

HEALTH INFRASTRUCTURE

Addendum Review of Environmental Factors

Balranald District Hospital – Key Worker Accommodation

7 February 2024

Version 2



HI Planning Document Control

Version	Date	Author	Description	Reviewed by	Approved by
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Declaration

This Addendum Review of Environmental Factors (Addendum REF) has been prepared for Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from amendments to the works for construction of key workers accommodation at Balranald District Hospital, Market Street Balranald.

A REF for key worker accommodation was endorsed by HI on 18/07/2023. 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* (TISEPP).

This Addendum REF provides a true and fair review of the activity in relation to its likely impact on the environment 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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B	Amended Architectural Plans	STH	1 February 2024
C	Amended Landscape Plans	Site Design + Studios	24 January 2024
D	Amended Civil Drawings	GHD	27 November 2023
E	Amended Mitigation Measures	LJB Urban Planning	1 February 2024

Abbreviations

Abbreviation	Description
AEC	Area of Environmental Concern
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AHIMs	Aboriginal Heritage Information Management System BC Regulation
AMG	Australian Map Grid
BC Act 2016	Biodiversity Conservation Act 2016
BC Act 2017	Biodiversity Conservation Act 2017
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
CA	Certifying Authority
CE	Chief Executive
CM Act	Coastal Management Act 2016
CMP	Construction Management Plan
CWC	Connecting with Country
CRA	Conservation Risk Assessment
DPC	Department of Premier and Cabinet
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EES	Environment, Energy and Science
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act (Cwth)	Environment Protection and Biodiversity Conservation Act 1999
EPI	Environmental Planning Instrument
EPL	Environment Protection License
FM Act	Fisheries Management Act 1994
Ha	Hectares
HHIMS	Historic Heritage Information Management System
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MPS	Multipurpose Service
MNES	Matters of National Environmental Significance

Abbreviation	Description
NPW Act	National Parks and Wildlife Act 1974
NPW Regulation	National Parks and Wildlife Regulation 2009
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	Commonwealth Native Title Act 1993
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	Protection of the Environment Operations Act 1997
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors
RF Act	Rural Fires Act 1997
RFS	Rural Fire Service
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TISEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	Water Management Act 2000

Executive Summary

The Amended Proposal

LJB Urban Planning Pty Ltd has been commissioned by Health Infrastructure to prepare an Addendum to Review of Environmental Factors (REF) approved for works within the Balranald District Hospital. The approved works under the REF dated 03/07/2023 endorsed by Health Infrastructure on 18/07/2023 included:

- Construction of four (4) key worker accommodation cabins, each cabin containing two (2) self-contained one-bedroom units with an entry deck and paved and grassed private open space.
- New vehicular entry off Market Street which provides access to each accommodation providing a double colorbond carport shared between two self-contained units.
- Creation of a communal area at the corner of Market & McCabe Street which includes a covered seating area.
- Landscaping works, including tree planting and fencing.

This addendum report considers the following amendments to the approved works under the endorsed REF :

- Deletion of cabin 2
- Deletion of Stage 2 (cabin 4) and associated services to this part of the site.
- Change fencing type to McCabe Street from 1200H slatted aluminum fence to 1800H solid colorbond fence
- Increase height of fencing to Market Street from 1200H to 1800H
- Minor changes to landscaping and paving including changing the paving at the rear of the cabins to concrete.
- Amended Civil and landscape drawings to reflect the changes outlined above.

The changes are clouded and itemised on the amended architectural plans at **Appendix B**, landscape plans at **Appendix C** and civil drawings at **Appendix D**.

Need for the Amended Proposal

The proposed works as amended will enable the much-needed upgrade of the hospital key worker accommodation and provide more amenable accommodation.

The changes will facilitate a smaller scale development on the site while still enabling the much-needed upgrade of the hospital to improve accommodation for staff at the hospital.

