

Amendment No.1 of REF 14/2023: Child and Adolescent Mental Health Services (CAMHS) building - Nepean Hospital

Project/Portfolio

Nepean Hospital / Western Region

Topic

To seek approval to amend the Review of Environmental Factors (REF) No.14/2023 by updating the Architectural Consultants engaged in relation to the design, development and construction of the CAMHS facility at Nepean Hospital and amend mitigation measure 8.3 in relation to design and treatment of the under-croft area and delete mitigation measure 23.1 relating to the engagement of a site auditor in respect to contamination.

Recommendation

Acting as a delegate of the Health Administration Corporation and in accordance with Section 5.5 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, I hereby determine the Addendum to the Review of Environmental Factors by granting approval subject to the Mitigation Measures contained in the approval dated 11 July 2023, subject to the amendments below:

Schedule 1

Mitigation measures

The following Mitigation Measures have been imposed to ensure that the activity is carried out in accordance with the plans/documentation and any amendment approved under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). These mitigation measures are required to eliminate, minimise or manage environmental impacts of the activity. They provide measures for the appropriate environmental performance of the activity, including regular monitoring and reporting.

It is proposed the following mitigation measures be amended to read as follows;

3. Design integrity

- 3.1 Necessary arrangements must be implemented by the Project Team to ensure that ~~STH Architects~~ **NBRS** are engaged in any design documentation phase to ensure that the design quality of the CAMHS building is maintained through the construction phase through to completion of the Project.

8. Design changes

- 8.3 The under-croft area of the CAMHS building shall be made inaccessible (apart for access for maintenance) ~~and shall include louvred screens or the like which will be visually appealing~~. The area immediately in front of the under-croft shall be landscaped to screen and soften the appearance of this area.

~~23. Site contamination~~

- ~~23.1 Prior to the commencement of work, an NSW EPA accredited Site Auditor must be engaged to provide advice throughout the duration of the works to ensure that any work required in relation to contamination is appropriately managed.~~

HI Chief Executive's signature
Rebecca Wark



Date
22 February 2024

Background

On 5 December 2023, _planning lodged a formal request to amend REF approval No.14/2023 and change mitigation measure 3.1 (refer to **Tab A**) and on 24 January 2024 the Project Team requested an additional change to mitigation measure 8.3 (refer to **Tab D**). The Project Team also requested the deletion of mitigation measure 23.1 relating to the need to engage a site auditor in respect to contamination for the duration of construction works.

Three minor amendments to the REF are proposed. The first is a result of engaging a different project architect for the construction phase of the project. STH Architects were engaged for the design stage of this project and prepared all the relevant documentation to accompany the REF.

Mitigation measure 3.1 was implemented to ensure design integrity, consistency and a high level of design quality that accompanied the REF would be translated through the construction phase and maintained until the completion and occupation of the building.

The request also seeks to amend Mitigation measure 8.3 regarding the design and treatment of the exposed under-croft area and to provide more flexibility in the treatment of this space.

Finally, it is sought to delete mitigation measure 23.1 which requires the engagement of a site auditor in respect to any site contamination to oversee the construction works. This condition is not required given the results of the Detailed Site Inspection (DSI) and the recent additional testing which confirms the site isn't contaminated. There are specific mitigation measures included to ensure all the recommendations suggested in the DSI are adhered to (mitigation measures 42 and 43) and the usual conditions around unexpected finds are also retained (mitigation measure 53). There are enough measures to ensure any potential contamination across the site is appropriately managed.

Key reasons

REF Approval 14/2023 was issued on 11 July 2023 for the *"demolition of the Nepean 1 and 2 buildings and the Sexual Health building, removal of three (3) trees, loss of parking and the construction of a two-storey building for Child and Adolescent Mental Health Services (CAMHS), new driveway access off Derby Street, new parking spaces, associated landscaping and site works at Nepean Hospital"*.

NBRS Architects have been engaged to prepare the detailed design documentation as part of the construction stage and are therefore unable to satisfy or comply with mitigation measure 3.1 as written as it was anticipated that STH

Architects who prepared the REF plans would follow through. An extract of the detailed elevations of the building as prepared by NBRS are included as **Tab B** and **C**. These detailed plans are consistent with and maintain the design integrity, quality and intent of the approved design prepared by STH Architects. In this case the purpose and intention of the measure has been satisfied and it is reasonable to amend it and replace STH Architects with NBRS. As such altering the wording of the mitigation measure is appropriate and acceptable in this case.

In respect to mitigation measure 8.3, this requires the design treatment and screening for the exposed under-croft section of the building to be “visually appealing”. The stamped REF plans show this area including a “black metal mesh screen” (refer to **Figure 1** below for the approved materials and finishes).

