Health Infrastructure

Review of Environmental Factors – Manning Base Hospital

Demolition works

Version 4

13 March 2025

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Appendices

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A	Plans – Architectural Plans – Erosion and Sediment Control Plans – Services Staging Plans Updated Demolition Plan	BVN Enstruct ARUP BVN	12.07.2023 29.06.2023 14.07.2023 17.07.2024
B	Planning Certificate 10.7	MidCoast Council	29.10.2024
C	Aboricultural Impact Assessment	CIVICA	28.07.2023
D	Stage 1 Site contamination assessment	Regional Geotechnical Solutions	11.01.2023
E	Predemolition Hazmat Report Buildings 3, 5 and 9	Env Solutions	26.06.2023
F	Aboriginal Cultural Heritage Assessment (redacted)	EMM Consulting	26.07.2023
G	Non-Aboriginal Heritage Assessment	EMM Consulting	27.07.2022
H	Acoustic Assessment	ARUP	22.06.2023
I	Manning preliminary hazmat analysis	ARUP	19.07.2023
J	Preliminary Construction Management Plan	Mace	21.07.2023
K	Planning and environmental searches	NSW Department of Planning and Environment Department of Climate Change, Energy, the Environment and Water	29.07.2021
L	Mitigation Measures	NSW Health Infrastructure	17.12.2024
M	Stage 2 Final Heritage Report	EMM	August 2023
N	Hazmat Report Buildings 6, 7 and 8	ENV Solutions	July 2023
O	Updated Heritage Advice	Urbis	12 March 2025

Declaration

This Review of Environmental Factors (REF) has been prepared for NSW Health Infrastructure (HI) – Project Advisory and assesses the potential environmental impacts which could arise from the proposed demolition of existing buildings and ancillary works at Manning Base Hospital (MBH), 26 York Street, Taree.

This 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 REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses to the fullest extent possible all the factors listed in Section 3 of the *Guidelines for Division 5.1 Assessments* (DPE June 2022), the *Guidelines for Division 5.1 Assessments – Consideration of environmental factors for health services facilities and schools* (DPHI, 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 REF, it is concluded that, subject to adopting the recommended mitigation measures, it is unlikely there would be any significant environmental impacts associated with the activity. Consequently, an *Environmental Impact Statement* (EIS) is not required.

Declaration	
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Date:	8 January 2025

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	6/01/2025	Larissa Ozog	Review of Environmental Factors		
Final	8/01/2025	Larissa Ozog	Review of Environmental Factors	C Muir	C Muir
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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 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
DPHI	Department of Planning, Housing & Infrastructure
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*
HHIMS	Historic Heritage Information Management System

Abbreviation	Description
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MPS	Multipurpose Service
MNES	Matters of National Environmental Significance
NCC	National Construction Code
NorBE	Neutral or Beneficial Effect on Water Quality Assessment Guideline (2022)
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	*Native Title Act 1993* (Cth)
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
TI SEPP	*State Environmental Planning Policy (Transport and Infrastructure) 2021*
WM Act	*Water Management Act 2000*

Executive Summary

The Proposal

Health Infrastructure (HI) is proposing to demolish four (4) buildings at Manning Base Hospital (MBH) located at 26 York Street Taree, New South Wales (NSW). The buildings to be demolished are Building 9 - Administration, Building 3 - Facility Management, Building 5 – Mortuary and Building 8 – Storage (referred to as Fever Ward). These are all situated in the central and western corner of the health campus, on the corner of Commerce and York Streets. The works include the relocation of two (2) bulk oxygen tanks and other ancillary works including the removal of a series of trees and disconnection of utilities.

Need for the Proposal

The demolition works and bulk oxygen tank relocation works are required to enable future development of the MBH, to be determined and assessed under a separate approval process. The buildings to be demolished have reached the end of their useful life and are not viable for appropriate adaptive reuse.

Proposal Objectives

The primary objective of the Activity is to demolish Buildings 3, 5, 8 and 9 and relocate two bulk oxygen tanks is to remove buildings that have reached the end of their useful life and enable future redevelopment of the site.

Secondary objectives for the Activity of the site include:

- Minimising noise and vibration impact on adjoining properties;
- Minimising risk from hazardous materials (HAZMAT); and
- Minimising impacts on Aboriginal and Non-Aboriginal heritage;
- Minimising soil impacts and potential impacts from any contamination;

Options Considered

All potential options were considered, and the preferred option is to demolish Buildings 3, 5, 8 and 9 as it is not viable to refurbish the buildings to satisfy modern clinical requirements and models of care. In addition, adaption and upgrades required to comply with the National Construction Code are also not feasible. The ‘do nothing’ option was considered but it is costly to maintain buildings which are no longer utilised or functional and that cannot be reasonably repurposed.

