

Amendment No.1 to REF 15/2023: Balranald District Hospital – Key Worker Housing (KWH)

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|-------------------|---|
| Project/Portfolio | Far West LHD / Rural and Regional |
| Topic | To seek approval to amend the Review of Environmental Factors (REF) No.15/2023 by removing Cabin 2 and Cabin 4 (which forms part of the Stage 2 works) from the proposed works and alter the fencing type and height. |

Recommendation

Acting as a delegate of the Health Administration Corporation and in accordance with Section 5.5 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures contained in the approval dated 18 July 2023, subject to amendments (highlighted in red) to the relevant mitigation measures affected by the changes and noted 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.

General measures

1. Obligation to prevent impacts to the environment

In addition to meeting the mitigation measures in this determination, all reasonable and feasible measures should be implemented to prevent impacts to the environment that may result from the activity.

2. Development in Accordance with Plans and Documentation

The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 03 July 2023 and prepared by LJB Urban Planning on behalf of NSW Health Infrastructure (including accompanying Appendices A - O) and as amended by the addendum Review of Environmental Factors dated 7 February 2024 prepared by LJB Urban Planning and generally in accordance with the following plans/documentation as modified below and by any of the under-mentioned measures:

| Drawing Title | Drawing Ref | Revision | Date | Prepared by |
|----------------------|-------------|----------|-------------------------|-------------|
| Location Plan | A10-003 | - | 31/05/2023 | STH |
| Site Plan | A10-001 | - | 20/03/2023 1/02/2024 | STH |
| Floor Plan – Cabin 1 | A20-001 | - | 20/03/2023 1/02/2024 | STH |
| Floor Plan – Cabin 2 | A20-002 | - | 20/03/2023 | STH |

01/02/2024

| | | | | |
|--------------------------------|---------|--------|--------------------------|-----------------------|
| Floor Plan – Cabin 3 | A20-003 | - | 20/03/2023 | STH |
| | | | 01/02/2024 | |
| Floor Plan – Cabin 4 (Stage 2) | A20-004 | - | 20/03/2023 | STH |
| Overall Plan – BBQ Area | A20-005 | - | 20/03/2023 | STH |
| Building Elevations – Typical | A50-001 | - | 26/06/2023 | STH |
| Building Elevations – Typical | A50-002 | - | 20/03/2023 | STH |
| Building Sections – Typical | A51-001 | - | 20/03/2023 | STH |
| Elevations – BBQ Area | A50-003 | - | 20/03/2023 | STH |
| Landscape Site Plan | L-01 | B C | 22/06/2023 24/01/2024 | Site Design + Studios |
| Cabin 1 Landscape Plan | L-02 | B C | 22/06/2023 24/01/2024 | Site Design + Studios |
| Cabin 2 Landscape Plan | L-03 | B C | 22/06/2023 24/01/2024 | Site Design + Studios |
| Cabin 3 Landscape Plan | L-04 | B C | 22/06/2023 24/01/2024 | Site Design + Studios |
| Cabin 4 Landscape Plan | L-05 | B C | 22/06/2023 24/01/2024 | Site Design + Studios |
| Planting Details | L-06 | B | 22/06/2023 | Site Design + Studios |
| Landscape Specifications | L-07 | B | 22/06/2023 | Site Design + Studios |

3. ~~Staging of the Development~~ Preparation of 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 project team, prior to obtaining the Crown Certificate. 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.

HI Chief Executive's signature
Rebecca Wark



Date

1 March 2024

Background

On 7 February 2024, LJB Urban Planning lodged a formal request to amend REF approval No.15/2023 (refer to **Tab A**) seeking approval to amend the development scheme by;

- Deletion of Cabin No.2 & Cabin No.4 and associated services
- Change fencing height and type along McCabe Street from 1.2m in height to 1.8m and to be constructed of colourbond.
- Associated landscaping and civil works changes.

The proposed development which involves the construction of key worker housing at Balranald District Hospital fell within the “*development without consent*” provisions of the *Transport and Infrastructure SEPP 2021* (T&I SEPP) and was approved under Part 5 of the *Environmental Planning and Assessment Act, 1979* (as amended).

The amended proposal responds to feedback received following approval of the REF from the Local Health District in regard 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.

The revised fencing is proposed to deter animals, particularly kangaroos, entering the key worker accommodation area.

Key reasons

The original REF Approval 15/2023 was issued on 18 July 2023 and comprised of the following works;

- 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.
- Cabins 1, 2 and 3 would be delivered as Stage 1 works and Cabin 4 would be delivered later as Stage 2 of the project.
- 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

It is considered that the retention and construction of Cabins No.1 and 3 is a more functional outcome as it allows for a better site planning and urban design solution for the site. The removal of Cabins 2 and 4 would free up the area closer to McCabe Street (Sturt Highway) and retain this green space for landscaping.