Amended Proposal Objectives

The objectives of the works remain consistent and are as follows:

- *To enable the hospital to provide upgraded and amenable key worker accommodation for visiting clinical staff;*
- *To ensure the new accommodation respects the character of the existing hospital site and adjoining properties;*
and
- *To enable works to be completed in a timely manner with minimal environmental impact.*

Options Considered

The main change as a result of this Addendum, is the reduction in the number of key worker accommodation units. It has been determined that Cabins 1 & 2 which comprise a total of 4 dwellings are required to facilitate services for the hospital, as opposed to the original approval which contained 4 cabins. Cabins 1 & 2 were chosen to be retained as they provided a greater separation from McCabe Street which will improve their aural and visual amenity. The cabins will not look out onto a landscaped open space with modest communal facilities.

Site Details

The subject works are proposed within the Balranald District Hospital, which is located at Market Street, Balranald. The proposed works will be positioned within the northern corner and western portion of the site, on the corner of Market Street and McCabe Street.

The property is legally described as Lot 2 DP 792299. The site is owned by Health Administration Corporation (HAC).

The proposed new key worker accommodation cabins will be positioned adjacent to the north-east, north and west of the existing ambulance station, which is positioned on Court Street.

Planning Approval Pathway

The REF was prepared and approved by Health Infrastructure. This REF addendum will be submitted to Health Infrastructure. The assessment has confirmed that the works as amended could be undertaken without consent subject to Mitigation Measures.

All works as amended are within the Balranald District Hospital and this review has been undertaken in accordance with Division 10 of State Environmental Planning Policy (*Transport and Infrastructure*) 2021 (TISEPP).

Statutory Consultation

Given the nature of the changes proposed, further notification was not required in accordance with Clause 2.62(2)(a) of *State Environmental Planning Policy (Transport & Infrastructure) 2021* (TISEPP). The changes do not result in any additional or modified impacts and therefore as discussed with Health Infrastructure, re-notified of the modified works was not required.

Environmental Impacts

This REF has undertaken an assessment against the following planning controls and legislation:

- Environmental Planning and Assessment Act 1979 (EP&A Act)
- Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Balranald Local Environmental Plan 2010 (LEP)

In addition, the REF considered the potential environmental issues that may arise from the amendments to the proposed works including:

- Biodiversity
- Tree Protection
- Heritage
- Bushfire
- BCA compliance
- Visual impact
- Air Quality
- Noise / Acoustic impacts
- Vehicular and pedestrian movements
- Waste Management
- Work Safety
- Impact on adjoining structures
- Social impacts

It has been determined in the REF assessment below, that the amendments proposed to not change the proposed environmental impacts of the approved works. The environmental impacts of the endorsed REF were determined to be minimal, and the proposed works as amended can be undertaken safely and will not adversely affect the nearby properties and are of a scale that is suitable for the subject site and adjoining properties.

The amended works will have no additional impact on surrounding land and will not result in any adverse impacts subject to compliance with all mitigation measures that have been recommended in the report.

Justification and Conclusion

The proposed works as amended will not result in significant or long term impacts. The potential environmental impacts have been considered as part of this assessment and the assessment undertaken for the REF. Where necessary mitigation measures have been imposed to ensure its suitability.

The activity as amended is appropriate for the following reasons:

- It responds to the needs of the hospital to provide key worker accommodation for visiting clinical staff;
- It respects the scale and setbacks of existing hospital buildings;
- It removes the existing conflict between uses on site;
- It complies with all relevant legislation;
- It will have minimal impact on the environment; and
- Adequate mitigation measures have been imposed to address these impacts.

In consideration of the legislation and the potential environmental issues, this REF concludes that subject to the mitigation measures identified in Section 5 to this report, the proposed works will have no adverse environmental impact and are therefore appropriate development in accordance with Division 10 of State Environmental Planning Policy (Transport and Infrastructure) 2021.

1. Introduction

Health Infrastructure (HI) propose to amend the approved works for the construction of four (4) key worker accommodation cabins, with each cabin containing two (2) self-contained one-bedroom units, a covered communal area, landscaping works, including tree planting and fencing (the proposal) at the Balranald District Hospital, located at Market Street, Balranald (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities. The works to be undertaken as part of the proposal are to amend the approved works as follows:

- Deletion of cabin 2
- Deletion of Stage 2 (cabin 4) and associated services to this part of the site.
- Change fencing type to McCabe Street from 1200H slatted aluminum fence to 1800H solid colorbond fence
- Increase height of fencing to Market Street from 1200H to 1800H
- Minor changes to landscaping and paving including changing the paving at the rear of the cabins to concrete.
- Amended Civil and landscape drawings to reflect the changes outlined above.

