Main Works REF, the hospital building will be connected to these essential services.</p>	

5. Consultation

5.1 Statutory Consultation

Section 5.1 of the Main Works REF provides a summary of the statutory consultation undertaken for the Proposal.

The Addendum REF scope of works was notified for 21 calendar days to the stakeholders outlined in **Table 9**. Additional consultation undertaken for the Amended Proposal, as part of this Addendum REF has been identified within **Table 9**.

Table 8: Agencies and stakeholders notified

Stakeholder	Relevant Section
Cowra Shire Council	<ul style="list-style-type: none"> Section 2.62(2)(a)(i) – Notification of carrying out of certain development without consent Sections 2.10(1)(a), (c), (d) and (f) – Development with impacts on Council-related infrastructure and services
Occupiers of adjoining land	<ul style="list-style-type: none"> Section 2.62(2)(a)(i) – Notification of carrying out of certain development without consent

The Addendum REF scope of works was notified from 29 November 2023 to 20 December 2023 for Council and 30 November 2023 to 21 December 2023 for neighbours. Copies of the notification letters, as well as responses received, are provided at **Appendix F**, **G** and **Appendix H**.

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

Table 9: Outcome of consultation

Issue raised	Date received	Response	Reference
Cowra Shire Council			
The amended internal layout of the upper carpark; and the remainder of the proposed internal amendments; have no impact on Council assets.	19 December 2023	Noted.	-
The carpark changes appear to provide improved disabled access and compliant disabled parking and are welcomed.	19 December 2023	Noted.	-
Elevations would be of assistance particularly in relation to the rear retaining walls and balustrade heights.	19 December 2023	Health Infrastructure provided elevations to the Council on 21 December 2023.	-
Council has concerns regarding the change to the internal footpath from Liverpool Street and the tighter gradient of the pathway to the main entrance.	19 December 2023	Health Infrastructure advised to the Council that they have engaged a Building Code of Australia and Disability Discrimination Act consultant to ensure the gradients, balustrade heights and internal level changes meet the relevant requirements through the detailed design process.	-

Appendix O provides an overview of the Amended Proposal's consultation activities.

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 of 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. A comparison of the impacts of the proposal and the amended proposal against Section 3 of these Guidelines is provided below in Table 12.

Table 10: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment	Impact	Proposal	Amended proposal
(a) Any environmental impact on a community	The approved Proposal's likely environmental impacts on the community were limited to construction and operational-related noise, traffic and parking, visual and dust impacts.	-ve		
		Nil		
	The proposed amendments do not affect the Proposal's noise and dust-related impacts, and their impact on visual amenity is negligible, as discussed in Section 6.2 .	+ve	✓	✓
	The amendments do reduce the number of on-site parking spaces following the completion of works from 42 to 41. However, as presented in Section 6.2 , there are sufficient vacant on-street parking in proximity to the site to account for this minor reduction in on-site parking.			
(b) Any transformation of a locality	Overall, the Amended Proposal will continue to deliver the following positive environmental impacts:			
	<ul style="list-style-type: none"> The hospital's design and massing better complement the low-density residential character of the surrounding area compared to the existing 4-storey hospital. The new hospital's positioning on the site, which incorporates extensive landscaped setbacks to all property boundaries, also provides visual privacy for occupiers of adjoining land. The Proposal will significantly increase the site's canopy coverage, delivering significantly improved environmental outcomes, such as: <ul style="list-style-type: none"> Increased habitat for local fauna. Cooling the urban environment. Reduction of stormwater runoff. Pollution absorption. The new hospital will incorporate 'best practice' ESD initiatives. 			
	The proposed amendments will have a negligible impact on the Proposal's contribution to the locality. The Amended Proposal will continue to contribute positively to the transformation of the locality for the following reasons.	-ve		
		Nil		
(b) Any transformation of a locality	<ul style="list-style-type: none"> The scale of the new two-storey hospital better complements the site's surrounding low-density residential neighbourhood character compared to the existing 4-storey building. By consolidating the site's activities within one health services building positioned toward the site's rear, the Proposal can deliver a substantial amount of landscaped 	+ve	✓	✓

Relevant Consideration	Response/Assessment	Impact	Proposal	Amended proposal
	<p>open area alongside Liverpool Street, improving its streetscape.</p> <ul style="list-style-type: none"> The structures proposed for demolition are not culturally or socially significant. They are not heritage items, nor do they contribute to the setting for a heritage item. Therefore, the Proposal will not remove significant elements from the locality. The hospital's design continues to respect the surrounding locality's architecture by incorporating common elements of Cowra's built heritage, including hipped pitched roofs. 			
(c) Any environmental impact on the ecosystem of the locality	The Amended Proposal is not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the <i>Biodiversity Act 2016</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .	-ve		
		Nil	✓	✓
		+ve		
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	<p>The Amended Proposal continues to provide a new hospital on an existing health services site that will deliver an improved aesthetic, recreational, scientific and environmental outcome for the locality for the following reasons:</p> <ul style="list-style-type: none"> As discussed above, the hospital's massing and design appropriately complement the site's surrounding low-density residential neighbourhood character. The Amended Proposal incorporates a range of landscaped outdoor areas for the recreational enjoyment of patients and other site users. The hospital will transform the delivery of healthcare for the Cowra community, delivering high-quality, contemporary and accessible care close to home. The new hospital will incorporate a range of ESD initiatives to provide a sustainable facility for the community. 	-ve		
		Nil		
		+ve	✓	✓
(e) Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, or social significance or other special value for present or future generations	<p>The site's existing structures are approved for demolition. The proposed amendments involve no further demolition works.</p> <p>As discussed above, the Amended Proposal will deliver an improved aesthetic, architectural and scientific outcome for the community. The site will retain its social significance to the community as a location for health services.</p>	-ve		
		Nil	✓	✓
		+ve		
(f) Any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	The proposed amendments are not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the <i>Biodiversity Act 2016</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i>	-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				
(h) Any long-term effects on the environment	The proposed amendments will not have any long-term effects on the biophysical environment.	-ve		
		Nil	✓	✓
		+ve		
(i) Any degradation of the quality of the environment	The proposed amendments will not degrade the environment, particularly as the site is highly disturbed.	-ve		
		Nil	✓	✓
		+ve		
		-ve		