Figure 1 below shows the approved site plan and **Figure 2** is the amended proposal which removes the two cabins along the western side. The updated Architectural plans are included at **Tab B**.

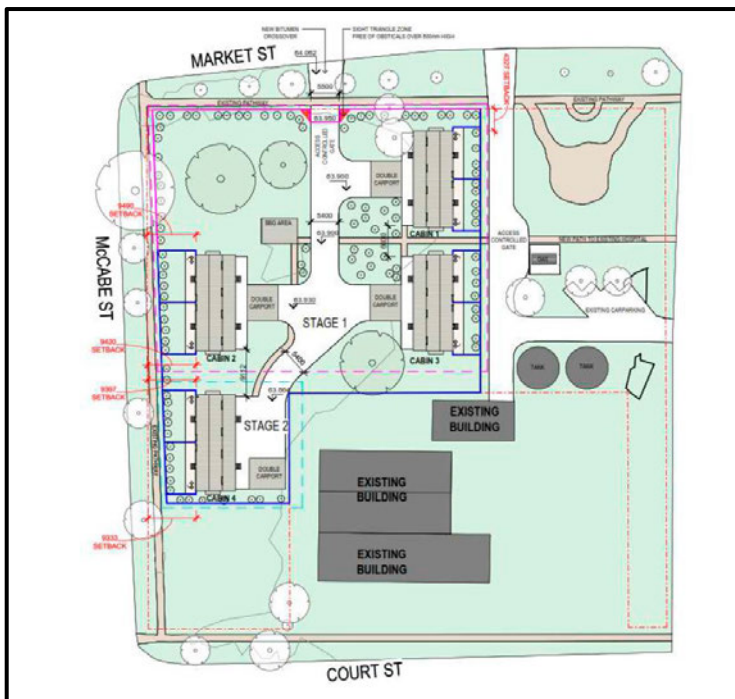


Figure 1: Approved site plan

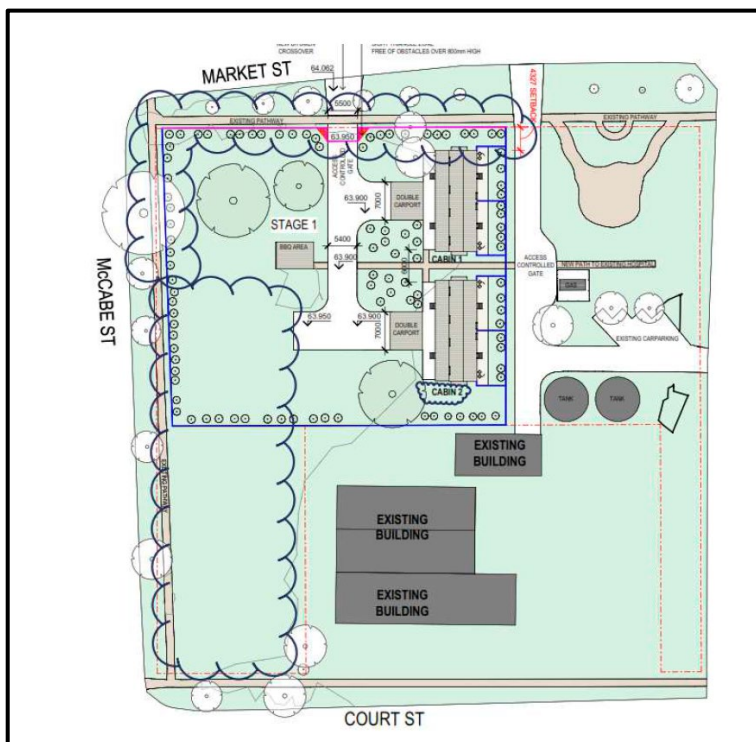


Figure 1: Proposed amended site plan without Cabin 2 and Stage 2 (Cabin 4) works

Figure 3 below shows the amended proposal and its 3D form and proposed massing across the site.