The changes are clouded and itemised on the amended architectural plans at **Appendix B**, landscape plans at **Appendix C** and civil drawings at **Appendix D**.

This Addendum Review of Environmental Factors (REF) has been prepared by LJB Urban Planning on behalf of HI to determine any changes to the environmental impacts as identified within the REF endorsed by HI on 18/7/23. 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 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 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 5.1 of the EP&A Act; and
- the potential for 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.

Proposal overview

The approved works under the REF included:

- Construction of four (4) key worker accommodation cabins, each cabin containing two (2) self-contained one-bedroom units with an entry deck and paved and grassed private open space.
- New vehicular entry off Market Street which provides access to each accommodation providing a double colorbond carport shared between two self-contained units.
- Creation of a communal area at the corner of Market & McCabe Street which includes a covered seating area.
- Landscaping works, including tree planting and fencing..

Amended Proposal need and Alternatives

The amended proposal responds to feedback received following approval of the REF from Health Infrastructure and the Local Health District in regards to the revised needs for key worker accommodation at the hospital. The amendments are necessary to ensure the delivery of accommodation to suit the needs without providing additional services that are unlikely to be required.

It has been determined that the future stage is unlikely to be required and therefore it was considered appropriate to remove the additional services proposed to service Stage2. In addition, further feedback has been provided in relation to animal behaviour surrounding the hospital site. As a result the amended proposal changes the fencing type to McCabe Street from 1200H slatted aluminium fence to 1800H solid colorbond fence and increases the height of fencing to Market Street from 1200H to 1800H. These changes to the fencing will assist in deterring animals entering the key worker accommodation area and is considered a positive response.

An overview of the alternatives, and an identification of the preferred alternative, for the amended proposal are provided within Table 1.

Table 1: Alternatives considered for the amended proposal

Alternative description	Advantages and disadvantages	Preferred alternative
Remain the current approved works	Advantage - Reduces the need to amend the approved REF. Disadvantage – The endorsed REF provides additional accommodation that is not deemed necessary at this time.	
Proposed amendments	Disadvantage – Less KWA is provided on site. Advantage – will ensure the delivery of the KWA in a quicker period of time with less site works required.	✓

2. Site Analysis and Description

2.1 The Site and Locality

Table 2: Description of the site

Details	Proposal (endorsed REF)	Amended proposal (this REF)
Address	Market Street Balranald	Market Street Balranald
Legal Description	Lot 2 DP 792299	Lot 2 DP 792299
Site Area	7,255m2	7,255m2
Owners	LHD	LHD
Heritage	Not heritage listed	Not heritage listed

2.1.1 Existing Development

The Balranald District Hospital is a small rural hospital and multipurpose health service. It provides 24-hour emergency and hospital services, residential aged care, and a range of primary and allied health services, acute and subacute medical inpatient services and nursing home type services.

The district hospital contains a series of single storey buildings that are internally connected via pathways. The main car parking area is positioned along Market Street, behind the main emergency building.

2.1.2 Site Considerations and Constraints

Section 10.7 Planning Certificate No. 41-2022/23 dated 17/10/2022 identifies that the site is located within the RU5 Village zone under Balranald Local Environmental Plan 2010 and is provided at **Appendix A**.

There has been no change in the Section 10.7 Certificate from the previous REF refer to Table 1 of the endorsed REF.

3. Proposed Amended Activity

3.1 Proposal Overview

The additional works to be undertaken as part of the proposal are to amend the approved works as follows:

- Deletion of cabin 2
- Deletion of Stage 2 (cabin 4) and associated services to this part of the site.
- Change fencing type to McCabe Street from 1200H slatted aluminium fence to 1800H solid colorbond fence
- Increase height of fencing to Market Street from 1200H to 1800H
- Minor changes to landscaping and paving including changing the paving at the rear of the cabins to concrete.
- Amended Civil and landscape drawings to reflect the changes outlined above.