Relevant Consideration	Response/Assessment	Impact	Proposal	Amended proposal
(j) Any risk to the safety of the environment	The proposed amendments do not pose a risk to the safety of the environment. The Main Works REF was accompanied by a Hazardous Building Materials Survey and Detailed Site Investigation that outlined measures to safely manage, treat and dispose of hazardous and contaminated material at the site.	Nil +ve	✓	✓
(k) Any reduction in the range of beneficial uses of the environment	There will be no reduction in the range of beneficial uses of the environment. Instead, the Amended Proposal will continue to enhance the site's existing use as a health services facility.	-ve Nil +ve	✓	✓
(l) Any pollution of the environment	The proposed amendments will not cause any further polluting impacts.	-ve Nil +ve	✓	✓
(m) Any environmental problems associated with the disposal of waste	The proposed amendments do not affect the measures included in the Main Works REF for the appropriate classification and reuse, recycling, processing or disposal of waste.	-ve Nil +ve	✓	✓
(n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	Essential services will service the new hospital, and its construction is not anticipated to impact demand for scarce resources significantly. Indeed, the Proposal will seek to maximise the reuse or processing/recycling of demolished materials.	-ve Nil +ve	✓	✓
(o) Any cumulative environmental effect with other existing or likely future activities	The proposed amendments do not cause further cumulative environmental impacts to those contemplated in the Main Works REF.	-ve Nil +ve	✓	✓
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	Given the site's inland location, the works will have no impact on coastal processes or contribute to coastal hazards.	-ve Nil +ve	✓	✓
(q) Any applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	<p>The following local strategic planning statement and regional and district plan apply to the site.</p> <ul style="list-style-type: none"> • Cowra Local Strategic Planning Statement • Central West and Orana Regional Plan 2036 <p>The Amended Proposal remains consistent with the above strategic plans as it will deliver a new hospital that will:</p> <ul style="list-style-type: none"> • Improve access to health services for the Region's aging population. • Deliver additional and complementary health services around existing health facilities. • Meet the Cowra Local Strategic Planning Statement's objective to upgrade / replace the Cowra Hospital to meet anticipated population growth. 	-ve Nil +ve	✓	✓
(r) Any other relevant environmental factors	As identified in the sections below, there are no other environmental factors that will result in any unacceptable impact on the environment.	-ve Nil +ve	✓	✓

6.2 Summary of Impacts

Any likely impacts relating to the Amended Proposal from those presented for the proposed activity (within the Main Works REF) have been considered and are discussed in **Table 12** below. All issues relating to the Amended Proposal are largely minor and will not cause significant impact as a result of the proposed activity. All mitigation measures relating to the project are provided in **Appendix A**.

Table 11: Summary of Impacts relating to the activity (as amended)

Issue	Discussion
Traffic and Parking	<p>Parking</p> <p>The Main Works REF included the delivery of 42 formal on-site parking spaces, representing an increase of 15 formal parking spaces compared to the 27 formal parking spaces that serviced the existing hospital. The Traffic Impact Assessment submitted with the Main Works REF confirmed that 42 on-site parking were sufficient to service the new hospital for the following reasons.</p> <ul style="list-style-type: none">The new hospital increases the number of beds at the site from 30 to 34 beds and the number of staff per weekday shift from 74 to 84 staff. Based on the benchmarking data, this increases the demand for parking by 15 parking spaces, from 130 spaces for the existing hospital to 145 spaces for the new hospital.EMM conducted an assessment of on-street parking, which identified 375 vacant spaces within 200m of the site at the peak time of 1.30pm during shift changeovers.Therefore, the provision of 42 on-site parking combined with the 375 available off-site parking spaces near the hospital is sufficient to meet demand.

As discussed in **Section 3**, the proposed amendments now reduce the number of on-site parking from 42 to 41 spaces. This Addendum REF is accompanied by an updated Traffic Impact Assessment that considers the impacts of the reduction of one parking space (**Appendix M**). It confirms that the reduction in on-site parking will have a negligible impact, as there are still sufficient vacant off-street parking spaces within 200m to meet demand (refer to **Table 12**).

Table 12: 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	✓

Site Access and Internal Circulation

The updated Traffic Impact Assessment includes an updated Swept Path Analysis of the two proposed vehicle access points from Liverpool and Brisbane Streets and the ambulance bay, loading area and internal circulation roads. That analysis confirms suitable manoeuvrability for all vehicles anticipated to use the site, including ambulances accessing the ambulance bay outside the emergency department.

Visual Amenity	<p>The Architectural Statement accompanying this Addendum REF (Appendix D) includes updated photomontages illustrating the amended hospital's visual impact. The proposed amendments will have a negligible impact on visual amenity compared to the approved development for the following reasons.</p> <ul style="list-style-type: none">The proposed amendments to the hospital's-built form moderately reduce its footprint at the site's rear. This area is largely screened from the surrounding public domain (see Figure 16 to Figure 19). The amendments also do not affect the hospital's maximum building height. Therefore, the amendments are unlikely to impact the hospital's perceived bulk and scale.The proposed amendments to the hospital's facades, notably the amendments to the public entrance awning, are minor and are consistent with the Proposal's design principles.
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The Amended Proposal will continue to positively contribute to the surrounding neighbourhood's character as:

- The hospital's building height is limited to two storeys to complement the low-density residential character of the surrounding area. The hospital includes a plant room above the first floor; however, the plant room is substantially set back from the first floor's roofline to provide visual screening.
- The hospital is partially cut into the site's northern topography. This minimises the building's maximum elevation, and, as shown in **Figure 17**, its massing appears minimal when viewed from the north. Therefore, the new hospital building will look appropriate within its low-density context when viewed from the Bellevue Hill Reserve Lookout.
- The hospital's massing features highly articulated elevations broken up vertically and horizontally through glazing and a range of materiality to create a visually appealing design. The hospital's architecture also references common elements of Cowra's built heritage, including hipped pitched roofs and masonry construction.
- The Proposal includes extensive landscaped setbacks to all property boundaries. This provides a visually appealing setting for the new hospital, improves the streetscape of surrounding roads and provides screening to the new car parks and loading areas.