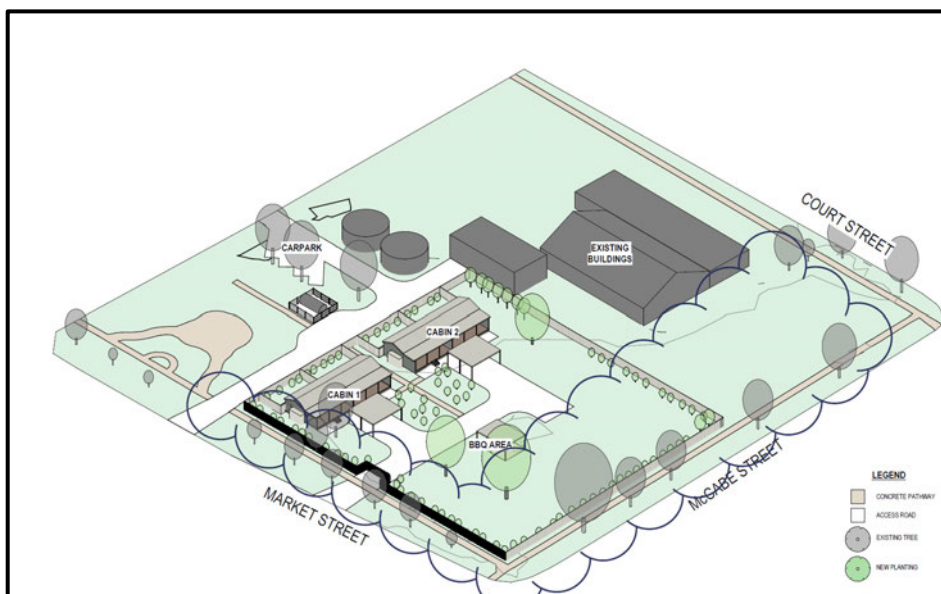


Figure 3: Amended massing plan showing the changes across the site

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

The Addendum REF report considers the proposal in more detail and confirms:

- there are no adverse environmental impacts created by the proposed modification and the outcome is an overall lesser environment impact;
- the works are substantially the same; and

- the works satisfy the overall purpose and intention of the project to provide key worker housing in association with the District Hospital at Balranald.

The addendum also seeks to increase the style and height of fencing around the development to increase security and safety including to deter native animals from accessing the site. The height is proposed to be increased from 1.2m to 1.8m which is a standard height. Fencing along the front (Market Street) will be an open style aluminium fence which will provide some transparency. Fencing along the side (McCabe Street) and rear boundaries for the activity will be a colourbond fence, providing some acoustic treatment from noise associated with trucks and vehicles on McCabe St (Sturt Highway). Details are provided in **Figure 4** below.

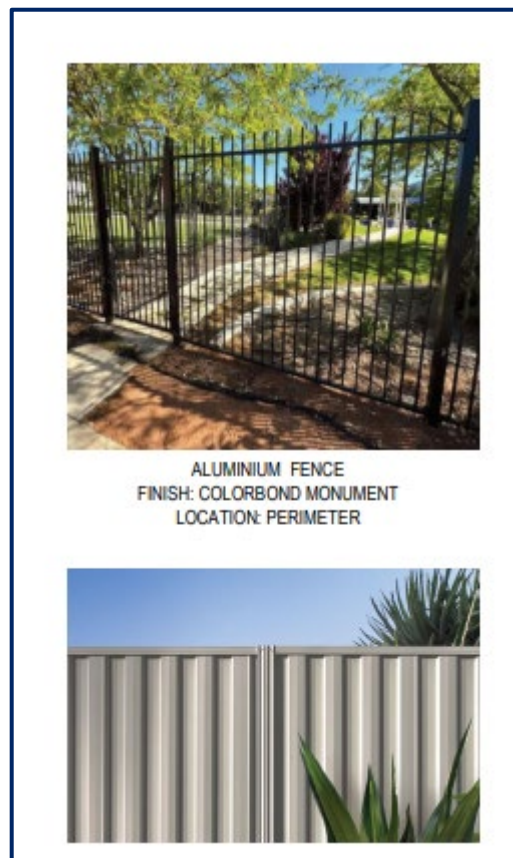


Figure 4: Details of the proposed changes to the fencing.

Other very minor, material changes include altering the finishes of the rear patio area from paved to a concrete finish. This is a minor change which will not adversely affect functionality or useability and retain the overall amenity of the use. An updated landscape plan has been developed and is included at **Tab C**.

The proposed changes will not generate any adverse amenity or environmental impacts and are substantially the same as the originally proposed scheme however, reduced in size and scope.

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 scale of the changes proposed.

The addendum REF is minor in scope and there is an overall reduction in the scale of the works as a consequence of the amendment.

Consultation

Notification and consultation of the original proposal and REF was conducted in accordance with the provisions and requirements of the *Transport and Infrastructure State Environmental Planning Policy 2021* (T&I SEPP).

It is not considered necessary to re-notify the Activity, given the minor and reduced scale of the proposed modifications.

Author and endorsements

| Consultation | Position | Date |
|---------------------|--|-------------|
| Jasmine Soghomonian | Project Director – Rural and Regional | 15/02/2024 |
| Author | Position | Date |
| Larissa Ozog | Senior Planning Advisor | 15/02/ 2024 |
| Endorsed by | Position | Date |
| Rachel Mitchell | Manager, Planning | 16/02/2024 |
| Kylie Makins | A/ Director – Rural and Regional | 16/02/2024 |
| Amanda Bock | Executive Director – Rural and Regional | 16/02/2024 |
| Troy Harvey | Executive Director- Development and Commercial | 27/2/2024 |

Attachments

| Tab | Title |
|-----|--|
| A | Addendum REF report prepared by LJB Planning |
| B | Amended Architectural Plans |
| C | Amended Landscape Plans |
| D | Workflow Approval History |