

HEALTH INFRASTRUCTURE

Addendum Review of Environmental Factors

Re-development of the Blayney Multipurpose Service Facility –
Addendum 2

25 February 2025

Version 2

REF Template Version: December 2023.



Declaration

This Addendum Review of Environmental Factors (Addendum REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from amendments to the approved design of the Blayney Multipurpose Service facility re-development at No. 3 Osman Street, Blayney.

A REF for the re-development of the Blayney Multipurpose Service was endorsed by HI on 8 August 2024. 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) and Addendum (October 2024), 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	
Author:	Anthony Williams
Qualification:	Grad. Dip Urban Management and Planning, Registered Planner
REAP Number:	62360
Position:	Director / Planner
Company:	WPP Pty Ltd, ABN 49 635 123 858
Date:	25/12/2024

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	20/02/2025	J. Kuczera	Addendum Review of Environmental Factors 2	A.Williams	A Williams
Final	25/02/2025	A Williams	Addendum Review of Environmental Factors 2 (FINAL)	A Williams	A Williams

Contents

Declaration.....	2
Document Management, Tracking and Revision History	2
Contents.....	3
Tables	4
Figures	4
Appendices	5
Abbreviations	6
Executive Summary	7
1. Introduction	13
Approved Proposal and REF Addendum 1 Overview	13
Amended Proposal Need and Alternatives.....	16
2. Site Analysis and Description	17
2.1 The Site and Locality	17
2.1.1 Existing Development	17
2.1.2 Site Considerations and Constraints.....	18
3. Proposed Amended Activity.....	20
3.1 Proposal Overview	20
3.1.1 Proposed Design Changes	20
3.1.2 Proposed Changes to Mitigation Measures.....	26
3.2 Design Review.....	28
3.3 Construction Activities	29
3.4 Operational Activities.....	29
4. Statutory Framework.....	30
4.1 Activity Description under TI SEPP	30
4.2 Environmental Protection and Biodiversity Conservation Act 1999	31
4.3 Environmental Planning and Assessment Act 1979	32
4.4 Environmental Planning and Assessment Regulation 2021	32
4.5 Other NSW Legislation	32
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.....	37
7. Summary of Mitigation Measure	39
7.1 Summary of Impacts.....	39
8. Justification and Conclusion	40

Tables

Table 1: Description of the site	17
Table 2: Section 10.7 Planning Certificate.....	19
Table 3: Proposed changes to mitigation measures	27
Table 4: Design Assurance process outcomes	28
Table 5: Compliance with amended TI SEPP Provisions.....	30
Table 6: EPBC Checklist.....	31
Table 7: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act.....	32
Table 8: Other possible legislative requirements.....	32
Table 9: Summary of environmental factors reviewed in relation to the Activity	35
Table 10: Summary of Impacts relating to the Activity (as amended)	37

Figures

Figure 1: General Arrangement Plan showing the Original Approved site layout	8
Figure 2: General Arrangement Plan showing the Amended site layout as approved via REF Addendum 1	8
Figure 3: Overall Roof Plan showing the Proposed Amended site layout.....	9
Figure 4: Site Locality Plan	11
Figure 5: Overall roof plan of the Original Approved Proposal, including site layout	15
Figure 6: General Arrangement Plan showing the Amended site layout as approved via Addendum 1.....	15
Figure 7: Aerial view of site.....	17
Figure 8: Existing development on the site at the time of the Original REF	18
Figure 9: Extract of Original Approved Roof Plan (top image) and Proposed Amended Roof Plan (bottom image)	21
Figure 10: Extract of Original Approved Elevations- east of RAC and north (top image) and Proposed Amended Elevations (bottom image)	22
Figure 11: Extract of Original Approved Elevations – south (top image) and Proposed Amended Elevations (bottom image).....	22
Figure 12: Extract of Original Approved Elevations - east of Main Entry (top image) and Proposed Amended Elevations (bottom image)	22
Figure 13: Extract of Original Approved Elevations – west (top image) and Proposed Amended Elevations (bottom image).....	23
Figure 14: Extract of Original Approved Elevations – RAC / IPU - RAC Courtyard, west and north (top image) and Proposed Amended Elevations (bottom image)	23
Figure 15: Extract of Original Approved Elevations – RAC / IPU - RAC south, IPU south (top image) and Proposed Amended Elevations (bottom image)	24
Figure 16: Extract of Original Approved Elevations – RAC / IPU - RAC east (top image) and Proposed Amended Elevations (bottom image)	24
Figure 17: Extract of Original Approved Elevations – RAC / IPU - IPU north-east, IPU north-west (top image) and Proposed Amended Elevations (bottom image)	24
Figure 18: Extract of Original Approved Elevations – H1 - north-west (top image) and Proposed Amended Elevations (bottom image)	25
Figure 19: Extract of Original Approved Elevations – H1 - north-east (top image) and Proposed Amended Elevations (bottom image)	25
Figure 20: Extract of Original Approved Elevations – H1 - south-east (top image) and Proposed Amended Elevations (bottom image)	25

Figure 21: Extract of Original Approved Elevations – H1 - south-west (top image) and Proposed Amended Elevations (bottom image)	26
Figure 22: Extract of Original Approved Façade Materials (left image) and Proposed Amended Façade Materials (right image)	26
Figure 23: View of building, east of Main Entry – as Approved (top image) and as Proposed (bottom image)	38

Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Draft Updated Decision Statement	WPP Planning & Property	19/02/2025
B	Section 10.7 Planning Certificate	Blayney Shire Council	23/05/2024
C	Amended Architectural Plans	NBRS	10/02/2025
D	Meeting Minutes – No. 10	Executive User Group	01/02/2023
E	Supported Value Engineering Items	HI	08/07/2024
F	Meeting Minutes – No. 25	Planning and Delivery Committee	08/07/2024
G	Tree 59 – Confirmation Email	LHD	12/02/2025
H	Architect's Design Letter	NBRS	20/02/2025
I	BCA and DDA Capability Statement	BM+G	22/02/2025

Abbreviations

Abbreviation	Description
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
AHIMS	Aboriginal Heritage Information Management System BC Regulation
BC Act 2016	<i>Biodiversity Conservation Act 2016</i>
BC Act 2017	<i>Biodiversity Conservation Act 2017</i>
BC Regulation	Biodiversity Conservation Regulation 2017
CM Act	<i>Coastal Management Act 2016</i>
CMP	Construction Management Plan
DPHI	Department of Planning, Housing & Infrastructure
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
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>
EPI	Environmental Planning Instrument
FRA	Flood Risk Assessment
Ha	Hectares
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MPS	Multipurpose Service
MNES	Matters of National Environmental Significance
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021

Executive Summary

NSW Health Infrastructure (HI) propose to amend the approved plans of the re-development of the Blayney Multipurpose Service (MPS) facility (the 'Approved Proposal') at No. 3 Osman Street, Blayney (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.

This Addendum REF is the second of two (2) Addendum REFs prepared in relation to the Approved Proposal.

Overview of Approved Proposal

HI endorsed a REF (also known as the 'Original REF', dated 12 June 2024) for the construction of a re-developed MPS facility on 8 August 2024. The Approved Proposal included the following key elements:

- Staged demolition of the existing MPS buildings;
- Staged construction of a new single-storey main MPS building;
- Reconfigured vehicle access from Osman Street, and a new heavy-vehicle access from Queen Street. Ambulance access from the adjacent Ambulance Station would be maintained;
- New internal road networks, including hardstand areas, loading docks and drop-off / pick-up locations;
- Retention of an existing carpark and creation of new carparking areas (with a net increase of 7 parking spaces);
- Extensive landscaping of the grounds, including establishment of dedicated courtyards and pedestrian path networks; and
- Establishment of support facilities and services, including switchboard / generator rooms, a workshop and garden sheds.

The Activity would include tree removal, earthworks and contamination remediation works. Much of the existing infrastructure (e.g. water, electricity) would be upgraded and / or replaced to meet current standards, with some services to the site ultimately terminated. A plan showing the general layout of the Approved Proposal is provided at **Figure 1** below.

The Amended Proposal

Subsequent to the approval of the original proposal, the design team undertook further value engineering analyses of the works which resulted in the need for amendments to the building, civil and landscaping design in order to achieve budget feasibility objectives. In addition, further flood impact assessment resulted in the requirement to incorporate certain flood protection works into the design, which were not included in the approved design.

Initially, **Addendum REF 1** was prepared and submitted to HI in December 2024, which outlined changes related to civil design works, flood mitigation works, tree management and landscaping works. A layout plan of the amended proposal associated with Addendum 1 is provided at **Figure 2** below. Addendum REF 1 was endorsed by HI on 7 January 2025.

This Addendum REF (**Addendum REF 2**) comprises the second of 2 Addendum REFs outlining proposed changes to the Approved Proposal. This Addendum (referred to hereafter as the 'Amended Proposal') is intended to encompass the remaining proposed changes to the Approved Proposal, primarily related to minor building design modifications, including materiality and roof form. A plan showing the proposed amended layout of the development is provided at **Figure 3**.