Key Plan



Figure 16 View Locations
Source: DJRD Architects

View A from Brisbane Street



Figure 17 View A – From Brisbane Street
Source: DJRD Architects

View 2 from Liverpool Street



View 3 from Liverpool Street

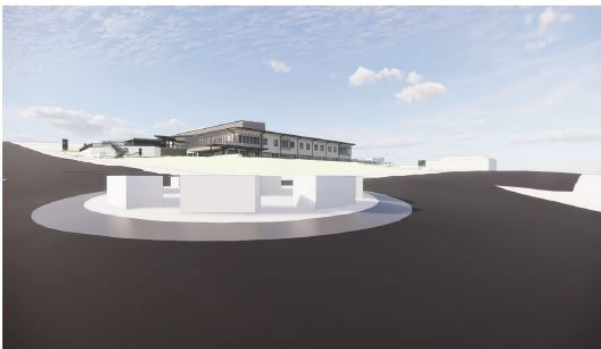


Figure 18 View B – From Liverpool Street

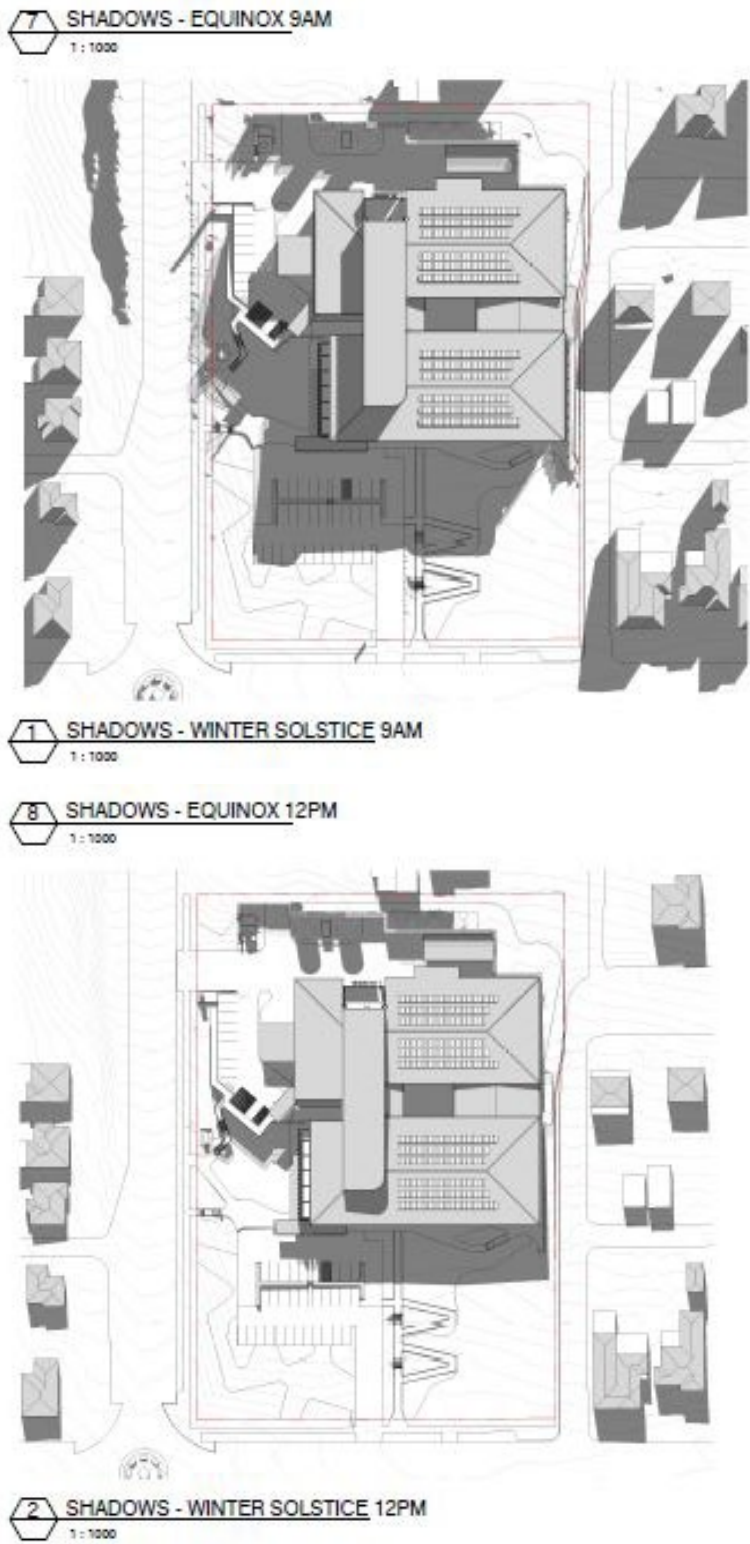
Source: DJRD Architects



Figure 19 View C – From Liverpool Street

Source: DJRD Architects

Tree Removal	<p>The Main Works REF proposed and received approval to remove 37 trees from the site to facilitate the Proposal. The Main Works REF was accompanied by an Arborist Report that recommended retaining 33 other trees in and around the site's property boundaries and planting 35 new trees with a canopy size at maturity of 8 metres to compensate for the removal of trees. These 35 trees are in addition to the three (3) new trees recommended in the Arborist Report that accompanied the 'Early Works' REF (38 total).</p> <p>As presented in Section 3.1, the revised Landscape Plan includes 38 trees with a canopy size at maturity of 8 metres. Furthermore, the Amended Proposal does not affect those 33 other trees identified for retention. Therefore, the Amended Proposal continues to align with the recommendations of the Arborist Report submitted with the Main Works REF.</p>
Noise and Vibration	<p>This Addendum REF is accompanied by an Acoustic review letter prepared by E-Lab Consulting (Appendix J). The letter confirms that the proposed amendments are not anticipated to affect the findings or recommendations of the Construction Noise and Vibration Management Plan and the Operational Noise Management Plan submitted with the Main Works REF.</p>
Aboriginal Heritage	<p>This Addendum REF is accompanied by an updated Archaeological Assessment prepared by Comber Consultants (Appendix N). The Assessment continues to conclude that as the site has been developed since 1885 and is highly disturbed, it is highly unlikely that Aboriginal objects are located at the site.</p> <p>The updated summary of mitigation measures (Appendix A) still requires that If any Aboriginal objects are unexpectedly uncovered during the proposed works, all work must cease in the vicinity of that object. Next, the archaeological consultant must be contacted for further advice per the Unexpected Finds and Human Remains Procedure outlined in the Assessment.</p>
Ecologically Sustainable Development (ESD)	<p>This Addendum REF is accompanied by an ESD review letter prepared by E-Lab Consulting (Appendix I). The Letter confirms that the proposed amendments do not affect the Proposal's ability to achieve the sustainability targets outlined in the ESD Report submitted with the Main Works REF, including:</p> <ul style="list-style-type: none">• Compliance with NCC2022 Section J Energy Efficiency Requirements.• 10% Improvement from the minimum NCC2022 Section J Energy Efficiency Requirement.• 4-Star Green Star Design & As Built v1.2 equivalent design. This benchmark demonstrates "Best Practice" Sustainability.
Over-shadowing	<p>The Architectural Drawings include updated shadow diagrams demonstrating that the Amended Proposal will continue to not cause adverse overshadowing impacts to neighbouring dwellings between 9am and 3pm at the Winter Solstice (refer to Figure 20).</p>