The changes are clouded and itemised on the amended architectural plans at **Appendix B**, landscape plans at **Appendix C** and civil drawings at **Appendix D**.

The following site plans in **Figure 1 & Figure 2** show the change with the number of cabins and layout of the site between the endorsed and amended scope of works under the REF.

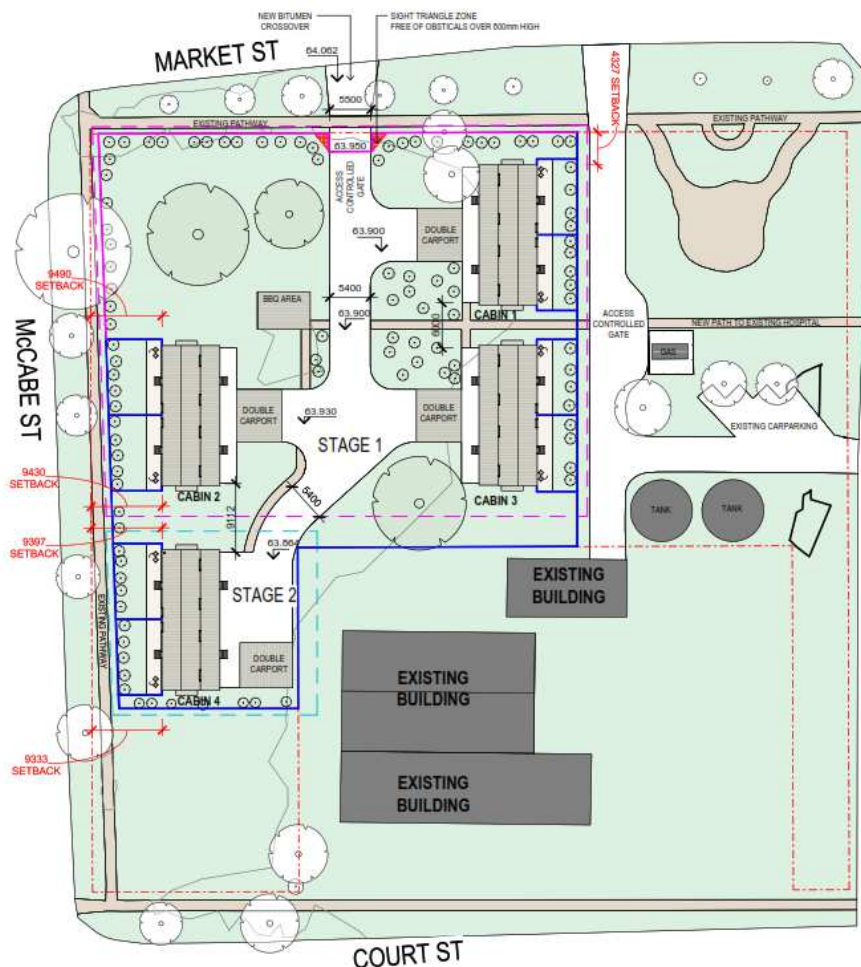


Figure 1 – Approved site plan under REF

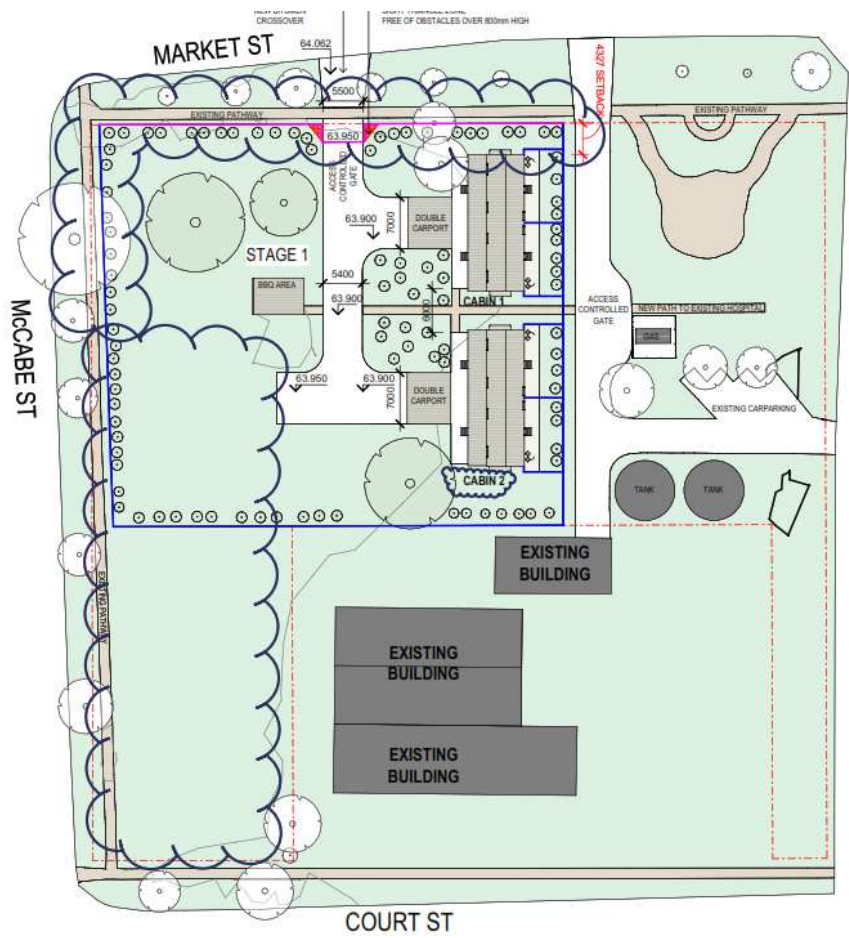


Figure 2 – Modified site plan under REF Addendum

As shown above, the amendments under this addendum will reduce the number of cabins on the site. Changes are also proposed to the type of fencing to address recent feedback from the LHD in relation to animal behaviour. The height of the fencing has been increased to minimise the access for animals such as kangaroos which inhabit the area. Further the change to the fencing along McCabe Street from open slatted fencing to solid colourbond is proposed as there is no longer a cabin proposed along this frontage and therefore a solid form of fencing would provide increased security with the reduced visual surveillance along McCabe Street. The retention of the open slat style fencing to Market Street has a number of benefits:

- Ensures safe vehicular egress from the site, maintaining site lines
- Allows for visual surveillance of Market Street and increased security within the site common areas visible from the public domain
- Restricts access into the site, but does not appear as a closed off ‘gated community’.

3.2 Construction Activities

The amended proposal will change the commencement date and reduce the duration/construction timeframe as identified within the REF. Refer to updated Table 3:

Table 3: Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	Works are due to commence end February 2024 and be completed by June 2024

Construction activity	Description