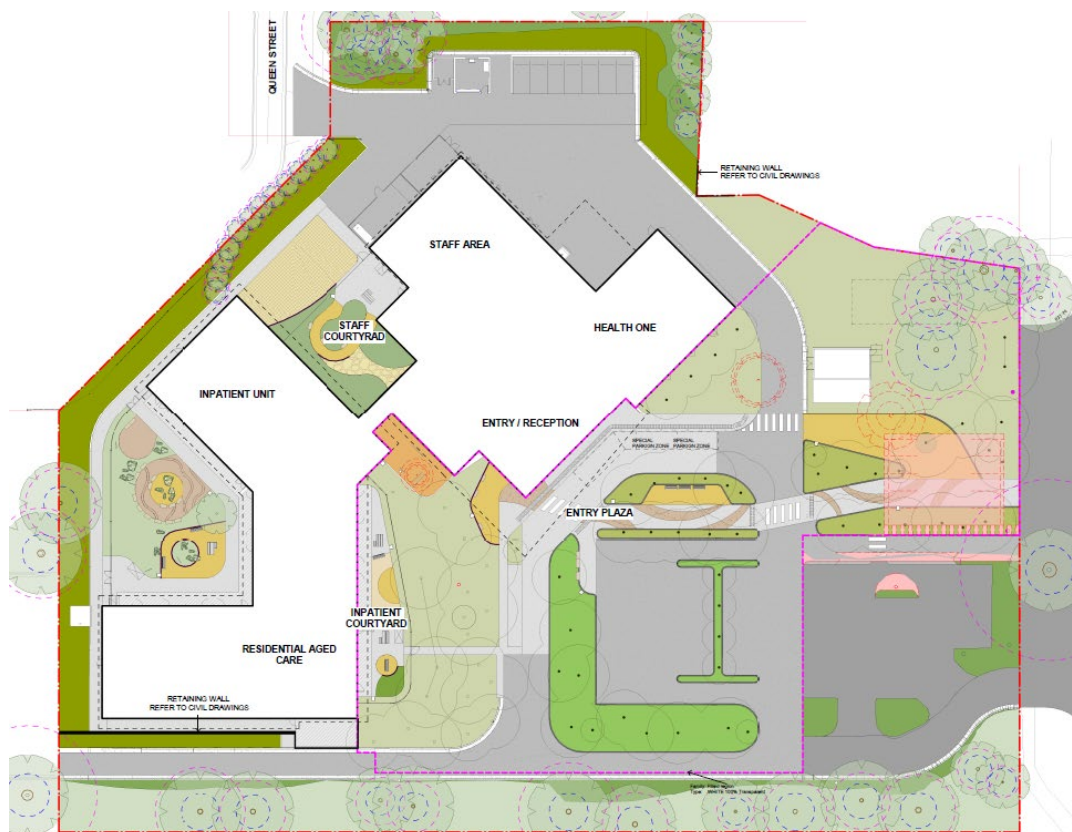


Figure 1: General Arrangement Plan showing the Original Approved site layout

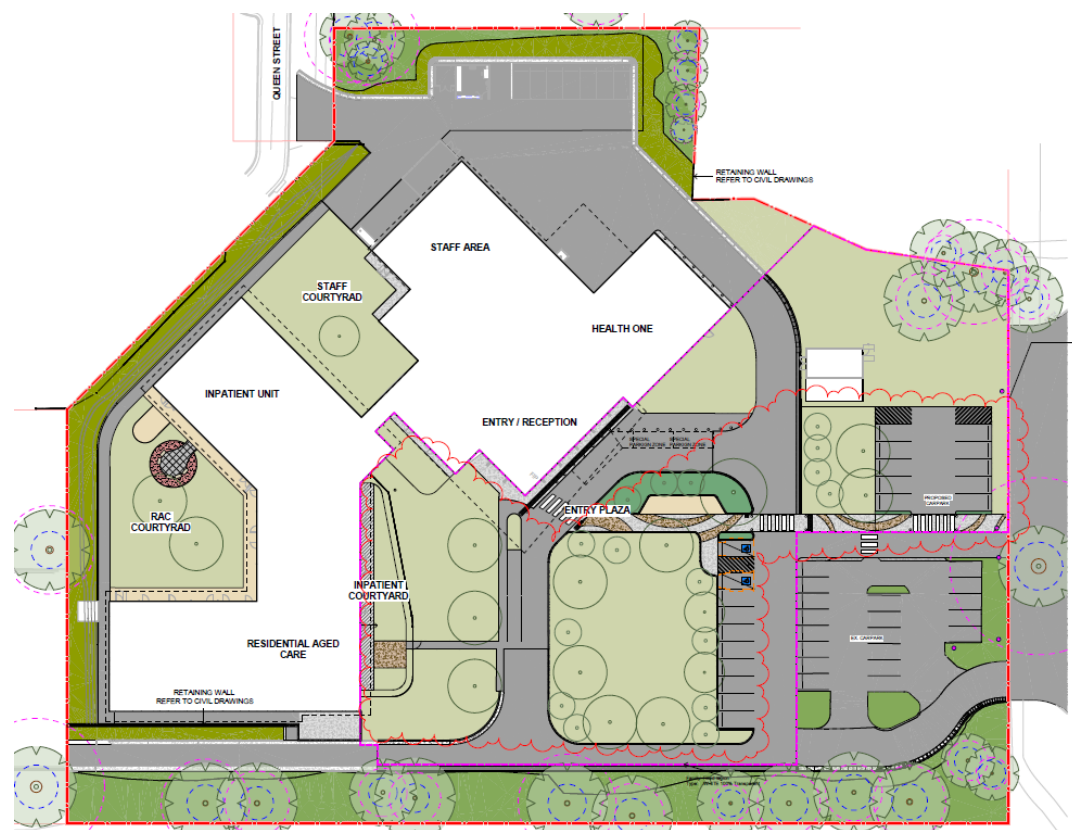


Figure 2: General Arrangement Plan showing the Amended site layout as approved via REF Addendum 1

[illegible]

- 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99

- Minimising impacts on Aboriginal and Non-Aboriginal heritage;
- Minimising soil, stormwater, ecology, social and air quality impacts;
- Mitigating potential impacts from contamination and bushfire; and
- Maintaining adequate services.

Site Details

The Blayney MPS is located at No. 3 Osman Street, Blayney, in the Blayney Local Government Area. It is a rural health facility which provides health care services to the township of Blayney and surrounding villages and rural areas. The site comprises one lot, legally described as Lot 2 in DP 1097082, and covers approximately 1.37ha. It is situated in the southern quadrant of the Blayney township, on the corner of Osman Street and Martha Street, approximately two-minutes driving time from the central business district.

Figure 4 below provides a contextual map of the site and its surroundings.

Planning Approval Pathway

Section 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states that if an environmental planning instrument (EPI) 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 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State. Chapter 2, Part 2.3, Division 10 of the TI SEPP outlines the approval requirements for 'health services facilities'. Pursuant to Sections 2.61(1)(a) and 2.61(1)(c) of the TISEPP, the erection or demolition of a building that is a 'health services facility' may be carried out without consent by or on behalf of a public authority, if the development is carried out within the boundaries of an existing health services facility. At the time of the Original REF Section 2.61(2) did not permit the erection of any building that exceeds 15m in height or is located closer than 5m to any property boundary.

The Approved Proposal involved the demolition of an existing 'health services facility' and the erection of a new 'health services facility' by HI (a public authority) within the boundaries of the existing Blayney MPS. Accordingly, pursuant to Sections 2.61(1)(a) and 2.61(1)(c) of the TISEPP, the proposed works were classified as development which may be carried out without consent. Furthermore, the proposed buildings would not exceed 15m in height and would be positioned greater than 5m from any property boundary (as applicable at the time the proposal was approved). Therefore, the Approved Proposal was considered an 'activity' for the purposes of Part 5 of the EP&A Act and was subject to an environmental assessment (REF).

Since the time of the Original REF, the TI SEPP was amended. Section 2.61(2) no longer restricts development in height or position. Instead, it stipulates that development must not be carried out under this section unless certain conditions are satisfied (as outlined within **Table 5** of this document). As indicated, the Amended Proposal satisfies the new conditions, and development is therefore not prohibited under this provision.

Accordingly, the Amended Proposal continues to be considered an 'activity' in accordance with Section 5.1 of the EP&A Act because the proposed works remain within the boundary of the existing Blayney MPS. Further, development is not prohibited, as the conditions under Section 2.61(2) are satisfied. In summary, the Amended Proposal does not alter the original planning approval pathway outlined within the Original REF.

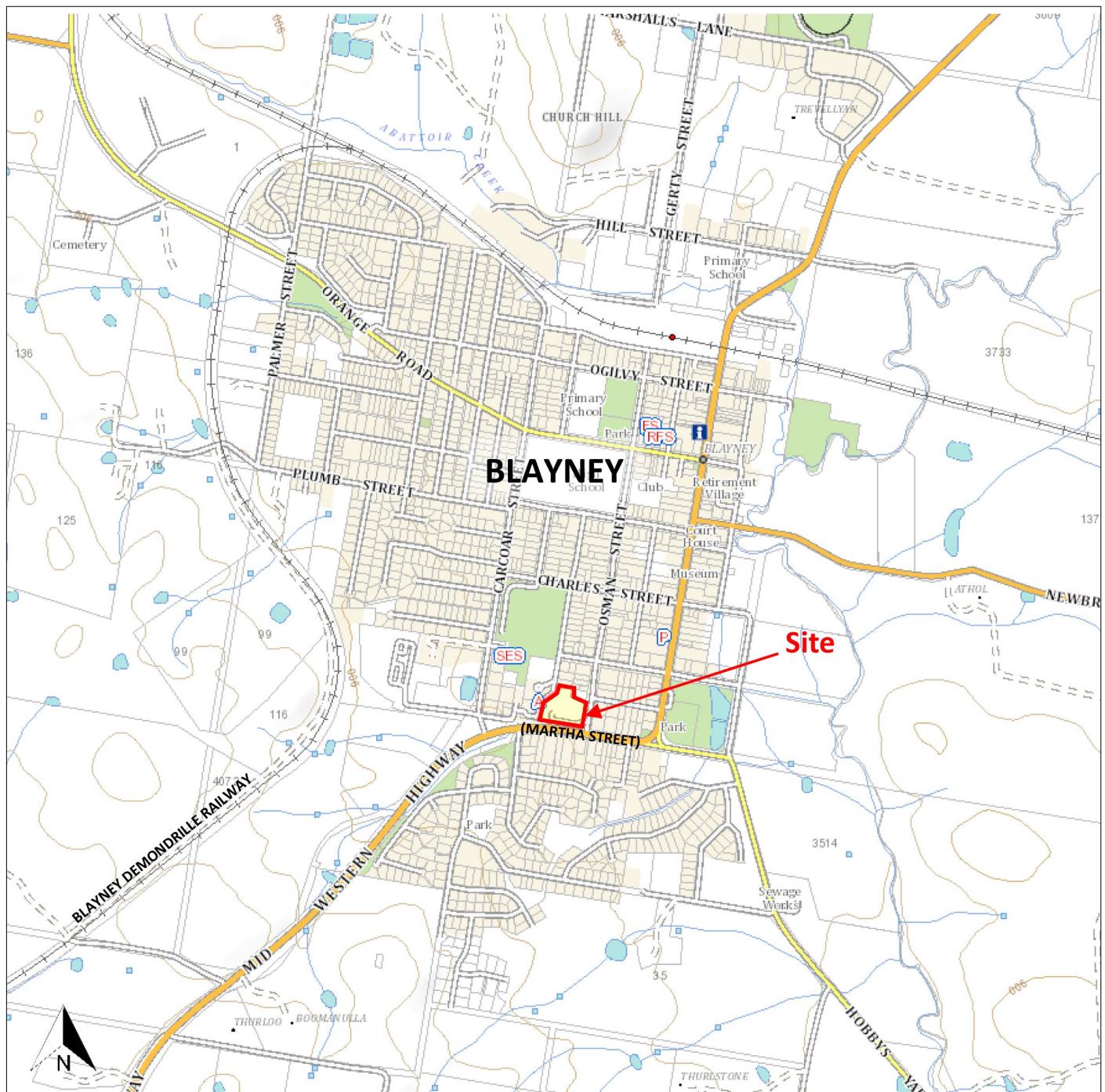


Figure 4: Site Locality Plan

Statutory Consultation

Due to the minor nature of the proposed amended scope of works, specific statutory consultation was not considered appropriate or necessary in relation to REF Addendum 2.

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:

- Visual amenity;

- Community impact / social impact; and
- Access.

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 a *Draft Updated Decision Statement* including updated 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.

Therefore the Amended Proposal is justified as it continues to satisfy 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 minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

1. Introduction

NSW Health Infrastructure (HI) propose to amend the approved plans of the re-development of the Blayney Multipurpose Service facility (the Approved Proposal) at No. 3 Osman Street, Blayney (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 (the Amended Proposal):

- Amendments to roof and awning design, including height, form, extent, materials and colours;
- Amendments to building facades in response to roof design changes;
- Amendments to façade materials and colours; and
- Minor amendments to window extent and format.

In addition, minor amendments are proposed to selected mitigation measures.

This Addendum Review of Environmental Factors (REF) has been prepared by WPP Pty Ltd on behalf of HI to determine any changes to the environmental impacts as identified within the REF dated 12 June 2024 (the Original REF). 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 Original REF, to be implemented to mitigate impacts.

The description of the proposed works and associated environmental impacts have been undertaken in the context of the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the *Environmental Planning and Assessment Regulation 2021*, and the *Guidelines for Division 5.1 Assessments* (DPE June 2022) including the *Addendum October 2024*.

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 and REF Addendum 1 Overview

The Approved Proposal presented in the Original REF related to the demolition of the existing Blayney MPS facility, and the development of a new MPS facility on the same site to meet the current and future needs of the residents of Blayney and its surrounds. The Original REF for the Approved Proposal was endorsed by HI on 8 August 2024.

Demolition and construction of the new facility would take place over 3 discrete stages, to allow for the continued occupation and operation of the existing site services until completion of the new facility.

The new facility would include the following key elements:

- A new single-storey main MPS building;

- Reconfigured vehicle access from Osman Street, and a new heavy-vehicle access from Queen Street. Ambulance access from the adjacent Ambulance Station would be maintained;
- New internal road networks, including hardstand areas, loading docks and drop-off / pick-up locations;
- Retention of an existing carpark and creation of new carparking areas (with a net increase of 7 parking spaces);
- Extensive landscaping of the grounds, including establishment of dedicated courtyards and pedestrian path networks; and
- Establishment of support facilities and services, including switchboard / generator rooms, a workshop and garden sheds.

The Activity would include tree removal, earthworks and contamination remediation works. Much of the existing infrastructure (e.g. water, electricity) would be upgraded and / or replaced to meet current standards, with some services to the site (e.g. gas) ultimately terminated.

A plan of the Approved Development, showing the endorsed site layout, is provided at **Figure 5** below.

In December 2024, an Addendum to the Original REF was submitted to HI, seeking changes to the approved design (**REF Addendum 1**). Addendum 1 comprised the first of 2 Addendum REFs outlining proposed changes to the Approved Proposal.

Addendum 1 changes involved the following:

- New flood mitigation works;
- Revised civil design arrangements;
- Amendments to the tree management approach; and
- Amended landscape design.

A plan of the revised layout, as amended by Addendum 1, is provided at **Figure 6** below. Addendum REF 1 was endorsed by HI on 7 January 2025.

This **REF Addendum 2** is intended to capture the remaining proposed changes to the Approved Proposal, related to minor building design modifications, including materiality and roof form. In addition, minor amendments are proposed to selected mitigation measures. Details of the proposed changes are set out in **Section 3** of this Addendum REF.



Figure 5: Overall roof plan of the Original Approved Proposal, including site layout



Figure 6: General Arrangement Plan showing the Amended site layout as approved via Addendum 1

Amended Proposal Need and Alternatives

The approved design of the re-developed Blayney MPS facility was intended to deliver a sustainable long-term health service precinct that could be efficiently delivered in a regional context and staged to support the operational continuity of the hospital.