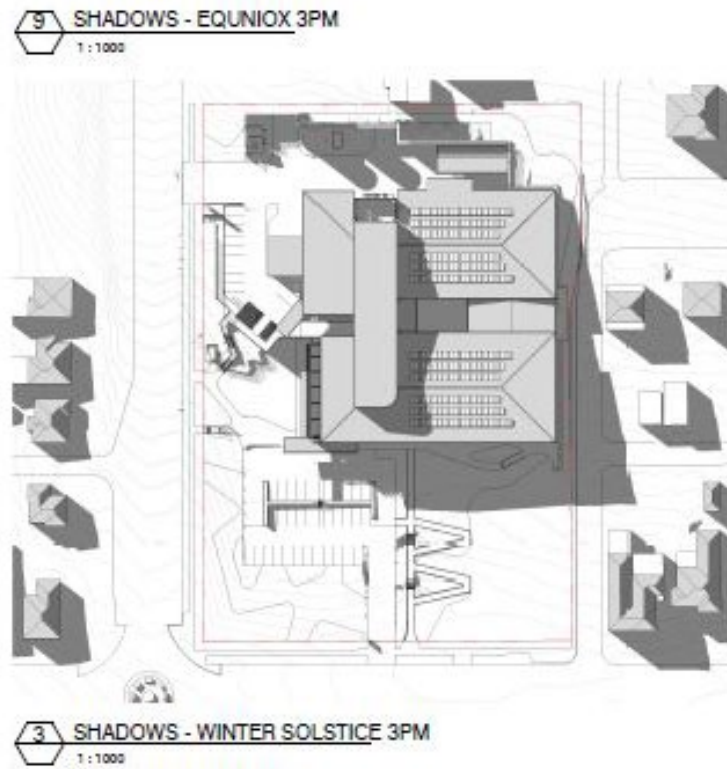


Figure 20 Shadow Diagrams
Source: DJRD Architecture

7. Summary of Mitigation Measure

Table 13 presents those mitigation measures that accompanied the Main Works REF that require modification due to the proposed amendments. Deletions are shown in ~~bold strikethrough~~, while inclusions are shown in ***bold italics***. **Appendix A** provides a revised summary of mitigation measures.

Table 13: Altered mitigation measures

No	Mitigation measures	Stage
Erosion and Sediment Control	The demolition/building contractor is to confirm all soil erosion and sediment controls on site to suite the programme of works with reference to the Erosion and Sedimentation Control Plans prepared by ACOR Consultants (15 December 2022 <i>19 December 2023</i>).	Pre-demolition/construction & demolition/construction

Mitigation measures are to be implemented for the proposal to reduce impacts on the environment. An updated consolidated list of mitigation measures for the amended proposal are provided at **Appendix A**.

7.1 Summary of Impacts

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

- The extent and nature of potential impacts are minimal, and will not have significant adverse effects on the locality, community and the environment;
- These identified impacts are consistent with those from those presented with the Main Works 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.

8. Justification and Conclusion

The amended proposal for the construction of a new health services facility at the Cowra Health Service at 64 Liverpool Street, Cowra, is subject to assessment under Part 5 of the EP&A Act. A Main Works REF for the approved proposal was approved on 29 May 2023. This Addendum 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 amended proposed activity.

As discussed in detail in this report, the amended 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 Addendum REF, the amended 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 considered all potential impacts (changed from those identified within the Main Works REF) and has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The environmental impacts of the amended proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5 of the EP&A Act. On this basis, it is recommended that HI determine the amended proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report.

Appendix A Updated Summary of Mitigation Measures

Aspect	Mitigation Measure	Timing
Overall Construction Management	A final Construction Management Plan shall be prepared by the contractor and endorsed by HI addressing all the necessary requirements of construction that form part of this REF approval. This shall include the preparation of: <ul style="list-style-type: none"> A Traffic Guidance Scheme which will detail traffic control measures that maintain safety at construction vehicle entries to the site and within the existing road network. An updated Construction Waste Management Plan that estimates the quantity of demolition waste generated during the proposed works. 	Pre-demolition/construction
	The works will be undertaken in accordance with the Safe Work Australia guidelines relating to <i>Building and construction industry: Minimising the risk of exposure to COVID-19</i> and any NSW Government requirements.	Demolition/construction
Design	Consultation will need to be undertaken between the appointed Principal Contractor, HI and other key stakeholders to ensure that the existing fire safety arrangements at the Cowra Health Service are not compromised as a result of the proposed development.	Pre-demolition/construction
Community Consultation	Prior to commencement of work, the Proponent must notify the Council and occupier of any land within 40 metres of the property boundaries of the project site, providing a project description and the expected dates for commencement and completion of works.	Pre-demolition/construction
	Complaints received shall be recorded and attended to promptly. On receiving a complaint, works shall be reviewed to determine whether issues relating to the complaint can be avoided or minimised. Feedback shall be provided to the complainant explaining what remedial actions were taken.	Pre-demolition/construction
	The Proponent shall develop a complaints management system and record details of all complaints received and the means of resolution of those complaints. The Complaints register shall be made available to Council on request.	Pre-demolition/construction
	A site notice board must be located at the main entrance to the site in a prominent position and must include the following: <ul style="list-style-type: none"> 24-hour contact person for the site; telephone and facsimile numbers and email address; and, site activities and time frames. 	Pre-demolition/construction
	The site notice must be erected no less than 2 days prior to the commencement of works.	Pre-demolition/construction
Work Site	All relevant legislation and associated regulations would be complied with.	Demolition/construction
	Traffic during construction would be managed in accordance with AS 1742.3 - 1996 "Manual of Uniform Traffic Control Devices Part 3: Traffic Control Devices for Works on Roads".	Demolition/construction
	Protective site safety fencing would be installed around the construction site. Vehicle and workforce access points to the construction compounds would be controlled.	Pre-demolition/construction & Demolition/construction
	The hours of demolition or construction, including delivery of materials to and from the site, shall be restricted as follows: <ul style="list-style-type: none"> Monday to Friday: 7am to 6pm. Saturday: 8am to 1pm. Sunday and Public Holidays: No Work. Some work may need to be completed outside of the above hours. If required, these will be planned in consultation with stakeholders and Council to ensure all aspects of work are clearly understood by all parties and minimise disruption to hospital operations. This may include works which are most appropriately carried out outside of main working hours, for critical hospital operational reasons Measures should also be undertaken to ensure that acoustic impacts are mitigated, as outlined in the Noise and Vibration Management Plan prepared by Acoustic Logic (25 July 2022).	Demolition/construction
	The worksite would be left tidy and rubbish free each day prior to leaving site and at the completion of the works.	Demolition/construction