Work Duration/Methodology	<p>There will no longer be staging of the works. All works will be completed as one stage. No change to the requirement for a Work Method Statement.</p> <p>No change to the construction methodology which will be undertaken in two key milestones:</p> <ol style="list-style-type: none"> 1. Infrastructure Works: This phase includes services relocation (if required), new services installation, driveway and pathway construction, fencing and landscaping – approximately one (1) month. 2. Main Works – Prefabricated cabin installation: This phase includes delivery and placing of prefabricated cabins in final position and commissioning – approximately one (1) month
Work Hours and Duration/Construction	No change from endorsed REF.
Workforce/Employment	No change from endorsed REF.
Ancillary Facilities	No change from endorsed REF.
Plant Equipment	No change from endorsed REF.
Earthworks	No change from endorsed REF.
Source and Quantity of Materials	No change from endorsed REF.
Traffic Management and Access	No change from endorsed REF.

3.3 Operational Activities

There are no operational changes / activities that will occur as a result of the amended proposed works.

4. Statutory Framework

4.1 Activity Description under TISEPP

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. Division 10 of TI SEPP outlines the approval requirements for health service facilities. A “hospital” is defined as a health service facility under this division.

The site is zoned RU5 Village under the *Balranald Local Environmental Plan 2010*. The RU5 Village is a prescribed zone under the TI SEPP.

Therefore, the proposal was considered an ‘activity’ for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an ‘activity’ in accordance with section 5.1 of the EP&A Act because the proposed works involve the carrying out of work, being consistent with Clause 5.1 of the EP&A Act. The amended proposal does not alter this planning approval pathway.