Subsequent to the approval of the original proposal, the design team undertook further value engineering analyses of the works which resulted in the need for amendments to the building, civil and landscaping design in order to achieve budget feasibility objectives. Although numerous, the proposed changes focussed predominantly on minor building design modifications, materiality and landscaping works. Importantly, no reduction in health services or capabilities in the re-developed MPS facility is proposed, so that the Activity will continue to meet its health service delivery objectives. In addition, subsequent to the approval of the original proposal, further flood impact assessment was undertaken which resulted in the requirement to incorporate certain flood protection works into the design, which were not included in the approved design.

As outlined in the section above, **REF Addendum 1** (submitted to HI in December 2024) encompassed proposed changes related to civil design works, flood mitigation works, tree management and landscaping works.

This **REF Addendum 2** captures the remaining proposed changes to the Approved Proposal, related to minor building design modifications including materiality and roof form; as well as minor modifications to selected mitigation measures.

2. Site Analysis and Description

2.1 The Site and Locality

Table 1: Description of the site

Details	Proposal (endorsed REF)	Amended proposal (this Addendum REF)
Address	No. 3 Osman Street, Blayney	No change
Legal Description	Lot 2 in DP 1097082	No change
Site Area	Approx. 1.37 hectares	No change
Owners	Western Local Area Health District	No change
Heritage	Not identified as a heritage item, nor located in a heritage conservation area, but located near heritage items	No change



Figure 7: Aerial view of site

2.1.1 Existing Development

At the time the Original REF was prepared, the Blayney MPS contained a range of healthcare facilities that provided inpatient, outpatient and community clinical services, as well as ancillary structures. The location of these facilities is shown in **Figure 8** below. Further details of the existing development on site are provided in Section 2.1.1 of the Original REF.

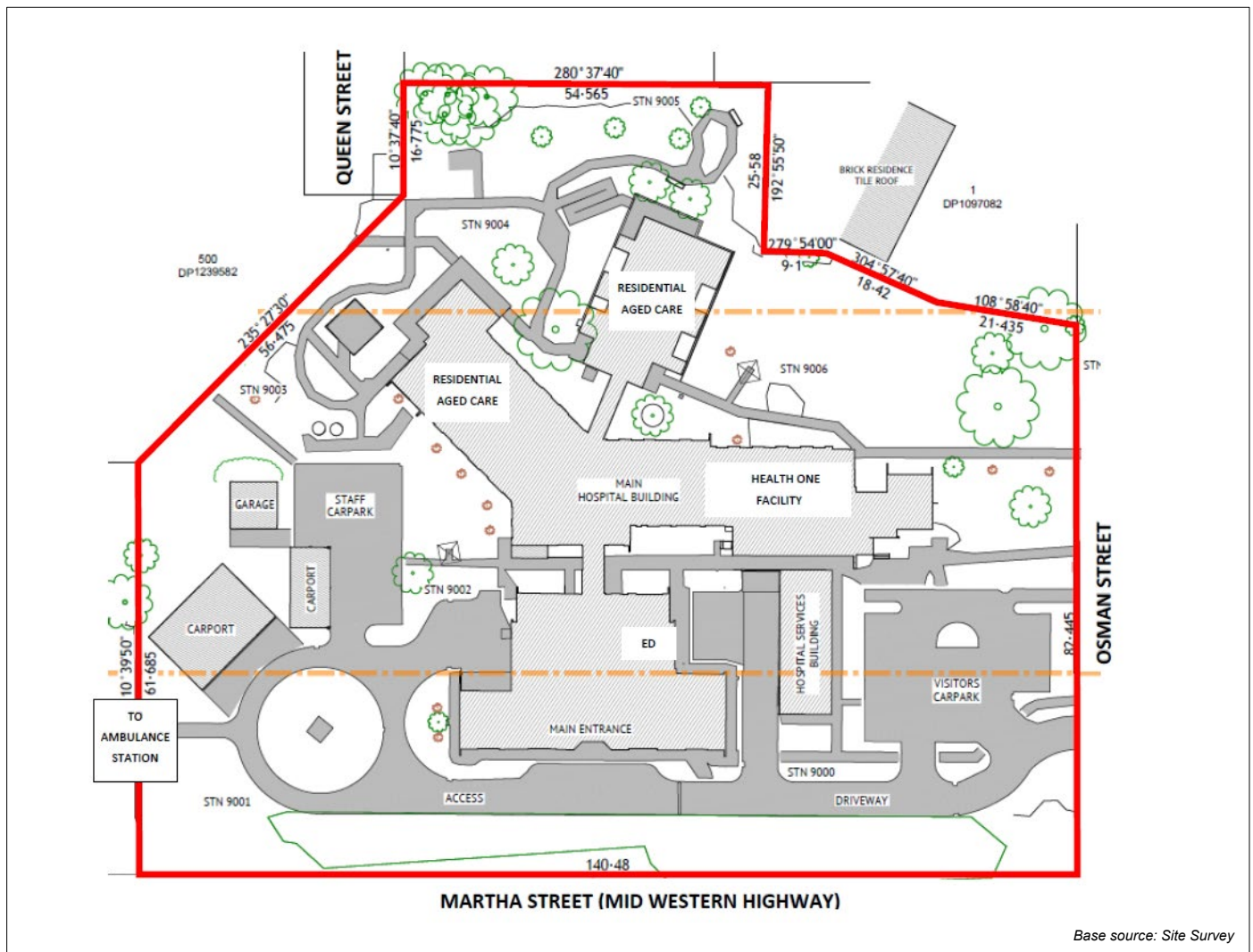


Figure 8: Existing development on the site at the time of the Original REF

Since the Original REF, early site works were commenced via a separate planning approvals process, primarily related to the construction of a 'temporary carpark' in the north-eastern section of the site. These early works were described as follows:

- Extend the current car park further north of the hospital, allowing for additional parking during stage one works at the southwestern end of the hospital.
- Pavement, kerb, and drainage design associated with the temporary car park.

The temporary carpark accommodated 10 car parking spaces and was intended to replace an existing carpark taken up during construction works. At the time of writing, it was understood that construction of the early site works was complete and operation of the temporary carpark underway.

2.1.2 Site Considerations and Constraints

Section 10.7 Planning Certificate No. 120/2022 dated 23/05/2024 identifies that the site is located within the R1 General Residential zone under the *Blayney Local Environmental Plan 2012*, and is provided at **Appendix B**.

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 approval of the Original REF, the design team further developed the proposal in response to flood mitigation, value engineering and other requirements, as described in **Section 1** of this document. Accordingly, Addendum REF 1 proposed changes to civil design works, flood mitigation works, tree management and landscaping works.

This Addendum REF 2 details the remaining proposed amendments to the Approved Proposal, encompassing the following minor building design modifications:

- Amendments to roof and awning design, including height, form, extent, materials and colours;
- Amendments to building facades in response to roof design changes;
- Amendments to façade materials and colours; and
- Minor amendments to window extent and format.

A detailed description of the proposed changes is provided in the following sections. Importantly, the proposed changes will not result in any changes to the approved use or health service capabilities of the Approved Proposal, or the number of staff, patients or visitors who can utilise the site.

Note that the proposed staging of construction (as outlined within the Original REF) will remain unchanged.

3.1.1 Proposed Design Changes

In response to value engineering requirements, numerous minor changes to the building's design are proposed. These changes are illustrated within the amended architectural plans at **Appendix C** and include the following:

- Rationalisation of the pitch and angle of main building roof elements;
- Minor reductions in extent of main building roof elements e.g. near the main entry, over the rear loading dock – see **Figure 9** below;
- Rationalisation of the main entry roof awning design (e.g. depth, pitch and size) – see **Figure 10**, **Figure 11** and **Figure 12**;
- Removal of separate elevated roof elements and their replacement with skylights within the main roof element – see **Figure 13** and **Figure 14**;
- Amendments to façade form and extent of selected main building elements, in response to roof form changes e.g. see **Figure 14** to **Figure 17** inclusive;
- Reduction in the vertical extent of window and door glazing along selected facades of the main building e.g. at the main entry – see **Figure 20** and **Figure 21**; and
- Changes to facade materials for selected main building elements – see **Figure 22**.

A comparison of the Original Approved Roof Plan (not including Addendum 1 changes) and the proposed Amended Roof Plan is provided at **Figure 9** following, indicating the key proposed roof changes.

Additional details of the proposed changes are provided within **Figure 9** to **Figure 22** following, and within the Amended Architectural Plans at **Appendix C**.



Figure 9: Extract of Original Approved Roof Plan (top image) and Proposed Amended Roof Plan (bottom image)

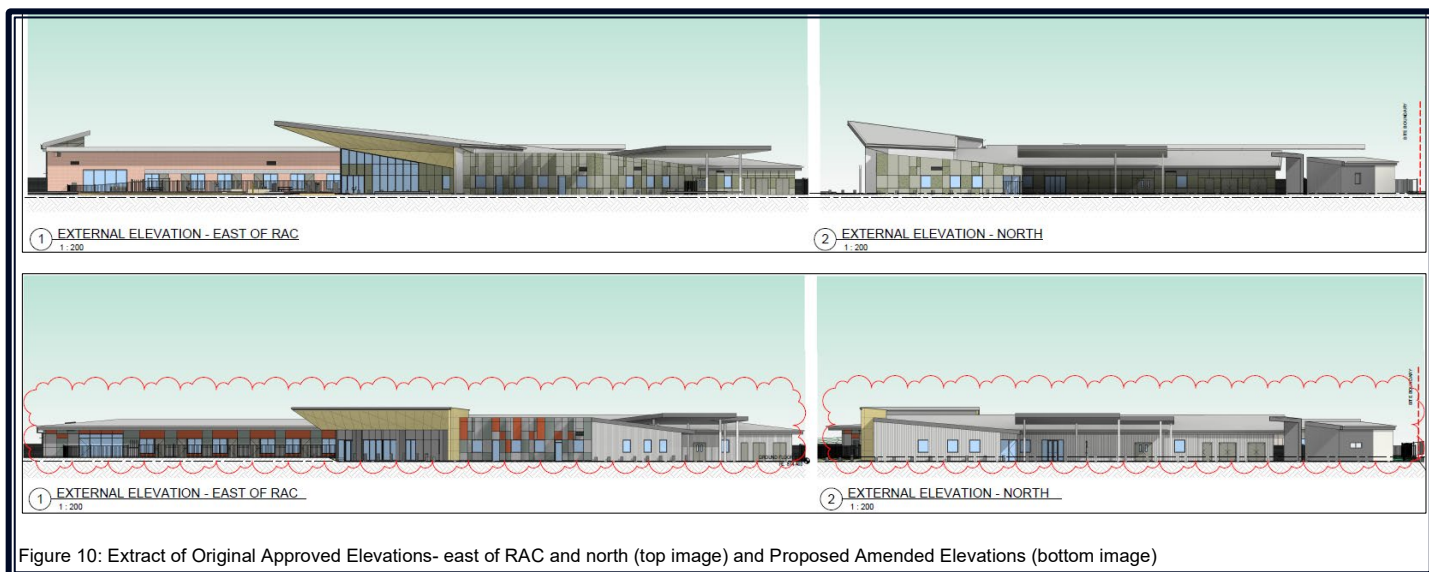


Figure 10: Extract of Original Approved Elevations- east of RAC and north (top image) and Proposed Amended Elevations (bottom image)

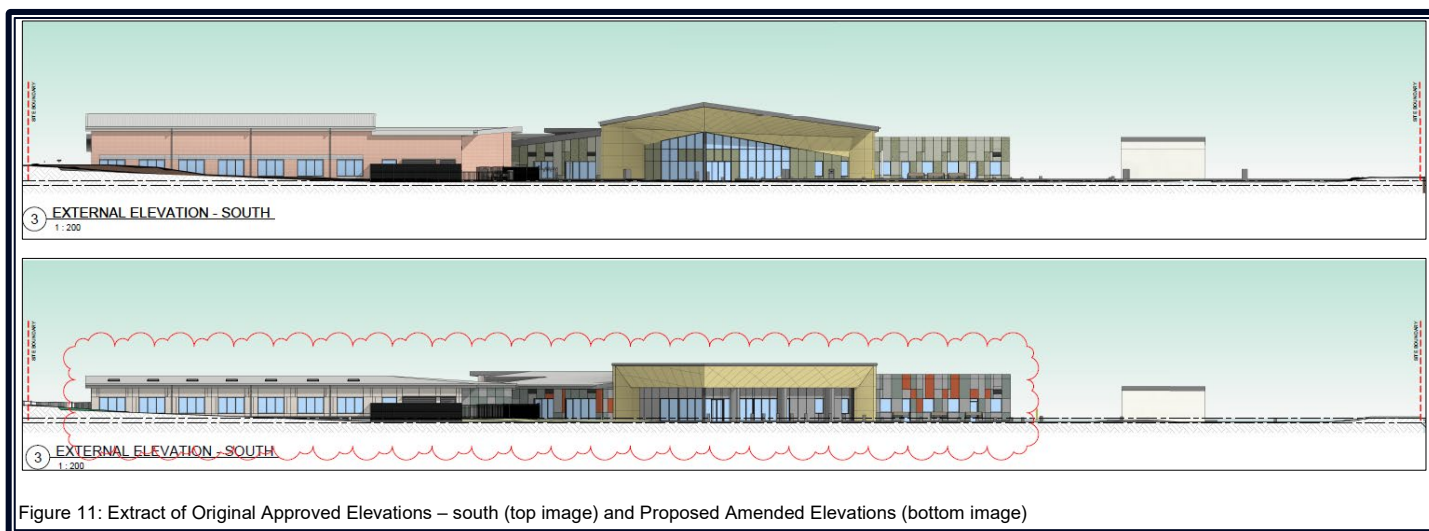


Figure 11: Extract of Original Approved Elevations – south (top image) and Proposed Amended Elevations (bottom image)