Aspect	Mitigation Measure	Timing
	No plant and equipment storage areas or bunded areas for storage of petroleum, distillate and other chemicals would be permitted within the site.	Demolition/construction
	The Principal Contractor would meet all workplace safety legislation.	Demolition/construction
	Undertake dilapidation reporting of Council assets and where necessary adjacent private properties (e.g. footpath) prior to commencement of works.	Pre-demolition/construction & Post-demolition/construction
	All materials on-site or being delivered to the site must be contained within the site. The requirements of the <i>Protection of the Environment Operations Act 1997</i> are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.	Demolition/construction
	The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Demolition/construction
Plant and Equipment	In accordance with WorkSafe all plant and equipment used in construction work must comply with the relevant Australian Standards and manufacturer specifications.	Demolition/construction
	No vehicle maintenance would be permitted in the demolition and construction areas except in emergencies.	Demolition/construction
	All plant/equipment would be inspected daily to avoid leakage of fuel, oil or hydraulic fluid to the work sites. Machinery found to be leaking would be repaired or replaced.	Demolition/construction
	All machinery would be secured against vandalism outside working hours.	Demolition/construction
	No batching plant would be permitted on site.	Demolition/construction
Demolition / Construction	A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council.	Demolition/construction
	The use of any rock excavation machinery or any mechanical pile drivers or the like is restricted to the hours of 8:00am to 5:00pm (maximum) on Monday to Friday only, to minimise the noise levels during construction and loss of amenity to nearby residents.	Demolition/construction
	If asbestos is encountered, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos containing material has been removed from the site to an approved waste facility.	Pre-demolition/construction & demolition/construction
	After demolition works, the site is to be left free of debris that may harbour vermin.	Demolition/construction
Erosion and Sediment Control	The demolition/building contractor is to confirm all soil erosion and sediment controls on site to suite the programme of works with reference to the Erosion and Sedimentation Control Plans prepared by ACOR Consultants (19 December 2023).	Pre-demolition/construction & demolition/construction
	Erosion and sedimentation control measures would not be removed until disturbed areas have stabilised.	Demolition/construction
	Any excess spoil following construction would be seeded to minimise the likelihood of it being transported offsite through wind or water action. Alternatively, it would be removed off site for disposal in accordance with DECCW, Council and legislative requirements.	Demolition/construction
	Any loose material stockpiles would be located within the temporary construction compounds and be protected from possible erosion.	Demolition/construction
	Erosion and sedimentation control works are to be undertaken in accordance with the 'Managing Urban Stormwater Soils and Construction' Landcom 2004.	Demolition/construction
	The demolition/building contractor shall programme works to ensure that disturbed areas are adequately drained during the period of demolition. Surfaces shall be well graded and sealed off to remove any depressions which would allow ponding water.	Pre-demolition/construction

Aspect	Mitigation Measure	Timing
	The demolition/building contractor shall ensure that all areas disturbed for demolition works are reinstated with minimum 100mm topsoil and hydroseeded.	Demolition/construction
Water Quality	All reasonable and practical measures will be implemented to prevent pollution material entering drain inlets or waterways.	Demolition/construction
Noise and Vibration	Operate in accordance with the Construction Noise and Vibration Management Plan prepared by Acoustic Logic (25 July 2022).	Demolition/construction
	Prior to commencement of works each month, neighbouring receivers should be notified of the anticipated works for that month and the potential noise and vibration generation from the anticipated activities.	Pre-demolition/construction & demolition/construction
	All reasonable and practical steps shall be undertaken to reduce noise and vibration from the site.	Demolition/construction
	The Principal Contractor would use appropriate techniques not entailing excessive cost to meet the Office of Environment and Heritage construction noise and vibration requirements as far as practicable. Reference should be made to the Office of Environment and Heritage "Interim Construction Noise Guideline (July 2009)".	Demolition/construction
	Wherever feasible, hydraulic hammering should be minimised in favour for the use of excavators with a bucket.	Demolition/construction
	Where high noise generating works are proposed to be undertaken, respite hours should be implemented to reduce the impact on surrounding receivers. Limit the use of any required hydraulic hammers and grinding / saw cutting activities to between 8:00am – 12:00pm and 1:00pm - 5:00pm Monday to Friday and between 9:00am - 1:00pm on Saturdays. This equates to a maximum of four-hour blocks of high generating noise activity, separated by a minimum 1-hour respite period.	Demolition/construction
	Trucks to turn off their engines during idling to reduce impacts on nearby receivers (unless truck ignition needs to remain on during concrete pumping). Minimise truck reversing. Plant and equipment should be off when not in use.	Demolition/construction
	Deliveries and waste removal should use straps in place of chains for handling materials wherever possible. Deliveries should be scheduled during less sensitive time periods (After 9am) wherever practical.	Demolition/construction
	When selecting construction equipment to be used on the project, the noise levels of plant and equipment should be considered, whereby equipment selected has an equivalent or lower sound power level than the predictive sound power levels of equipment maintained within this report.	Pre-demolition/construction & demolition/construction
	A conscientious effort should be made to avoid works near the nearest sensitive receivers, particularly the existing hospital, wherever feasible. Compounding various high generating activities simultaneously near receivers should be avoided where possible.	Demolition/construction
	Unnecessary shouting should be avoided on site, and appropriate signage should be installed to remind workers of their responsibility to reduce noise impacts where feasible. Loud music from radios and stereos should not be permitted.	Demolition/construction
	Materials should be placed gently and not thrown to avoid making crashing noises.	Demolition/construction
	Non-tonal reversing beepers should be implemented on all construction equipment and mobile plant used regularly on site.	Demolition/construction
	Maximum delivery vehicle speed of 10km/h through service road.	Demolition/construction
	In the event of a complaint, the noise management procedure identified in the Construction Noise and Vibration Management Plans is to be followed.	Demolition/construction
	Noise would be attenuated with the use of screening, acoustic enclosures, engine silencing and substitution by alternative processes to reduce noise emission levels from typical construction equipment. In addition to these physical noise controls, the following general noise management measures would be followed.	Demolition/construction
	Plant and equipment would be properly maintained.	Demolition/construction