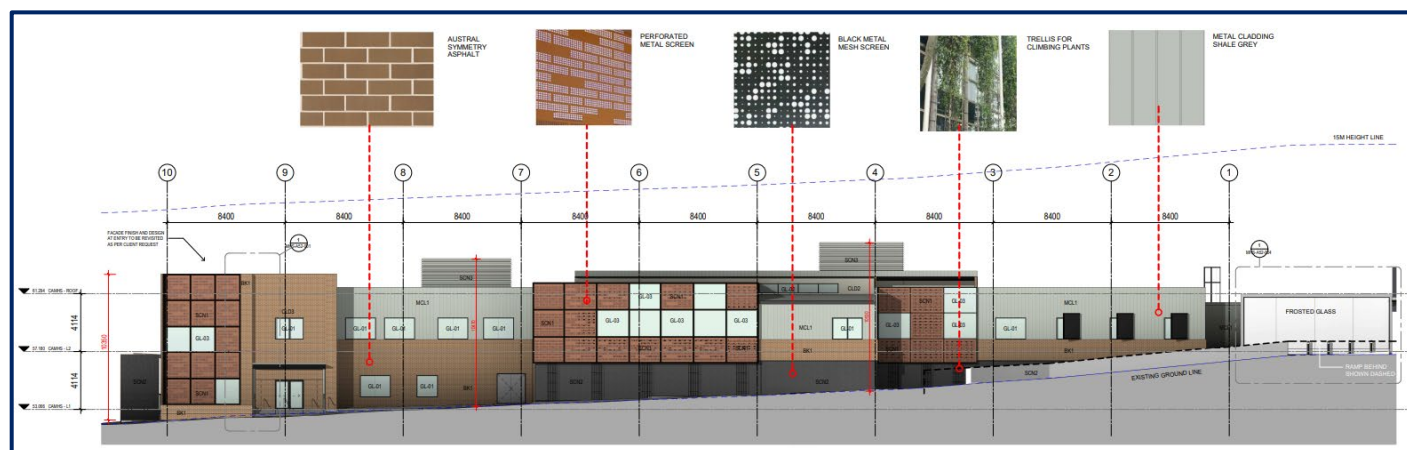


Figure 1: North Elevation showing the approved materials and finishes including the proposed black metal mesh screen along the under-croft/lower level (courtesy: STH Architects).

During the final design stage, some elements of the design have been modified and the materials proposed for the under-croft area have been altered to wire mesh screens or a black cyclone screening equivalent. It is therefore requested to amend the wording of mitigation measure 8.3 to allow for the new cost-efficient alternative screening. There is no change proposed to the requirement to landscape the front of the under-croft to “screen and soften the appearance of this area”. The landscaping should assist with screening this area and the proposed wire mesh or black cyclone screens, ensuring that the screen will not be visually dominating or exposed. Consequently, the intent of the measure should be satisfied.

In respect to the deletion of mitigation measure 23.1, this measure requires the engagement of a Site Auditor during the construction process to ensure that contamination across the site it is appropriately managed. Given that there are extensive measures (mitigation measures 24, 42, 43 and 53) ensuring that all works onsite satisfy the findings of the DSI and Hazard Materials Survey, there is no remediation required, and considering the findings of a recently prepared hygienist report which confirmed the site is free of any contamination the need to engage a site auditor in this case is considered onerous and not warranted. There are extensive protection measures in place which satisfy the technical requirements in respect to contamination and it is therefore reasonable to remove this mitigation measure.

The scope and nature of the changes are considered minor.

Financial Implications

Nil

Risk & Environmental Impacts

Risks have been mitigated through measures included in the original REF and no additional measures are considered necessary given the small scale and negligible impact of the change.

The addendum REF is minor in scope and there is no intensification of the works as a consequence of the amendment.

Consultation

It is not considered necessary to re-notify the Activity, given the minor nature of the proposed modification.

Author and endorsements

Consultation	Position	Date
John Kilzi	Project Director	5/12/2023
Author	Position	Date
Larissa Ozog	Senior Planning Advisor	29/01/ 2024
Endorsed by	Position	Date
Rachel Mitchell	Planning Manager	05/02/2024
Matt Vizard	Director	06/02/2024
Bruno Zinghini	Executive Director	06/06/2024
Troy Harvey	Executive Director	12/2/2024

Attachments

Tab	Title
A	Formal Addendum report
B	East/West Elevations plans prepared by NBRS
C	North/South Elevations prepared by NBRS
D	Written request to amend Mitigation measure 8.3
E	Workflow Approval History