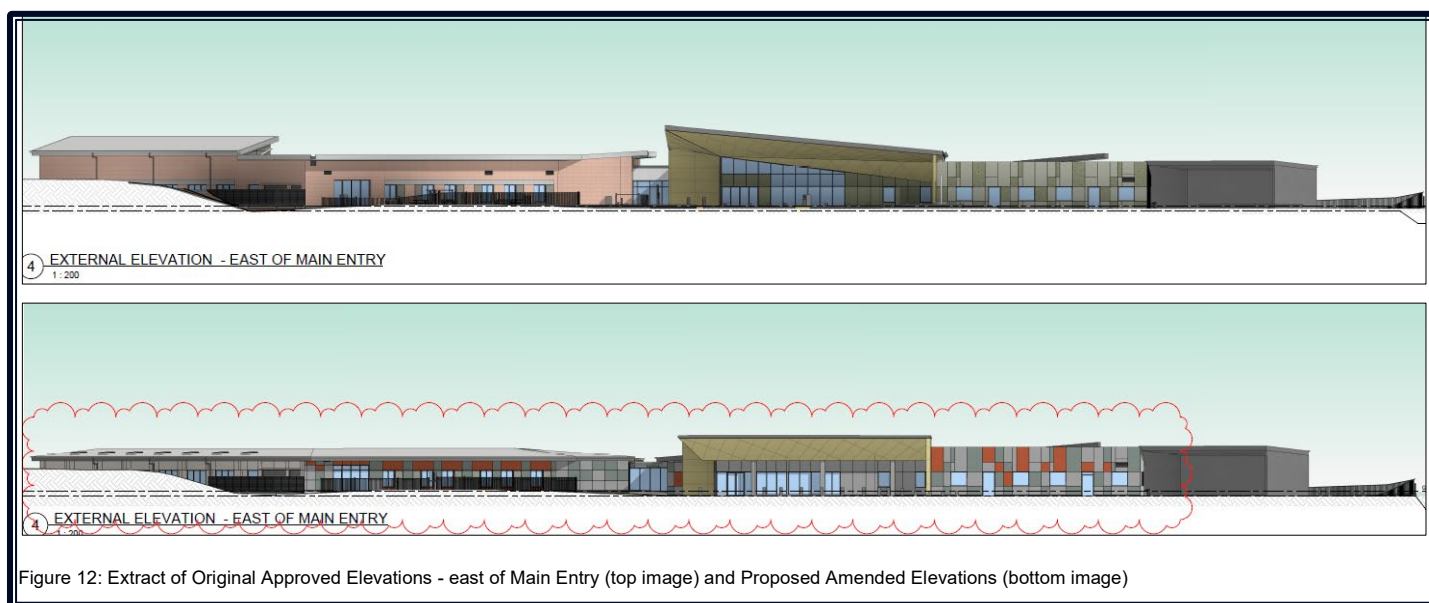


Figure 12: Extract of Original Approved Elevations - east of Main Entry (top image) and Proposed Amended Elevations (bottom image)

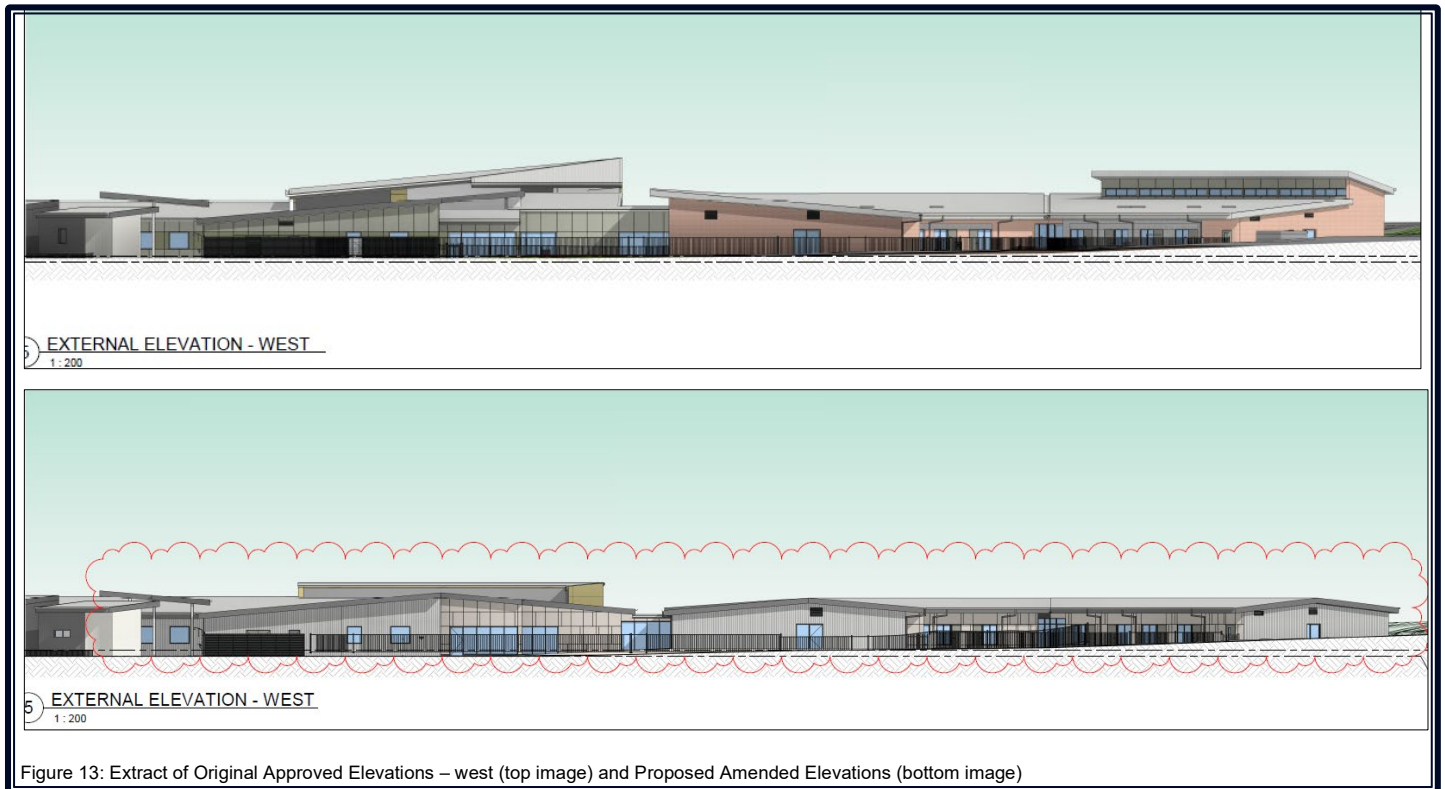


Figure 13: Extract of Original Approved Elevations – west (top image) and Proposed Amended Elevations (bottom image)

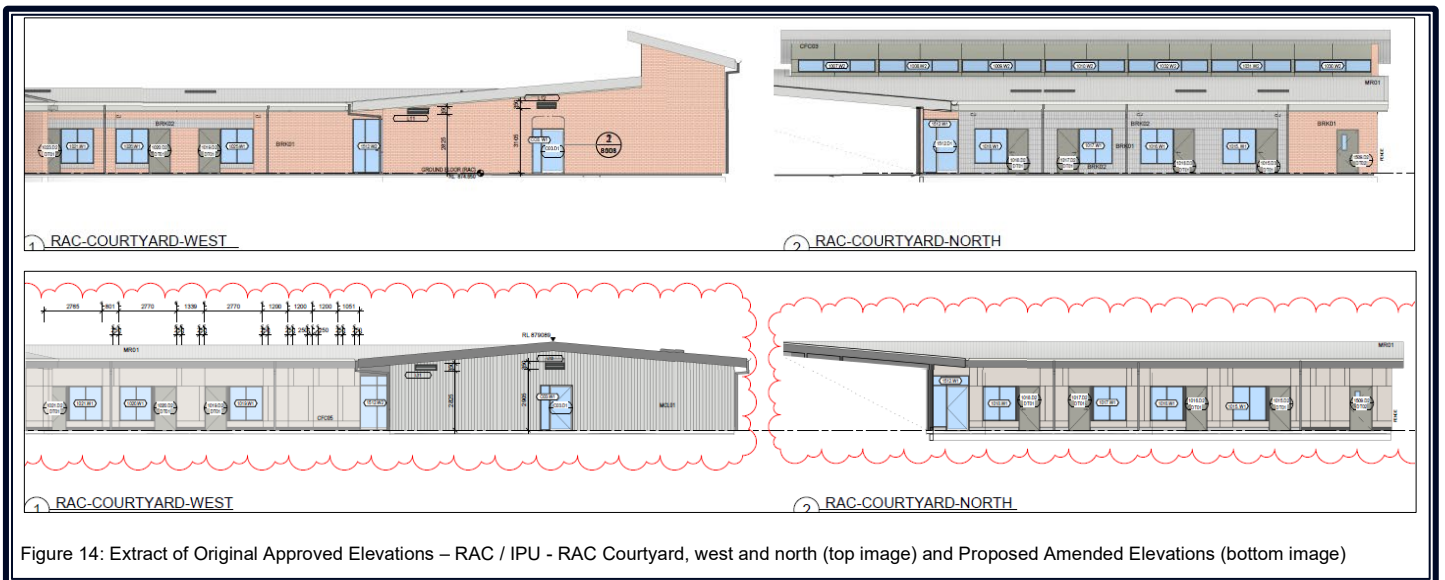


Figure 14: Extract of Original Approved Elevations – RAC / IPU - RAC Courtyard, west and north (top image) and Proposed Amended Elevations (bottom image)

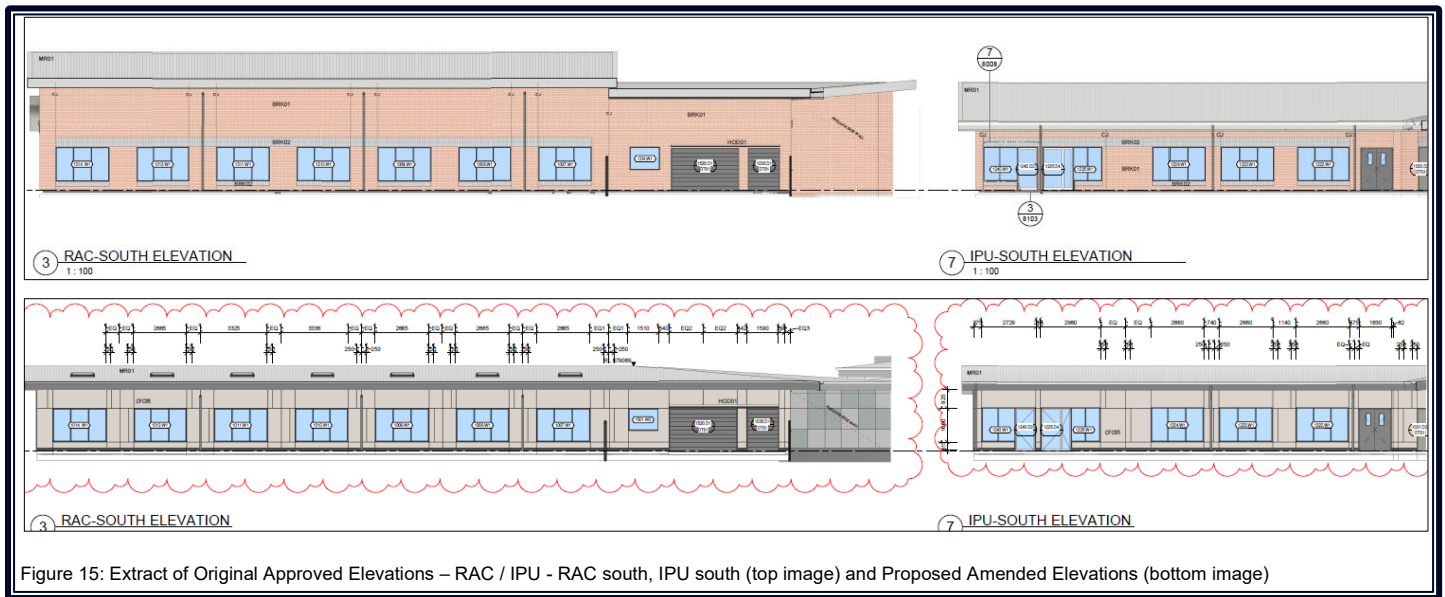


Figure 15: Extract of Original Approved Elevations – RAC / IPU - RAC south, IPU south (top image) and Proposed Amended Elevations (bottom image)