Aspect	Mitigation Measure	Timing
	Equipment would be checked and calibrated to the appropriate design requirements and to ensure that maximum sound power levels are not exceeded.	Demolition/construction
	Where possible, plant would be strategically positioned on site to reduce the emission of noise to the site, surrounding neighbourhood and to site personnel.	Demolition/construction
	Any equipment not in use for extended periods would be switched off.	Demolition/construction
	During fit-out in the construction stage and where practical and safe to do so, handheld construction equipment should be used within the building shell to minimise noise impacts on adjacent receivers.	Construction
	Safe working distances should be observed where possible. Where work is required to take place within these distances, the Principal Contractor shall consult with the affected community member to establish appropriate periods when this work will occur.	Demolition/construction
	A trial test should be conducted where vibration levels are measured near each vibration sensitive equipment when using construction and demolition equipment. These measured vibration levels should be assessed against the equipment criteria, and operational procedures should be investigated.	Pre-demolition/construction
	Vibration monitoring shall be conducted within the operational hospital during each demolition stage. The number of vibration monitors is to be confirmed following consultation with the existing hospital and the contractor.	Demolition/construction
	Any vibration monitor is to have SMS notification capability to enable contractor to be immediately informed when 75% of the vibration criteria has been measured.	Demolition/construction
	Vibration monitoring results would be assessed against the nominated vibration goals and compiled into a report to be provided by the Principal Contractor to the project manager.	Demolition/construction
	Vibration impacts would be attenuated through the implementation of clearly visible signage including contact details for the Principal Contractor, consultation with relevant occupants of nearest affected buildings and the provision of respite periods where necessary.	Demolition/construction
	A detailed acoustic review of acoustic plant items shall be undertaken once plant items are selected.	Construction
Air Quality	Spraying of paint and other materials with the potential to become air borne particulates would only be undertaken in still or light wind conditions.	Demolition/construction
	Community notification would be undertaken where appropriate.	Demolition/construction
	No burning of vegetation or other materials would be permitted on site or at the construction compound.	Demolition/construction
	Management of dust prevention strategy is to be developed by the Principal Contractor, detailed in the Construction Management Plan and agreed by the project manager.	Pre-demolition/construction
	Dust generation during demolition activities would be controlled by regular control measures such as on-site watering.	Demolition/construction
	Areas of open excavation would be kept to a minimum.	Demolition/construction
	Use of mesh and shade cloth fences would be used around open excavation areas as required to reduce wind velocity and also trap any wind born objects.	Demolition/construction
	Construction vehicles and equipment would be suitably serviced within the six-month period prior to commencement of construction activities and all necessary maintenance undertaken during construction period. In addition, where practicable, the excessive use of vehicles and powered construction equipment would be avoided.	Demolition/construction
	Exposed areas would be progressively revegetated as soon as practical.	Demolition/construction
	Vehicle wash down areas would be established to ensure all mud and soil from construction vehicles is not carried onto public roads.	Demolition/construction

Aspect	Mitigation Measure	Timing
Waste Management (Construction and Demolition)	All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	Demolition/construction
	Mud deposited on the road network due to truck movements to and from the site would be either prevented or cleaned up immediately.	Demolition/construction
	The waste management measures outlined in the Construction Waste Management Plan (16 November 2022) shall be implemented.	Pre-demolition/construction & demolition/construction
	Waste generation shall be avoided through strategic selection of materials during design and purchasing.	Pre-demolition/construction
	All waste generated by the project, shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials in accordance with the NSW EPA's Waste Classification Guidelines and the <i>Protection of the Environment Operations Act 1997</i> .	Demolition/construction
	Where available, recyclable site and construction waste would be recycled in accordance with the NSW Government's "Waste Reduction and Purchasing Policy (WRAPP guidelines)". Waste oil would be sent to approved recyclers.	Demolition/construction
	The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timber, plasterboard and metals) would be estimated prior to demolition and the destination specified either for on-site re-use or recycling, or off-site re-use or recycling and as a last resort disposal at a licensed waste facility.	Demolition/construction
	Where possible non-contaminated excavated material would be incorporated in the earthworks for the proposed development.	Demolition/construction
	No burning or burying of wastes would be permitted on site.	Demolition/construction
	Cleaning out of batched concrete mixing plant would not be permitted within the construction area.	Demolition/construction
	Non-recyclable waste and containers would be regularly collected and disposed of at a licensed landfill or other licensed disposal sites in the area.	Demolition/construction
	Any bulk garbage bins delivered by authorised waste contractors would be placed and kept within the property boundary.	Demolition/construction
	Waste management practices for the Proposal would follow the resource management hierarchy principles embodied in the <i>Waste Avoidance and Resource Recovery Act 2001</i> . These practices include: avoid unnecessary resource consumption; recover resources (including reuse, reprocessing, recycling and energy recovery); and dispose (as a last resort).	Demolition/construction
	The location and design of temporary waste storage areas should consider the following matters: <ul style="list-style-type: none"> The waste storage area should be appropriately sized and signposted to enable the correct separation and storage of material. Suitable vehicle and personnel access must be provided to the waste storage area. Consideration shall be given to topography, drainage and existing vegetation before selecting a location for the waste storage area. The waste storage area should be located to prevent adverse amenity impacts (such as odour and visual) on neighbouring properties. The waste storage area should be wholly located within the site's property boundary unless Council has granted approval. 	Pre-demolition/construction & demolition/construction
	Staff present on site during the Early Works stage of the project shall be required to undertake induction and awareness training inclusive of the Waste Management Plan and site-specific waste management.	Pre-demolition/construction & demolition/construction