Under provisions of the TISEPP, the following activity is to be undertaken.

TISEPP consultation is discussed within section 5 of this REF.

Table 4: Description of proposed activities

Division and Section within TISEPP	Proposal (endorsed REF)	Amended proposal (this REF)
2.61(1)(a)	The proposed works involve the erection of key workers accommodation buildings associated with a health services facility.	The amended REF seeks to amend the number of cabins provided for key worker accommodation and minor site design changes.

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 was 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 5 of the REF.

The amended proposal does not trigger any additional aspects of the EPBC Act.

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 sub-section 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 6.1 specifically responds to the factors for consideration under section 171.

Table 7 of the REF demonstrated the effect of the proposed activity on the matters listed for consideration in sub-section 3 of section 5.5 of the EP&A Act. Table 4 identifies any altered impacts identified as part of the amended proposal.

Table 5: Matters for consideration under Sub-Section 3, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Amended Activity (altered from the Proposal)
<p><i>Sub-section 3:</i></p> <p>Without limiting subsection 1, a determining authority shall consider the effect of any activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.</p>	<p>No change to impact.</p>
<p>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.</p>	

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 REF for the proposal and are considered (as relevant) for the amended proposal at Section 6.1 of this Addendum REF.

4.5 Other NSW Legislation

There is no additional legislation that is required to be considered in relation to the proposed activity. Relevant legislation was considered in Section 4.5 of the REF.

5. Consultation

Section 5 of the REF provides a summary of the consultation undertaken for the proposal.

Given the nature of the changes proposed, further notification of the proposed amendments was not required in accordance with Clause 2.62(2)(a) of *State Environmental Planning Policy (Transport & Infrastructure) 2021* (TI SEPP). The changes do not result in any additional or modified impacts and therefore as discussed with Health Infrastructure, re-notified of the modified works was not required.

6. Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

The relevant assessment considerations under section 171 (1) of the EP&A Regulation 2021 are provided below. A comparison of the impacts of the proposal and the amended proposal have been provided.

Table 6: 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 activity will not adversely impact on the community. There are no significant ecological communities impacted by the activity. The proposed activity will provide improved services to the community	-ve		
Does the proposal have any natural or man-made impact on the Health Service Facility, or the broader residential or business community?		Nil	✓	✓
		+ve		
(b) transformation of a locality	Given the nature of the proposed works, they will not result in the transformation of the locality.	-ve		
Prompt only: Does the proposal significantly change the nature of the locality?	Overall, the works are appropriate.	Nil		
		+ve	✓	✓
(c) any environmental impact on the ecosystem of the locality	There will be no likely adverse impact. The site is located approx. 200 metres from the river system. No works are proposed within 40 metres of a watercourse or within any land identified as vulnerable riparian land. Part of the hospital site is identified under Balranald Council's Riparian Land Map, Waterways Map, Groundwater Vulnerability as being located within a wetland. The lot where the Key Worker Accommodation is proposed is not identified as a wetland. It is therefore considered that given the location of the works, they are unlikely to impact the ecosystem.	-ve		
Prompt only: Does the proposal impact on the ecosystem that is relevant to the immediate area? (i.e. the system between natural and man-made environment)		Nil	✓	✓
		+ve		
d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.	The proposed works will transform the western corner of the site and provide suitable built form that is of a scale in keeping with surrounding buildings. The combination of open style and solid colorbond fencing will be enhanced through the landscape design for the site. Visually the vacant land will be enhanced with modest designed cabins and a detailed landscape approach..	-ve		
		Nil		
		+ve	✓	✓
e) Any effect on locality, place or building having aesthetic , anthropological, archaeological, architectural, cultural, historical, scientific, or social significance or other special value for present or future generations.	There will be no likely adverse impact.	-ve		
		Nil	✓	✓
		+ve		
(f) Any impact on the habitat of	No impact.	-ve		