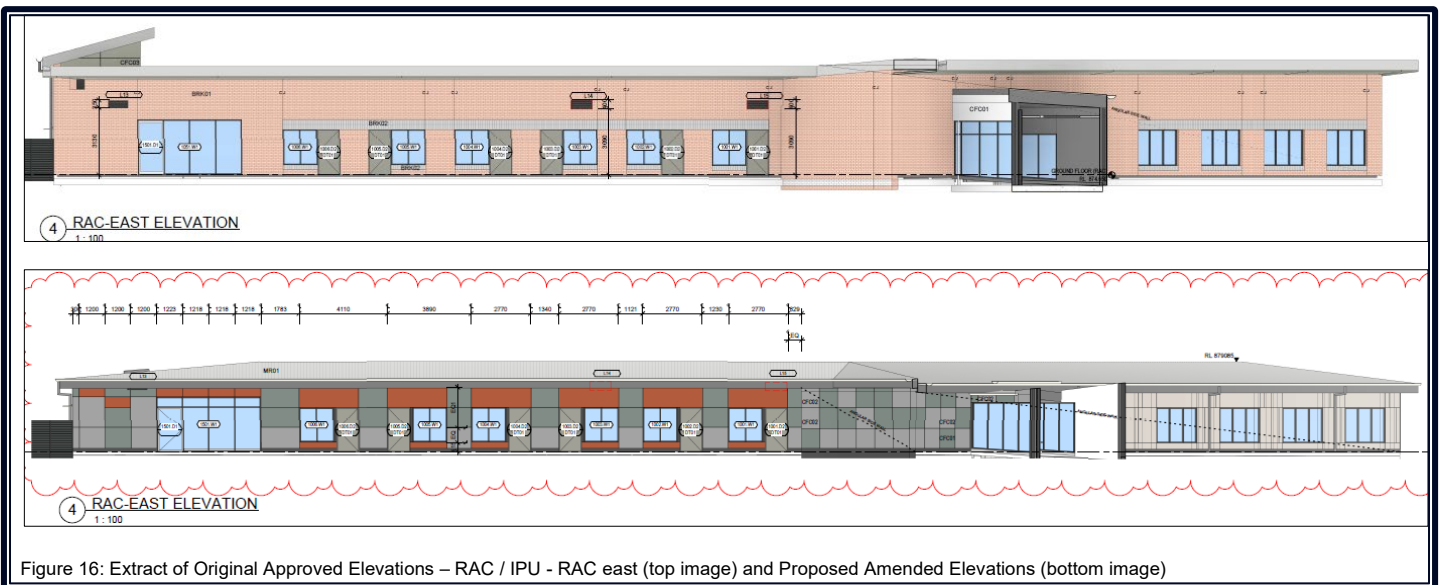


Figure 16: Extract of Original Approved Elevations – RAC / IPU - RAC east (top image) and Proposed Amended Elevations (bottom image)

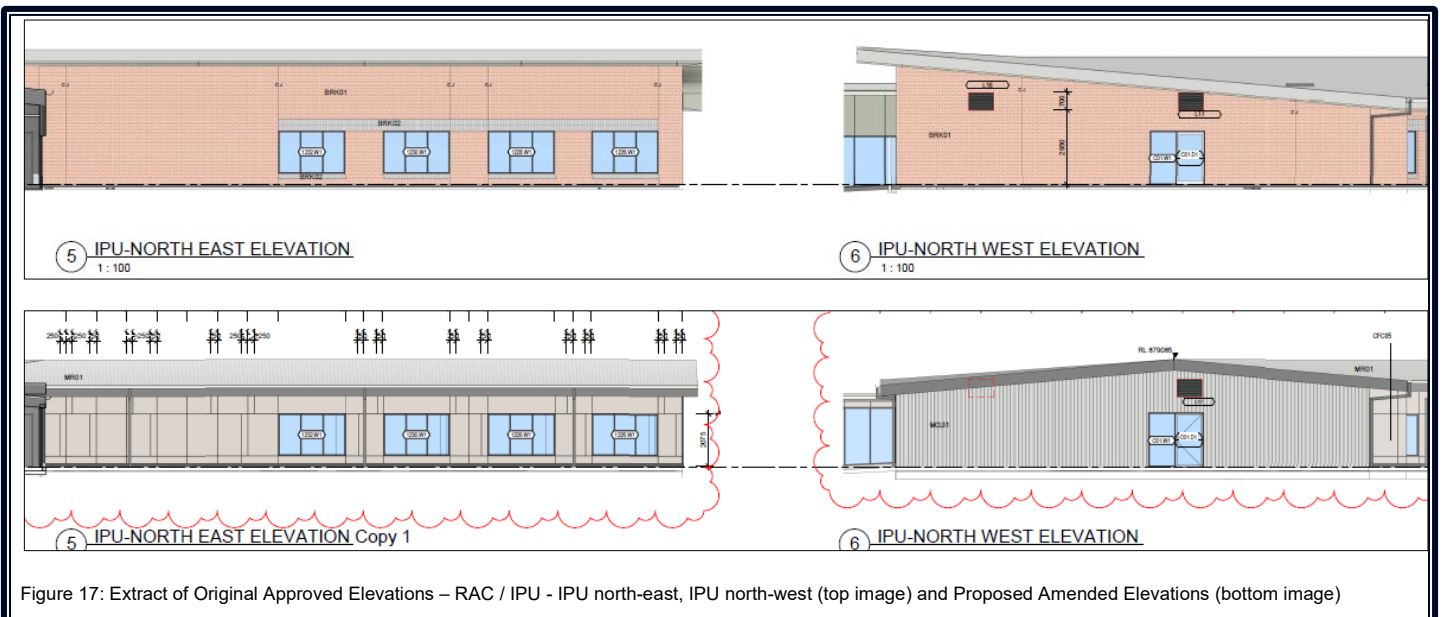


Figure 17: Extract of Original Approved Elevations – RAC / IPU - IPU north-east, IPU north-west (top image) and Proposed Amended Elevations (bottom image)

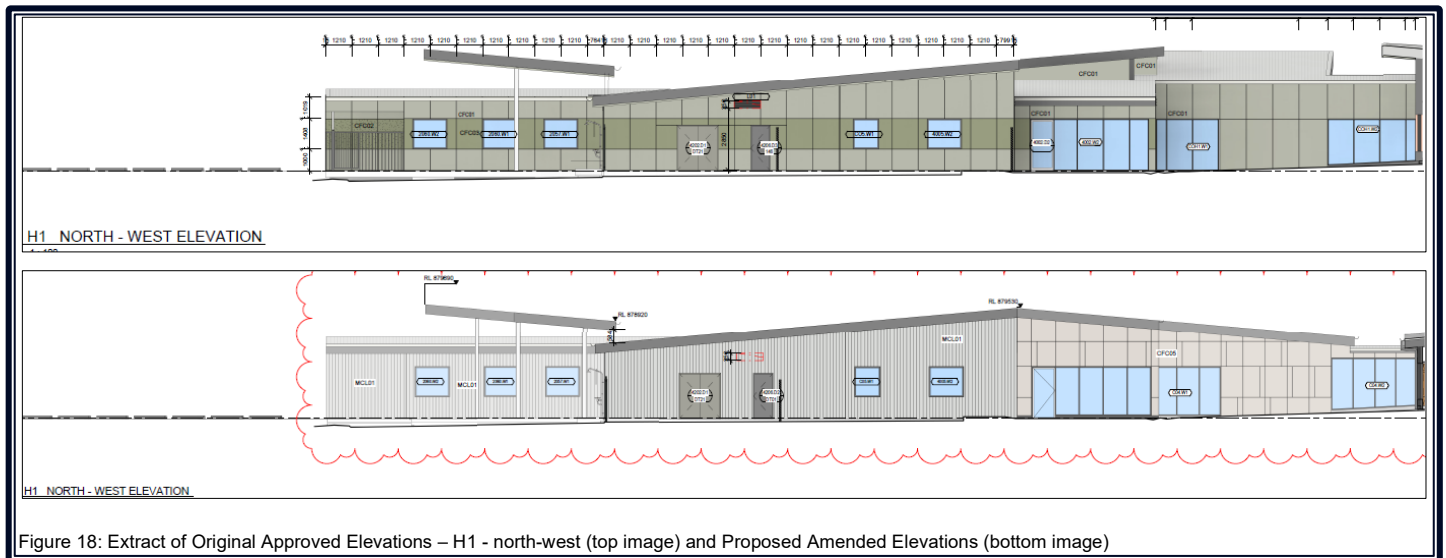


Figure 18: Extract of Original Approved Elevations – H1 - north-west (top image) and Proposed Amended Elevations (bottom image)

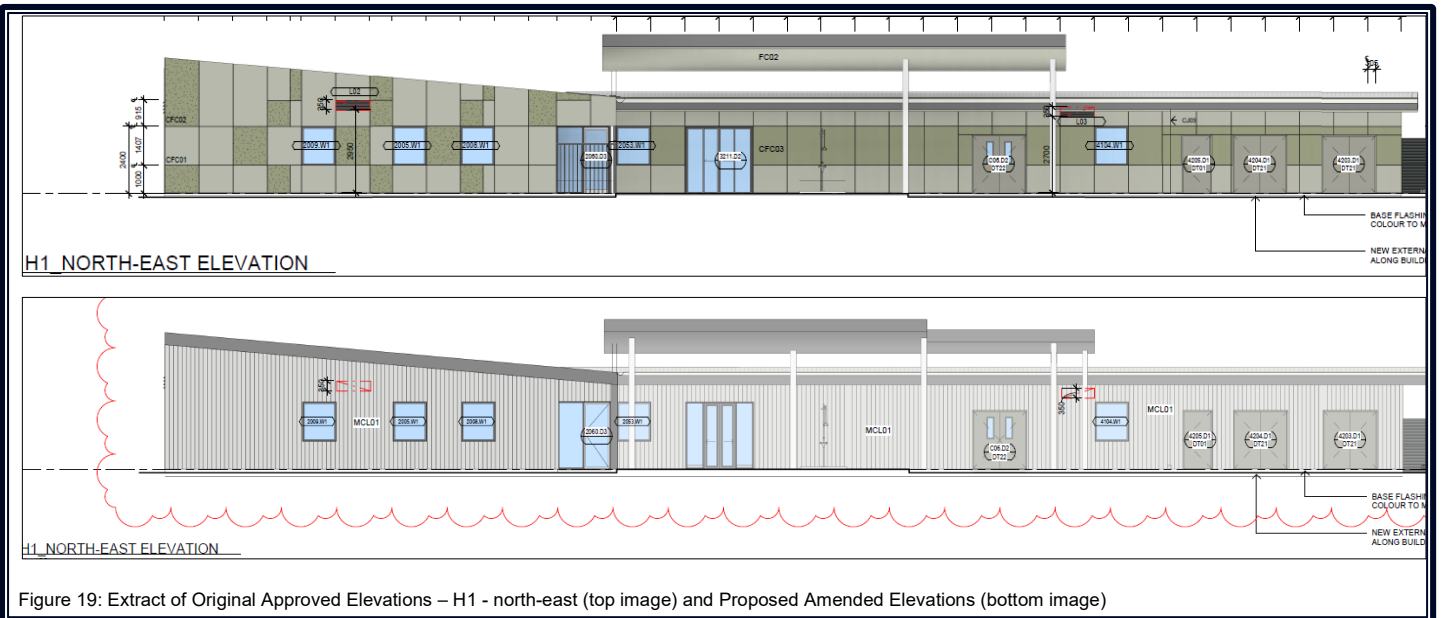


Figure 19: Extract of Original Approved Elevations – H1 - north-east (top image) and Proposed Amended Elevations (bottom image)