Aspect	Mitigation Measure	Timing
	Signage shall be provided on site to ensure waste management measures are communicated across the site, particularly for contractors and visitors who are not regularly on site. Signage should highlight correct procedures for separating wastes where required, locations of bins and waste storage areas, labelling of designated bins, potential hazards associated with the waste streams and handling, and contact details should any issues be encountered.	Pre-demolition/construction & demolition/construction
	<p>The following activities will be undertaken to inform the onsite waste management process and to determine the success of the Waste Management Plan:</p> <ul style="list-style-type: none"> • Ensure waste quantities generated are recorded, including tracking of receipts from waste recycling or disposal via the appointed waste contractor; • Record waste classification and testing results; • Review the Waste Management Plan in light of any changes to Early Works activities or further information which may alter waste management practices; • Undertake auditing of waste management across the site as a component of broader environmental site audits; and • Undertake visual inspections daily to ensure waste management controls are implemented and maintained across the site. 	Demolition/construction
	Where formal auditing, daily visual inspections or incident reporting identify incorrect storage or disposal procedures, or maintenance or waste management issues, observations shall be promptly reported to the Site Manager and recorded. The Site Manager shall determine appropriate measures to rectify the issues in a timely manner in consultation with the Environmental Management Representative and Health and Safety Manager where required. The initiation, progress and close out of corrective actions shall be reported to the Project Manager on a weekly basis.	Demolition/construction
Waste Management (Operations)	The waste management measures outlined in the Operational Waste Management Plan (OWMP) (22 December 2022) shall be implemented. The OWMP shall be reviewed and updated before the new hospital becomes operational	Pre-operations/operations
	There shall be clear delineation between the clean (empty) bins and dirty (full) bins in clinical and related waste (CRW) bin storage areas to reduce contamination and odours. Access to these storage areas will be limited to authorised persons only.	Operations
	A spill kit shall be available in the CRW bin storage area and contain items necessary to clean up spills of biohazard waste.	Operations
	Skip bins shall be covered and screened to reduce access for vermin and minimise visual impact.	Pre-operations/operations
	Bin storage areas shall be fully enclosed and only accessible by cleaners, hospital staff and the waste service providers.	Pre-operations/operations
	Routes between point of waste generation and bin storage areas shall be kept free from hazards.	Operations
	Doors/access for bin storage areas shall be at least the size of the largest bin to enable bins to be easily wheeled into and out. Internal and external doors will be ventilated. Doors shall be self-closing to eliminate access to vermin.	Construction
	Bin store internal walls shall be cement rendered (solid and impervious) to enable easy cleaning. Ceilings shall be finished with a smooth faced, non-absorbent material capable of being easily cleaned and walls and ceilings finished/painted in a light colour.	Construction
	Floors in the general waste/recycling bin storage area shall be constructed in concrete in accordance with AS 2870, with a slab thickness minimum of 100 mm, be impervious and have a brush finish treatment. Floors in the general waste/recycling bin storage area shall be evenly graded to an approved liquid refuse disposal system.	Construction
	The secure (CRW) bin store shall drain to a sump or sewer to collect spills and wash waters. No liquid waste, washdown waters or stormwater contaminated with biohazardous waste shall be disposed of via the stormwater drainage system.	Construction/operations
	Bin storage areas shall include an adequate separate ventilation system that complies with Australian Standard 1668 (AS1668). Ventilation outlet will not be in the vicinity of windows or intake vents associated with other ventilation systems.	Construction

Aspect	Mitigation Measure	Timing
	Bin storage areas shall have sensor or switch controlled artificial lighting both internally and externally to the room. The secure (CRW) bin store shall be signposted with the biohazard symbol and other labelling appropriate to the types of waste stored within.	Construction
	Visual aids and signage shall be provided in bin storage areas to ensure that the area works as intended.	Construction
	Grease traps shall be located within 10 m to 40 m of the tanker vehicle so that the hose can reach.	Construction
	Noise shall be minimised through the location of the bin storage area and collection point and the timing of collections to prevent disruption to hospital patients and neighbours.	Operations
	Bin wash areas shall have impermeable walls and floors grading to an industrial floor waste (including a charged 'water-trap' connected to sewer or an approved septic system), with a hose cock to enable bins and/or the enclosures to be washed out and a 100 mm floor waste gully to waste outlet. Both hot and cold water shall be available.	Construction
	<p>Clinical and related waste:</p> <ul style="list-style-type: none"> • Must be handled by staff with knowledge and access to appropriate Personal Protective Equipment • Must be packaged so that there is no risk of waste escaping • Must be transported and disposed of in accordance with NSW EPA legislation and guidelines and relevant Codes of Practice • Must be stored in uniquely identified receptacles located in separate rooms from all other wastes and recyclables, and disposed of according to designated Clinical and Hazardous Waste Procedures • Sharps containers should be placed within "arms reach" of where the sharp is generated • Hospital staff will service the sharps containers/bins from their place of use within the hospital and replace them at the same time with empty containers/bins • All containers must meet the required Australian Standard in terms of construction and colour coding etc. 	Operations
	All staff shall receive information appropriate to their role regarding the waste collection systems including how to use the system, which items are appropriate for each stream and collection times. Facilities management will have the responsibility for this task.	Operations
	Cleaners and hospital staff shall be required to provide feedback to management about any non-compliance issues they observe during their cleaning activities, such as contamination, non-participation, or missing or damaged bins.	Operations
	The waste/recycling contractor shall be required to report actual quantities collected by stream so that management can monitor performance and feed this back to staff. The contractor should also be required to participate in ongoing reviews and provide updates on new opportunities that may allow the hospital to further increase their diversion from landfill.	Operations
Heritage and Archaeology	Should any heritage relics or sites be discovered during construction they shall be reported to Health Infrastructure. Any proposal to disturb any suspected relics or heritage sites may require consultation with the Office of Environment and Heritage.	Demolition/construction
	Should any evidence of Aboriginal relics be discovered during construction they shall be reported to Health Infrastructure and the Aboriginal Archaeologist. Any proposal to disturbance suspected relics or Aboriginal heritage site may require consultation with the Office of Environment and Heritage. All work is to cease on site until the relevant permit is received or advice is provided by Health Infrastructure that work can recommence.	Demolition/construction
Hazards and Contamination	An Asbestos Management Plan must be prepared for the site to meet the requirements under Clause 429 of the Work Health and Safety Regulation (2017).	Pre-demolition/construction
	The control measures outlined in the HAZMAT Register (4 May 2022) by JK Environments shall be implemented. Prior to demolition works, the HAZMAT register and the Asbestos Management Plan must be provided as a register to the demolition/building contractor.	Pre-demolition/construction