Relevant Consideration	Response/Assessment	Impact	Proposal	Amended proposal
protected fauna (within the meaning of the National Parks and Wildlife Act 1974)		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	No impact.	-ve		
		Nil	✓	✓
		+ve		
(h) Any long term impacts on the environment	The activity will not have any long-term effects. All works will result in positive long-term changes for the wider community.	-ve		
		Nil		
		+ve	✓	✓
(i) Any degradation of the quality of the environment	No known impact. The works will improve the landscaping within the site	-ve		
		Nil		
		+ve	✓	✓
j) Any risk of safety of the environment	There will be no likely adverse impact	-ve		
		Nil	✓	✓
		+ve		
(k) Any reduction in the range of beneficial uses of the environment	The proposed development will provide much improved and needed key worker accommodation, there will be no reduction in uses as the site is vacant. Therefore, the provision of improved accommodation will remain beneficial and will continue to service the local community.	-ve		
		Nil		
		+ve	✓	✓
(l) Any pollution of the environment	Subject to the mitigation measures, there will be no unreasonable impact.	-ve		
		Nil	✓	✓
		+ve		
(m) Any environmental problems associated with the disposal of waste	There will be no likely adverse impact	-ve		
		Nil	✓	✓
		+ve		
n) Any increased demanded on resources (natural or otherwise) that are, or are likely to become, in short supply	There will be a minor increase in resources to accommodate the accommodation, however there is sufficient capacity available	-ve		
		Nil	✓	✓
		+ve		
(o) Any cumulative environmental effects with other existing or likely future activities.	There will be no adverse cumulative environmental effect.	-ve		
		Nil	✓	✓
		+ve		
(p) Any impact on coastal processes and coastal hazards, including those	No known impacts	-ve		

Relevant Consideration	Response/Assessment	Impact	Proposal	Amended proposal
under projected climate change conditions.		Nil	✓	✓
		+ve		
q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	The activity is not contrary to any local, regional or district plans.	-ve		
		Nil	✓	✓
		+ve		
r) Any other relevant environmental factors	There are no other relevant environmental factors	-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 REF) have been considered and are confirmed in Table 6. 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 E.

Table 7: Summary of Impacts relating to the activity

Issue	Discussion
This assessment has determined that there are no additional impact as a result of the modifications.	

7. Summary of Mitigation Measure

The endorsed mitigation measures are attached at **Appendix O** of the endorsed REF.

Additional or changes to the mitigation measures, presented in the REF for the proposal, in relation to the amended proposal are provided in Table 8.