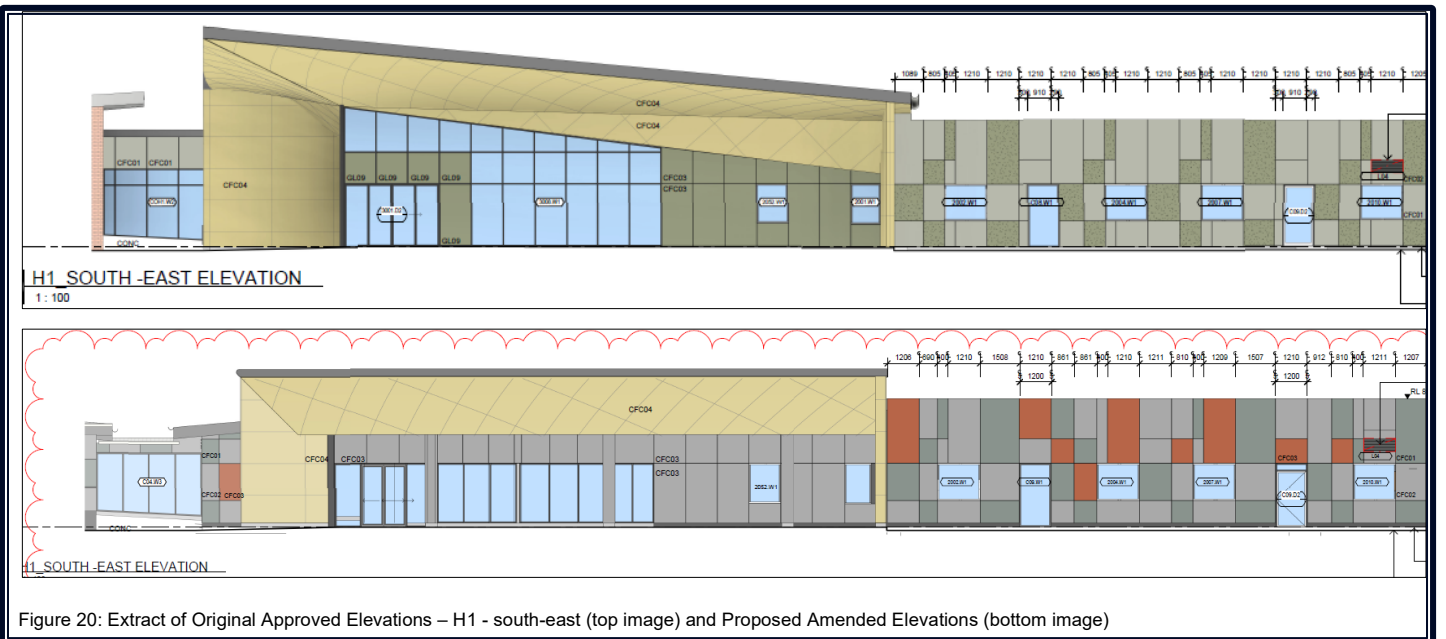


Figure 20: Extract of Original Approved Elevations – H1 - south-east (top image) and Proposed Amended Elevations (bottom image)

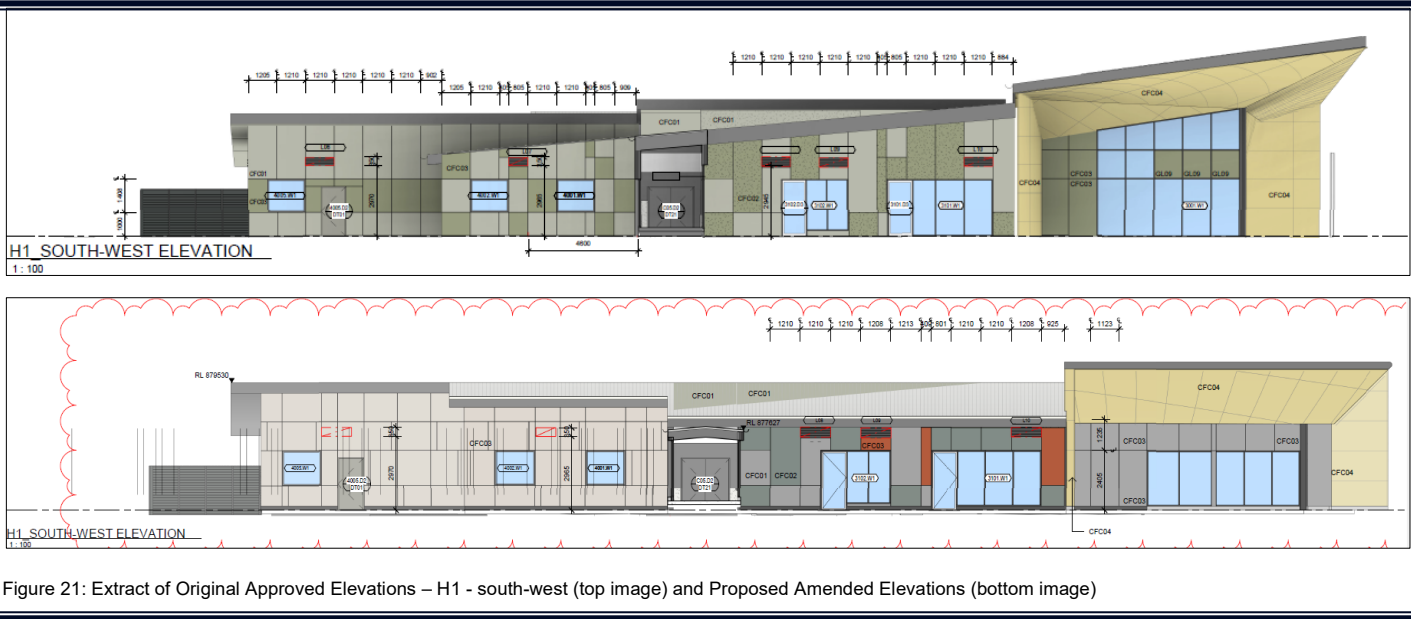


Figure 21: Extract of Original Approved Elevations – H1 - south-west (top image) and Proposed Amended Elevations (bottom image)

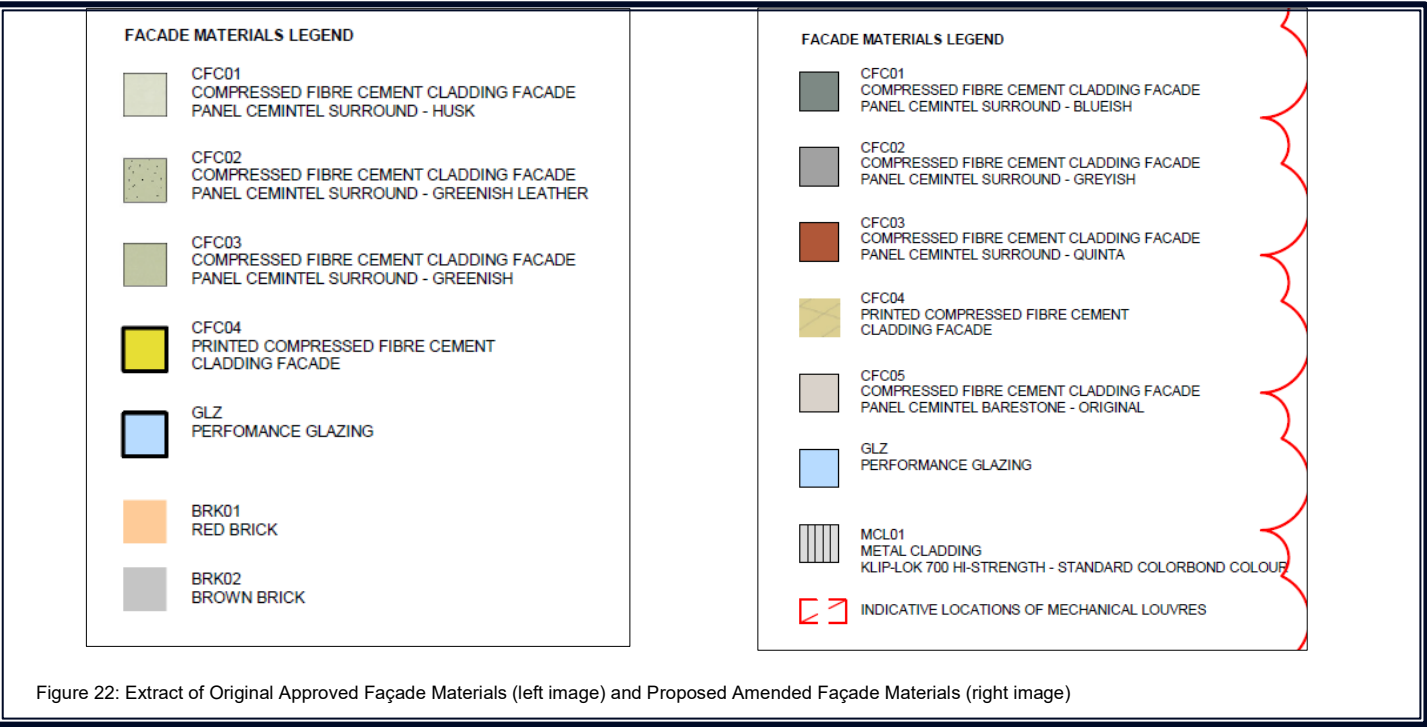


Figure 22: Extract of Original Approved Façade Materials (left image) and Proposed Amended Façade Materials (right image)

3.1.2 Proposed Changes to Mitigation Measures

In response to the proposed design changes outlined in **Section 3.1.1** above, changes are proposed to selected approved Mitigation Measures. In addition, further changes to selected approved Mitigation Measures are proposed for the purposes of construction efficiency, or to rectify administrative errors arising from Addendum REF 1 - refer to **Table 3** below.

The proposed changes to Mitigation Measures are also presented in the form of a *Draft Updated Decision Statement* at **Appendix A**.

Table 3: Proposed changes to mitigation measures

Mitigation Measure	Proposed Change and Discussion
<p>2</p> <p><i>The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 12 June 2024 and prepared by WPP Pty Ltd on behalf of NSW Health Infrastructure (including accompanying Appendices 1 - 33) and generally in accordance with the following plans/documentation as modified below and by any of the under-mentioned measures:...</i></p>	<p>It is proposed to delete selected approved architectural plans, and to replace them with amended architectural plans which reflect the changes outlined within this Addendum 2 REF document and the plans at Appendix C.</p> <p>Further, additional selected approved plans are proposed to be replaced with new plans which reflect the changes which were approved as part of REF Addendum 1, but were not reflected in the approved architectural plans. For example, additional trees were approved for removal along the site's western boundary as part of Addendum REF 1, and these changes were reflected in the approved updated Landscape Plans in the Addendum REF 1 Decision Statement. However, the architectural plans (e.g. 'Demolition Plan – Stage 1' [NBRS]) were not updated at the time to reflect that change. Accordingly, for the sake of completeness, relevant architectural plans are proposed to be updated via this REF Addendum.</p>
<p>4.3</p> <p><i>Where a Staging Report is adopted, the project must be staged in accordance with the Staging Report, as approved by the ED-Capital & Commercial Advisory. The Staging Report may be amended however, each amendment must be submitted to HI-Planning (via submission to HI-Planning@health.nsw.gov.au) and approved by ED Capital & Commercial Advisory.</i></p>	<p>In order to minimise project delays and maximise efficiency, it is submitted that Mitigation Measure 4.3 be amended to remove the requirement for minor amendments to the Staging Report to be approved by ED Capital & Commercial Advisory. As noted by HI's Post Approval & Compliance Senior Advisor <i>the Staging Report has already been approved by our ED. It seems appropriate that subsequent revisions can be approved by HI-Planning</i> (email 12 February 2025). Proposed additional wording is as below, and as indicated in Appendix A:</p> <p><i>Minor amendments to the approved staging report which do not result in increased environmental impacts, need only be approved by HI-Planning via email HI-Planning@health.nsw.gov.au</i></p>
<p>11.1</p> <p><i>Only trees numbered 2, 3, 5, 6, 7, 8, 23, 24, 25, 28, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, 45, 54, 55, 56 & 60 are permitted to be removed in accordance with the Arboricultural Assessment Report prepared by CPS and dated 2 March 2023. All remaining trees onsite are to be retained and appropriately protected.</i></p>	<p>As outlined below in this Table, it is proposed to add Tree 59 to this list, to allow for the tree's removal.</p>
<p>11.3</p> <p><i>Tree No.59 a Crab Apple (Malus Floribunda) is considered to of significant sentimental value. This tree is to be retained and transplanted elsewhere within the site. Prior to the issuing of the construction certificate the final plans shall show where this tree is to be relocated and the process of relocation that shall occur. Transplanting this tree shall be in accordance with the recommendations of the Arboricultural Assessment Report prepared by CPS and dated 2 March 2023.</i></p>	<p>During a meeting in February 2023, the Western NSW Local Health District (the LHD) identified a desire to retain and transplant Tree 59, due to its sentimental value. It was determined to review the potential ability to transplant the tree with the project arborist (see Item 5.2 within Appendix D).</p> <p>Subsequent to that meeting, the arborist confirmed the feasibility of the tree transplantation, and it was included in Original approved plans and Mitigation Measure 11.3.</p> <p>As part of the value engineering investigations outlined in Section 1 of this Addendum, the removal (rather than transplantation) of the tree was raised as a budget saving measure with the LHD (see item OP2.7 within Appendix E). At a meeting on 8 July 2024, the LHD endorsed this measure (see item 4.0 in Appendix F). This approach was further confirmed by the LHD Health Services Manager in an email dated 12/02/2025 (see Appendix G).</p> <p>Accordingly, Mitigation Measure 11.3 is proposed to be deleted.</p> <p>Further, Mitigation Measure 11.1 is proposed to be amended to include Tree 59, as outlined above in this Table.</p>
<p>Various Mitigation Measures</p>	<p>The Decision Statement for Addendum REF 1 (stamped and dated 7/1/2025) contained a number of Mitigation Measure discrepancies compared to the Original Decision Statement (stamped and dated 8/8/2024), which arose out of administrative error and were not proposed or justified within Addendum REF 1.</p> <p>It is anticipated that HI, in the drafting of a forthcoming consolidated Decision Statement arising from Addendum REF 2, will revert back to the Mitigation Measures approved in the Original Decision Statement, amended only by approved Addendum REF 1 (red text within the</p>