Aspect	Mitigation Measure	Timing
	All works associated with the disturbance and removal of any friable asbestos containing materials must be undertaken by a Licenced Class A Asbestos Removalist. The asbestos removalist must prepare an Asbestos Removal Control Plan for the proposed works. The control plan must include an allowance for asbestos air fibre monitoring during the removal and thorough clean up works upon completion of the removal works.	Pre-demolition/construction
	A clearance inspection must be undertaken on completion of demolition works before construction activities can commence.	Post-demolition
	Contamination of the site during works would be avoided.	Demolition/construction
	If any contaminated materials or hazardous substances (for example, asbestos, polychlorinated biphenyls, synthetic mineral fibre, lead dusts, paint containing lead and ozone depleting substances) are encountered during demolition works, works should cease and the material should be inspected and classified by an asbestos removal contractor. The area should be isolated and barricaded until the material has been classified as non-hazardous or removed and the area cleared.	Demolition/construction
	Asbestos removal and management in NSW is regulated under the Work Health and Safety Act 2011 and the Work Health and Safety Regulation 2017. The handling of asbestos and asbestos work must be carried out in accordance with the following documents published by the NOHS Commission in August 1988, as in force from time to time (Clause 259): – “Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1988)]”, and, – “Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (1988)]”.	Pre-demolition/construction & demolition/construction
	The Regulation requires licensed contractors to contact SafeWork NSW of each bonded asbestos removal project of 10m ² or more.	Pre-demolition/construction & demolition/construction
	Any contaminated and hazardous material (i.e. lead paint, PCB containing electrical equipment, SMF Materials etc.) would be classified first and then stored, transported and disposed of in accordance with DECCW requirements at a DECCW licensed waste facility.	Pre-demolition/construction & demolition/construction
	An Unexpected Finds Protocol should be established as part of the detailed Construction Management Plan and include appropriate responses to report and manage the discovery of unexpected contaminated materials.	Pre-demolition/construction
Ecologically Sustainable Team	The sustainability initiatives and energy efficiency measures outlined in the ESD Report prepared by Stantec (26 October 2022) shall be considered in the detailed design of the new hospital.	Pre-construction/construction
Hazardous Material Storage	The storage of flammable gases, flammable liquids, flammable solids, toxic and infectious materials, corrosive materials and oxidising substances shall meet the requirements of the Resilience and Hazards SEPP Screening prepared by Arup (30 September 2022).	operation
Traffic	A Construction Traffic Management Plan shall be developed by the building contractor.	Pre-construction
	The Principal Contractor is to prepare a Traffic Guidance Scheme that includes traffic control measures that will be implemented to maintain safety at construction vehicle entries to the site and within the existing road network. These measures will include traffic marshals, signage, manoeuvring areas, and any other relevant traffic management strategies to be in place during construction.	Pre-demolition/construction
	The following construction vehicle access route is recommended to avoid local access roads where possible: • Approach via Kendal Street. • Left/Right turn onto Brisbane Street. • Enter the site via left/right turn from Brisbane Street. • Exit site in a forward direction onto Brisbane Street. • Left/Right turn onto Kendal Street.	Demolition/construction
	Construction vehicles are not permitted to block access to the site's emergency vehicle access driveway.	Demolition/construction
	Access by pedestrians to and from the Hospital site will be maintained during the works.	Demolition/construction

Aspect	Mitigation Measure	Timing
	Temporary hoarding appropriate to the interaction between pedestrians and construction works (as per SafeWork requirements and Australian Standards) will be constructed to prevent unauthorised access to the Site.	Demolition/construction
	Vehicles operating to, from and within the site shall do so in a manner which does not create unreasonable or unnecessary noise or vibration.	Demolition/construction
	Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances.	Demolition/construction
	All habitat is to be removed prior to demolition and is to be supervised by a suitably qualified Ecologist to ensure appropriate techniques are utilised. Any fauna injured during such activities should be transported to a veterinary clinic or taken by a Wires volunteer.	Pre-demolition/construction
	Bat detection devices (Anabat) should be used in all areas of potential habitat prior to demolition activities.	Pre-demolition/construction
	Appropriate hygiene measures such as removal of contractor rubbish, vehicle and equipment cleaning protocols are to be implemented to ensure that operations within the site do not contribute to the encouragement or spread of feral pest, disease or weed species.	Demolition/construction
	All fuels, chemicals and other hazardous materials will be stored in a roofed, fire-protected and impervious bunded area at least 50 metres from waterways, drainage lines, basins, flood-affected areas or slopes above 10%. Bunding design will comply with relevant Australian Standards and should generally be in accordance with guidelines provided in the EPA Authorised Officers Manual.	Demolition/construction
	Before the commencement of construction, the Landscape Plans prepared by Site Image Landscape Architects (25 November 2022) shall be updated to reflect the requirements of the Arborist Report dated 16 February 2023, including the planting of 35 new trees with a canopy at maturity of 8 metres or greater.	Pre-construction/construction
	Trees shall be planted after the completion of construction works at the site in accordance with the updated Landscape Plans.	
	Aged eucalyptus mulch should be maintained to all retained and replenished trees at the site in accordance with Australian Standards® AS 4454- 2003 Compost, Soil Conditioners and Mulches.	Pre-demolition/construction & demolition/construction
Ecology	A watering schedule should be maintained for new planted trees; for example, a 45L pot requires approximately 35L of daily water.	Post-demolition/construction
	Tree protection measure shall be applied to the trees identified in the Arborist Report (16 February 2023) to protect those trees during the proposed works.	Pre-demolition/construction
	All retained trees should be protected by fencing and / or ground protection before any demolition, development, or soil stripping starts.	Pre-demolition/construction
	Prior to demolition, earthworks or site clearing, a competent person should clearly mark trees for removal (spray paint on trunks).	Pre-demolition/construction
	Scheduled inspection of trees should be undertaken by a level 5 project Arborist.	Demolition/construction