Table 8: Altered mitigation measures

No	Mitigation measures																																																																																															
1	<p>The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 3 July 2023 and prepared by LJB Urban Planning PTY LTD on behalf of NSW Health Infrastructure (including accompanying Appendices A – O and Addendum Appendices A – E) generally in accordance with the following plans/documentation as modified below and by any of the under-mentioned measures:</p> <table><tr><th>Drawing Title</th><th>Drawing Ref</th><th>Revision</th><th>Date</th><th>Prepared by</th></tr><tr><td>Location Plan</td><td>A10-003</td><td>-</td><td>31/5/23</td><td>STH</td></tr><tr><td>Site Plan</td><td>A10-001</td><td>-</td><td>1/2/24</td><td>STH</td></tr><tr><td>Floor Plan – Cabin 1</td><td>A20-001</td><td>-</td><td>1/2/24</td><td>STH</td></tr><tr><td>Floor Plan – Cabin 2</td><td>A20-002</td><td>-</td><td>1/2/24</td><td>STH</td></tr><tr><td>Floor Plan – Cabin 3</td><td>A20-003</td><td>-</td><td>20/03/23</td><td>STH</td></tr><tr><td>Floor Plan – Cabin 4 (Stage 2)</td><td>A20-004</td><td>-</td><td>20/03/23</td><td>STH</td></tr><tr><td>Overall Plan – BBQ Area</td><td>A20-003</td><td>-</td><td>1/2/24</td><td>STH</td></tr><tr><td>Building Elevations – Typical</td><td>A50-001</td><td>-</td><td>20/03/23</td><td>STH</td></tr><tr><td>Building Elevations – Typical</td><td>A50-002</td><td>-</td><td>20/03/23</td><td>STH</td></tr><tr><td>Building Sections – Typical</td><td>A51-001</td><td>-</td><td>20/03/23</td><td>STH</td></tr><tr><td>Elevations – BBQ Area</td><td>A50-003</td><td>-</td><td>20/03/23</td><td>STH</td></tr><tr><td>Landscape Site plan</td><td>L-01</td><td>C</td><td>24/1/24</td><td>Site Design + Studios</td></tr><tr><td>Cabin 1 Landscape plan</td><td>L-02</td><td>C</td><td>24/1/24</td><td>Site Design + Studios</td></tr><tr><td>Cabin 2 Landscape plan</td><td>L-03</td><td>C</td><td>24/1/24</td><td>Site Design + Studios</td></tr><tr><td>Cabin 3 Landscape plan</td><td>L-04</td><td>C</td><td>24/1/24</td><td>Site Design + Studios</td></tr><tr><td>Cabin 4 Landscape plan</td><td>L-05</td><td>C</td><td>24/1/24</td><td>Site Design + Studios</td></tr><tr><td>Planting Details</td><td>L-06</td><td>B</td><td>22/6/23</td><td>Site Design + Studios</td></tr><tr><td>Landscape specifications</td><td>L-07</td><td>B</td><td>22/6/23</td><td>Site Design + Studios</td></tr></table>	Drawing Title	Drawing Ref	Revision	Date	Prepared by	Location Plan	A10-003	-	31/5/23	STH	Site Plan	A10-001	-	1/2/24	STH	Floor Plan – Cabin 1	A20-001	-	1/2/24	STH	Floor Plan – Cabin 2	A20-002	-	1/2/24	STH	Floor Plan – Cabin 3	A20-003	-	20/03/23	STH	Floor Plan – Cabin 4 (Stage 2)	A20-004	-	20/03/23	STH	Overall Plan – BBQ Area	A20-003	-	1/2/24	STH	Building Elevations – Typical	A50-001	-	20/03/23	STH	Building Elevations – Typical	A50-002	-	20/03/23	STH	Building Sections – Typical	A51-001	-	20/03/23	STH	Elevations – BBQ Area	A50-003	-	20/03/23	STH	Landscape Site plan	L-01	C	24/1/24	Site Design + Studios	Cabin 1 Landscape plan	L-02	C	24/1/24	Site Design + Studios	Cabin 2 Landscape plan	L-03	C	24/1/24	Site Design + Studios	Cabin 3 Landscape plan	L-04	C	24/1/24	Site Design + Studios	Cabin 4 Landscape plan	L-05	C	24/1/24	Site Design + Studios	Planting Details	L-06	B	22/6/23	Site Design + Studios	Landscape specifications	L-07	B	22/6/23	Site Design + Studios
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3. **Staging of the Development and Preparation of a Work Method Statement**

~~Construction of cabins 1-3 will be constructed under Stage 1 works while Cabin 4 will be completed as Stage 2 works. Cabins 1-3 are located nearest to Market Street.~~

A work method statement shall be prepared prior to commencement of work and submitted to HI for approval, prior to obtaining the Crown Certificate and to the commencement of work. The Work Method Statement shall ensure that details are provided of the staging of works to enable the hospital to continue operating. The Statement shall also include the following details:

- Ensure safe pedestrian access to the main and surrounding health service buildings is maintained and managed throughout the entire construction period.
- Provide details regarding traffic management and control during works.
- Provide truck routes which will minimise the impact to existing; and
- Provide details of the staging of works to enable the hospital to continue operating.

61. **Car Parking**

61.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the following requirements for car parking have been satisfied:

- a) The provision of a maximum of ~~eight (8)~~ four (4) car parking spaces;
- b) The layout and design of car parking complies with the relevant Australian Standards;
- c) Associated lighting to the car parking facilities, and any required operational measures; and
- d) Appropriate wayfinding and advisory signage.

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 E**.

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 low and will not have significant adverse effects on the locality, community and the environment;
- These identified impacts do not vary from those presented with the REF.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community; and
- Given the above, it is determined that an EIS is not required for the proposed development activity.

8. Justification and Conclusion

The amended proposal which provides for changes to the number of key worker accommodation cabins and minor landscape changes at Balranald District Hospital is subject to assessment under Part 5 of the EP&A Act. A REF for the constriction of key worker accommodation was endorsed by HI on 18/07/2023. 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 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 5.1 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.