Mitigation Measure	Proposed Change and Discussion
	<p>Decision Statement dated 7/1/2025) and proposed Addendum REF 2 changes. For example, Mitigation Measure 11.7 would revert back to the wording in the Original Decision Statement as follows - <i>Seven (7) of the new canopy trees to be planted onsite shall be mature and planted with a minimum pot size of 100L...</i></p> <p>For the avoidance of doubt, the proposed changes to the Original Decision Statement at Appendix A (in green text) relate <u>only</u> to proposed changes arising directly from Addendum REF 2. Approved Addendum REF 1 changes are <u>not</u> captured within Appendix A.</p>

3.2 Design Review

Placemaking and Design

As part of the Original proposal, the design underwent a rigorous architectural design and review process, as set out in Section 3.1.1 of the Original REF. Further details on the design process and philosophy were provided in the *REF Report and Design Statement* at Appendix 3 of the Original REF.

As the Amended design involves only minor modifications to the building's roof form and facades, the original design and review process remains relevant to the Amended proposal. Nevertheless, the project architects provided an explanation for the design process and rationale for the proposed amended scope of works in a letter attached at **Appendix H**. It confirmed that *the original concept for the hospital redevelopment was considered and revisited alongside the design principles outlined within HI's 'Better Places Design Guide for Health...' (p1).*

Further, the Amended design proceeded through HI's Design Assurance Process, including review of the proposal by HI's Design Advisor. A summary of the outcomes of the Design Assurance process is provided at **Table 4** below, including issues raised by the Design Advisor (referenced as 'WS') and the project's response to these issues.

Upon consideration of the project response to the issues raised, HI's Design Advisor confirmed that *the mod review did not highlight any major changes of concern and the notes from the meeting provided closed out the design review alleviating any concerns from an audit perspective* (WS, pers. comment, via email 16 January 2025).

Table 4: Design Assurance process outcomes

Issue	Project Response
<p><u>CFC Material and Installation:</u></p> <p>WS noted many projects are having issues with CFC material with discolouring and crack being identified.</p>	<p><u>Response to WS via email (15/01/2025):</u></p> <p>Project team to arrange CSR representative to attend site and provide the Contractor with a product presentation specifically focused on proprietary fixing method in order to avoid issues with cladding material down the track. (Refer product link: https://www.cemintel.com.au/product/surround/)</p>
<p><u>CFC Finish Surround Qunita</u></p> <p>WS noted the finish 'Qunita' is a bold and harsh finish and differs significantly from the original design requesting a different colour within the range to be explored.</p>	<p><u>Response to WS via email (15/01/2025):</u></p> <p>The project team and WNSWLHD have gone through a rigorous and time-consuming value engineering exercise with NBRS having explored several product ranges for affordability to then consider the range of colours available. The current finish was selected (and approved by all stakeholders) as some colours in the Cimintel range were discontinued, so additional meetings were held with stakeholders to review available options. The LHD has requested that the proposed colour choices remain.</p>
<p><u>Updated Roof Design</u></p> <p>Cover provided to patients. WS noted the requirement of ensuring there is adequate covering offered to patients as they walk into the building.</p>	<p><u>Response to WS via email (15/01/2025):</u></p> <p>The project team have already previously reviewed the design and confirmed that adequate covering is available to patients.</p>

Connecting with Country/Engagement

The traditional landowners of the Blayney area, including the site, are the Wiradjuri people.

As part of the Original proposal, Aboriginal guidance and local knowledge was considered integral to the MPS design, longevity and future use. A detailed discussion on the engagement activities undertaken with local Aboriginal stakeholders is provided at Section 3.1.1 and Appendix 6 (Connecting with Country Report) of the Original REF.

As the Amended design involves only minor changes to the building's roof form and façade design, the findings of the original Connecting with Country processes remain relevant.

It is noted that additional consultation or assessment in this regard was not identified as appropriate during the Design Assurance process outlined in the section above.

Sustainability and Climate Resilience

The Original proposal was designed to achieve equivalence to the Health Infrastructure Design Guidance Note (DGN) no. 058, which directly corresponds to Green Star sustainability rating of 4-stars (see Appendix 7 of the Original REF).

As the Amended design relates only to minor building modifications, it is anticipated that the outcomes of the Original assessment remain relevant. As for the Original REF, a pathway has been developed to identify the credits that will be targeted to achieve DGN 058 equivalence as a minimum of 45 points and targeting 50 points. The Contractor for the project will be provided with a design that is able to achieve the required credits and it will be a condition of Contract that they engage a qualified sustainability professional to assist them in ensuring that the completed station meets or exceeds the minimum of 45 credit points.

3.3 Construction Activities

The Amended Proposal does not include changes to the project's:

- Construction works start date;
- Work duration / methodology (e.g. staging);
- Work hours and duration;
- Construction workforce / employment;
- Ancillary facilities or plant equipment; or
- Construction traffic management and access.

3.4 Operational Activities

The proposed amendments will not affect the operational hours or use of the Approved development, nor will they impact the number of staff, patients or visitors who can utilise the site. No changes to approved clinical service provision are proposed.

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 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State. Chapter 2, Part 2.3, Division 10 of the TI SEPP outlines the approval requirements for 'health services facilities'. Pursuant to the Standard Instrument definition, the existing Blayney MPS would satisfy the definition of a 'hospital', which is a form of 'health services facility'. The proposed re-developed Blayney MPS would also satisfy the definition of a 'hospital', inclusive of ancillary facilities such as 'day surgery, day procedures or health consulting rooms'; 'patient transport facilities including...car parking'; and 'mortuaries'.

Pursuant to Sections 2.61(1)(a) and 2.61(1)(c) of the TISEPP, the erection or demolition of a building that is a 'health services facility' may be carried out without consent by or on behalf of a public authority, if the development is carried out within the boundaries of an existing health services facility. At the time of the Original REF, Section 2.61(2) did not permit the erection of any building that exceeds 15m in height or is located closer than 5m to any property boundary.

The Approved Proposal involved the demolition of an existing 'health services facility' and the erection of a new 'health services facility' by HI (a public authority) within the boundaries of the existing Blayney MPS. Accordingly, pursuant to Sections 2.61(1)(a) and 2.61(1)(c) of the TISEPP, the proposed works were classified as development which may be carried out without consent. Furthermore, the proposed buildings would not exceed 15m in height and would be positioned greater than 5m from any property boundary.

Therefore, the Approved Proposal was considered an 'activity' for the purposes of Part 5 of the EP&A Act and was subject to an environmental assessment (REF).

Since the time of the Original REF, the TI SEPP was amended. As the TI SEPP contains no savings provisions with regard to these amendments, the new provisions apply to the Amended Proposal. Section 2.61(2) no longer restricts development in height or position. Instead, it stipulates that development must not be carried out under this section unless certain conditions are satisfied. These conditions are addressed in **Table 5** below. As indicated, the Amended Proposal satisfies the new conditions, and development is therefore not prohibited under this provision.

Accordingly, the Amended Proposal continues to be considered an 'activity' in accordance with Section 5.1 of the EP&A Act because the proposed works remain within the boundary of the existing Blayney MPS. Further, development is not prohibited, as the conditions under Section 2.61(2) are satisfied.

In summary, the Amended Proposal does not alter the original planning approval pathway outlined within the Original REF.

Table 5: Compliance with amended TI SEPP Provisions

Section within TI SEPP	Provision	Compliance
2.61(2)(a)	Development must not be carried out under this section unless— (a) the public authority is satisfied that appropriate consultation has been undertaken having regard to— (i) the SCPP—new health services facilities and schools, and (ii) the community participation plan, and	Regard has been given to the relevant consultation plans. Due to the minor nature of the proposed changes, no additional consultation is considered necessary or appropriate. It is noted that the Project Team consulted with relevant stakeholders (e.g. the LHD) informally throughout the design amendment process.
2.61(2)(b)	(b) the public authority has considered the design guide, and	As part of the Original proposal, the design underwent a rigorous architectural design and review process, as set out in Section 3.1.1 of the Original REF. As the Amended design involves only minor modifications to the building's roof form and facades, the original

Section within TI SEPP	Provision	Compliance
		<p>design and review process remains relevant to the Amended proposal. Regardless, the Amended design proceeded through HI's Design Assurance Process, including review of the proposal by HI's Design Advisor. This review was understood to have occurred with due regard to the design guide.</p> <p>In summary, HI's Design Advisor confirmed that the amended proposal did not highlight any issues of concern – refer to Section 3.2 for further details.</p> <p>Further, the project architects confirmed that the Design Guide was considered as part of the design process for the Addendum scope of works, as outlined within the letter at Appendix H.</p>
2.61(2)(c)	(c) the development will not involve more than 30,000m ² of gross floor area on the site being created or affected.	The development will not exceed the 30,000m ² GFA threshold.

Note that the 'SCPP—new health services facilities and schools' means the Stakeholder and Community Participation Plan for New Health Services Facilities and Schools published by the Department in October 2024. The 'community participation plan' means the Community Participation Plan published by Health Infrastructure in October 2024, and the 'design guide' means the Design Guide for Health published by the Government Architect in April 2023.

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 Approved Proposal as it was not development that takes place on or affects Commonwealth land or waters. Further, it was not development carried out by a Commonwealth agency, nor did the Approved Proposal affect any matters of national significance. An assessment against the EPBC Act checklist was provided at Table 8 of the Original REF.

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

Table 6: 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 9 of the Original REF demonstrated the effect of the Approved Proposal 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 7: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Amended Proposal (altered from the Approved Proposal)
<p><i>Subsection 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>The site is not located within a wilderness area, nor in proximity to a wilderness area. Therefore, the Amended Proposal will not impact wilderness areas – no change.</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 Original REF for the proposal and are considered (as relevant) for the Amended Proposal at **Section 6.1** of this Addendum REF. In addition, the recently-released Guidelines for Division 5.1 Assessments – Addendum October 2024 were considered with regard to this Amended Proposal.

In addition, Section 171A of the EP&A Regulation requires the consideration of the impact of 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 Amended Proposal.

Table 8: Other possible legislative requirements

Legislation	Comment	Relevant? Yes/No
State Legislation Planning Policies		

Legislation	Comment	Relevant? Yes/No
State Environmental Planning Policy (Transport and Infrastructure) 2021	Chapter 2, Part 2.3, Division 10 of the TI SEPP outlines the approval requirements for 'health services facilities'. It provides the planning approval pathway for the Approved and Amended Proposals – see Section 4.1 of this Addendum REF for further details.	Yes
Blayney Local Environmental Plan 2012		
Zone	<p>The site is zoned R1 General Residential.</p> <p>The objectives of the zone are:</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. <p>The Amended Proposal continues to represent the ongoing and improved provision of health facilities and services to meet the needs of the community. Accordingly, it remains consistent with the objectives of the zone.</p>	Yes
Heritage	<p>Clause 5.10: The site is not listed as containing a heritage item under the LEP, nor is it positioned within a heritage conservation area. However, a number of heritage items are within the vicinity of the site. Accordingly, a <i>Statement of Heritage Impact</i> (SoHI) was prepared for the Original REF to assess the impact of the proposal on the heritage significance of these items. It concluded there would be no direct impacts and negligible indirect impacts on nearby heritage items. The impact of the proposed development would be minor and acceptable.</p> <p>The Amended Proposal includes no changes which would affect the findings of the original SoHI. Accordingly, the Amended Proposal remains compliant with this provision.</p>	Yes

5. Consultation

5.1 Statutory Consultation

Section 5 of the Original REF provides a summary of the statutory consultation undertaken for the Approved Proposal. The Original REF scope of works was notified for 21 calendar days to the stakeholders outlined in Table 11 of the Original REF.

Additional consultation was undertaken in relation to the proposed changes set out in REF Addendum 1. The amended scope of works was notified for 21 calendar days to the stakeholders outlined in Table 8 of the REF Addendum 1.

Due to the minor nature of the proposed amended scope of works, further formal consultation (e.g. with neighbours, Council etc) was not considered appropriate or necessary in relation to REF Addendum 2. For the avoidance of doubt, notification pursuant to section 2.62 of the TI SEPP was previously undertaken in relation to the Original REF and REF Addendum 1.

Note that the Project Team consulted with relevant stakeholders (e.g. the LHD) informally throughout the design amendment process.

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) and Addendum (October 2024) apply to the activity. A comparison of the impacts of the Approved Proposal and the Amended Proposal against Section 3 of these Guidelines and Table A1 of the Guideline Addendum is provided below in **Table 14**.

Table 9: Summary of environmental factors reviewed in relation to the Activity

Relevant Consideration	Response/Assessment	Impact	Approved Proposal	Amended Proposal
(a) Any environmental impact on a community	The proposed Amended design does not present any new or significant environmental impacts for the community. As outlined in Section 6.2 , the proposal will result in changes to the building's appearance when compared to Approved plans, however these changes are minor. The proposal still provides an appropriate and attractive design response which has a positive impact on visual amenity. The building footprint remains unchanged, and the overall building height has not increased (and has in fact decreased in many areas). The Amended proposal will not affect the operational hours or use of the Approved Development, nor will they impact the number of staff, patients or visitors who can utilise the site. No changes to clinical service provision are proposed. Post-construction the proposal will continue to provide an improved health service to the broader community. On balance, any environmental impacts on the community from the Amended Proposal are anticipated to be positive.	-ve		
		Nil		
		+ve	✓	✓
(b) Any transformation of a locality	The proposed amendments will have a negligible impact on the development's contribution to the locality, compared to the Approved Proposal. New or changed visual impacts on the public domain are considered minor and reasonable, as outlined in Section 6.2 . While modernised and improved, the nature of the site, inclusive of the proposed amendments, will remain the same.	-ve		
		Nil	✓	✓
		+ve		
(c) Any environmental impact on the ecosystem of the locality	The site has an established urban character, with few native trees and negligible habitat values present. The minor proposed design changes will not result in any changes to the local ecosystem. The overall footprint of the development will not change, nor will its impacts on native flora, fauna and other ecosystem values.	-ve		
		Nil		
		+ve	✓	✓
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	Negative visual and noise impacts associated with construction works will be short-term. The proposed new facility, inclusive of amendments, will contribute in a positive fashion to the existing neighbourhood character and will not impact heritage items in the locality.	-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	A <i>Statement of Heritage Impact</i> undertaken for the Approved Proposal concluded that the development is acceptable and would not adversely impact the heritage significance of nearby heritage items (refer to the Original REF). The proposed amendments do not create any new impacts with regard to non-Aboriginal heritage. An <i>Aboriginal Due Diligence Assessment</i> prepared for the Approved Proposal found there is very low probability of	-ve		
		Nil	✓	✓
		+ve		

Relevant Consideration	Response/Assessment	Impact	Approved Proposal	Amended Proposal
	Aboriginal objects occurring in the Activity area. The proposed amendments do not create any new impacts with regard to Aboriginal heritage.			
(f) Any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	The Amended activity would occur within the established suburban grounds of an established hospital. An ecological assessment of the site indicates the absence of impacts on protected fauna (see the Original REF). The Amended Proposal does not introduce any new or significant impacts which would adversely impact habitat of protected animals.	-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	The Amended activity would occur within the established suburban grounds of an established hospital. An ecological assessment of the site indicates the absence of impacts on protected fauna (see the Original REF). The Amended Proposal does not introduce any new or significant impacts which would result in the endangering of any species.	-ve Nil +ve	✓	✓
(h) Any long-term effects on the environment	As for the Approved Proposal, impacts associated with construction works will be temporary and subject to mitigation measures (e.g. noise, visual, air quality). Permanent variation to the environment as a result of the proposed Activity would be low impact (i.e. visual) and not detrimental or unreasonable in the locality. Long term impacts on the natural environment will be negligible. These matters are discussed in further detail in Section 6.2 .	-ve Nil +ve	✓	✓
(i) Any degradation of the quality of the environment	The Amended proposal relates only to minor building design matters, and does not introduce any changes which would affect trees, water quality, soil quality or other parameters.	-ve Nil +ve	✓	✓
(j) Any risk to the safety of the environment	The Amended proposal presents no new risks with regard to contamination, bushfire or other measures.	-ve Nil +ve	✓	✓
(k) Any reduction in the range of beneficial uses of the environment	The Amended Proposal will result in the ongoing use of the site for health services facility purposes.	-ve Nil +ve	✓	✓
(l) Any pollution of the environment	The Amended proposal continues to respond to the characteristics of the site and appropriate mitigation measures will still be incorporated to minimise any potential pollution of the environmental (e.g. erosion control, water quality, contamination).	-ve Nil +ve	✓	✓
(m) Any environmental problems associated with the disposal of waste	Waste management is addressed in the Original REF. Safeguards will be implemented during construction works to minimise potential waste impacts during construction. The Amended Proposal presents no new impacts with regard to waste disposal.	-ve Nil +ve	✓	✓
(n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	Impacts associated with the consumption of natural resources would be minimal. The Amended Proposal does not result in additional demands for resources.	-ve Nil +ve	✓	✓
(o) Any cumulative environmental effect with other existing or likely future activities	No – refer to Section 6.2.15 of the Original REF.	-ve Nil +ve	✓	✓



Relevant Consideration	Response/Assessment	Impact	Approved Proposal	Amended Proposal
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	The site is not within the coastal zone.	-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 <i>Central West and Orana Regional Plan</i> identifies one of the NSW Government's main investments into the region as the establishment of Multipurpose Services across the region. These key investments highlight improved health services as a central priority for the region which aligns with the Plan's fourth goal to have dynamic, vibrant and healthy communities. The Activity (including the Amended Proposal) aligns with these key priorities.</p> <p>Priority four of the <i>Blayney Local Strategic Planning Statement</i> aims to provide diverse housing choices which will meet the changing demographics and population needs. The MPS seeks to improve housing choice for senior residents within the locality. This provision remains unaffected by the Amended Proposal.</p>	-ve		
		Nil		
		+ve	✓	✓

6.2 Summary of Impacts

Any likely impacts relating to the Amended Proposal from those presented for the Approved Proposal (within the Original REF) have been considered and are discussed in **Table 10** 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 10: Summary of Impacts relating to the Activity (as amended)

Issue	Discussion
Visual Amenity	<p>The Amended Proposal will result in some minor visual changes compared to the Approved Proposal, including:</p> <ul style="list-style-type: none"> • changes in roof form; • changes to the building's Main Entry appearance (with regard to awning form and extent, and extent of glazing); and • changes to the materiality and façade treatments of some building elements. <p>The proposed changes to roof form can generally be described as a 'simplification' of the roof design, with minor reductions in extent and height (in selected areas). For example, where previously the Approved roof form included separate, higher roof-form elements containing clerestory windows, these have been removed to present a single, uniformly pitched roof form (including new skylights to maintain appropriate internal lighting levels) – see Figure 13.</p> <p>While the changes to the roof design may be noticeable when compared to Approved plans, the amended roof design still represents a cohesive and attractive design response. Overall, the roof form is likely to be less visually imposing than the Approved design, and presents no new or negative impacts for site users or the public domain.</p> <p>Similarly, while the proposed changes to the Main Entry appearance may be discernible on comparison with Approved plans, the amended design response is still considered attractive and appropriate. For example, although reduced in scale and with a flatter pitch, the main entry awning is still visually significant, allowing for easy identification of the site's main entrance for site users, while also providing adequate shelter from the elements – refer to Figure 23 below. Albeit reduced in extent, the proposed glazing treatment to the Main Entry façade will still allow ample and sufficient natural light into the building.</p> <p>The proposed material and façade treatment changes still adhere to the existing theme of the Approved design, and present an overall visually coherent and attractive result. Proposed materials will continue to be of high quality and of a similar durability to Approved materials, ensuring the visual amenity of the buildings is maintained over time.</p> <p>Overall, the visual impacts of the Amended Proposal are considered to be minor and acceptable.</p>

Issue	Discussion
	<div><p>4 EXTERNAL ELEVATION - EAST OF MAIN ENTRY 1:200</p></div> <div><p>4 EXTERNAL ELEVATION - EAST OF MAIN ENTRY 1:200</p></div>
Community Impact / Social Impact	<p>As outlined in Section 3 of this Addendum REF, the proposed amendments will not affect the operational hours or use of the Approved Proposal, nor will they impact the number of staff, patients or visitors who can utilise the site. Whilst minor changes to the building design are proposed, these do not involve any reduction in floor area or in the types of uses which may occur within the building.</p> <p>As outlined in the section above, the Main Entry awning is proposed to be simplified and reduced in size. However the Amended design will still allow for easy identification of the main entrance by site users, maintaining straightforward way-finding within the site.</p> <p>While some areas of Approved roof (e.g. above areas of the Residential Aged Care wing) are proposed to be amended with clerestory windows removed, these windows are proposed to be replaced with skylights. Accordingly, residents within will still have access to ample natural sunlight, thereby maintaining internal amenity.</p> <p>As outlined in Section 3.1.2, one of the proposed changes to mitigation measures relates to the removal of an existing tree (Tree 59) instead of its relocation within the site as originally approved. Whilst this outcome is not optimal with regard to social impact, it is a necessary action in order for the project to achieve budget objectives. The proposed change was adequately communicated to the relevant stakeholders (i.e. the LHD) and their informed consent for the change was obtained, as outlined within Table 3. Accordingly, the potential community / social impact of the proposed change is considered to be adequately mitigated.</p> <p>For the above reasons, the Amended Proposal is not anticipated to result in increased negative impacts to the community. The findings of the <i>Social Impact Assessment</i> (Urbis, 27/09/2024) prepared for the Original Proposal remain relevant and appropriate.</p>
Access	<p>The Proposed Amended design does not introduce any new or negative impacts in relation to access for people with disabilities. For the avoidance of doubt, a BCA and DDA Capability Statement (prepared by BM+G) confirms <i>that the modified development proposal is capable of achieving compliance with the accessibility provisions of the Access to Premises Standard. Noting the design will be subject to refinement in preparation of the construction documentation to capture detailed compliance matters (p3) – refer to Appendix I.</i></p>

7. Summary of Mitigation Measure

Appendix A presents proposed changes to the Approved mitigation measures to reflect the outcomes of the proposed design changes, and other changes outlined in **Section 3.1**. These changes are presented in the form of an updated *Draft Decision Statement for Review of Environmental Factors*, with proposed changes to the original text as part of this Addendum presented in **green text**. Proposed deletions are shown in ~~green strikethrough~~.

Note that **Appendix A** does not include changes to Approved mitigation measures approved as part of **Addendum REF 1**.

Additional discussion on the proposed changes to Mitigation Measures is provided at **Section 3.1.2**.

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 are generally consistent with those presented with the Original REF. Where these impacts vary changes to mitigation measures have been proposed.
- 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 re-development of the Blayney MPS facility at No. 3 Osman Street, Blayney, is subject to assessment under Part 5 of the EP&A Act. The Original REF for the Approved Proposal was endorsed by HI on 8 August 2024. 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 Original 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.