Site Details

The MBH is located at 26 York Street Taree, NSW. The site is described legally as Lot 1 DP 1011890. The site is located on the Mid North Coast of NSW, within the Mid-Coast Council Local Government Area (LGA). Residential areas adjoin the site in all directions. The site is located approximately 115 metres north-west of the Taree Central Business District.

Planning Approval Pathway

Section 4.1 of the Environmental Planning and Assessment (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.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TI SEPP outlines the approval pathways for health services facility development.

The site is zoned SP2 Infrastructure (Health Services Facilities) under the *Greater Taree Local Environmental Plan 2010* (GTLEP).

MBH is defined as a health services facility and hospital under the standard Local Environmental Plan (LEP) instrument and the GTLEP as;

*A **health services facility** means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:*

a. *a medical centre,*
b. *community health service facilities,*
c. *health consulting rooms,*
d. *patient transport facilities, including helipads and ambulance facilities,*
e. *hospital.*

MBH falls into the definition of a hospital in accordance with the definition in the standard instrument (LEP)

Section 2.61(1)(c) of TI SEPP permits development without consent, including demolition of buildings carried out for the purposes of a health services facility, if carried out by or on behalf of a public authority and carried out within the boundaries of an existing health services facility. The proposed demolition of existing buildings within the grounds of the existing MBH can therefore be undertaken without development consent.

Section 2.61(1)(a) of TI SEPP permits without consent, the erection or alteration of, or addition to, a building that is a health services facility, if carried out by or on behalf of a public authority and if the development is carried out within the boundaries of an existing health services facility. The proposed relocation of bulk oxygen tanks within the grounds of the existing MBH can therefore be undertaken as development without consent.

The project, however, becomes an ‘activity’ for the purposes of Part 5 of EP&A Act and is subject to an environmental assessment (Review of Environmental Factors). The development is considered an ‘activity’ in accordance with Section 5.1 of the EP&A Act because the development involves the demolition of building and carrying out of work by a public authority.

Statutory Consultation

Section 2.61(2) of the TI SEPP requires consideration of the Stakeholder and community participation plan for new health services facilities and schools (DPHI, October 2024) and HI community participation plan (CPP) (October 2024). In accordance with the CPP and SCPP the proposed activity will be exhibited for a 28-day period. MidCoast Council and adjoining owners and occupiers will be formally notified as well as any relevant government agencies.

Following the exhibition period, in accordance with Section 2.62(2)(b) of the TI SEPP, a Submissions Report will be prepared that considers and responds to submissions that have been lodged.

Part 2.2, Division 1 (Consultation) does not apply to the proposed activity as the site is not flood or bushfire prone, the works do not affect a heritage item of local significance and the works do not significantly impact Council infrastructure.

Environmental Impacts

This REF provides an assessment of the proposed hospital building demolition and oxygen tank relocation works. It considers to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the proposed development as is required under the EP&A Act. The REF

also sets out the commitments made by HI to manage and minimise potential impacts arising from the development.

The REF and associated technical reporting conclude that an Environmental Impact Statement (EIS) is not required and there is no significant environmental impact generated by the proposed works.

Notably the environmental impact of the demolition of building 8 (Fever Ward) can be appropriately managed by the implementation of a number of mitigation measures as concluded by the Heritage Assessment reports prepared by EMM and dated July 2023 and August 2023. The report recommends a series of measures including preparing a full archival recording and interpretation strategy as well as sensitively and carefully demolishing the building to retain any intact original materials and features that can be readapted through its interpretation.

All other works will predominantly result in environmental impacts that are either negligible or low. Most environmental impacts associated with the activity relate to temporary impacts such as short-term construction noise that will be appropriately managed and mitigated.

Justification and Conclusion

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

- The extent and nature of potential impacts will not have significant adverse effects on the locality, community, and the environment.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality and community.
- From an analysis of the environmental impacts associated with the proposed development activity, it has been determined that preparation of an EIS is not required.
- The proposed development will not have any effect on matters of national significance and approval of the activity under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* is not required.
- There are no separate approvals or authorisations required in relation to the proposed development activity prior to determination under Part 5 of the EP&A Act or under any other Acts.
- Notification of the Activity must be provided under Section 170A of the *Heritage Act 1977*.

It is recommended that HI approve the proposed activity in accordance with Part 5 of the EP&A Act subject to the implementation of the proposed mitigation measures.

1 Introduction

NSW Health Infrastructure (HI) proposes to demolish four (4) buildings including relocating bulk oxygen tanks and ancillary works (the proposal) at Manning Base Hospital (MBH), 26 York Street, Taree (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities.

This Review of Environmental Factors (REF) has been prepared by HI – Planning Advisory to determine the environmental impacts of the proposed demolition of the designated buildings and ancillary works at Manning Base Hospital. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the EP&A Act.

The purpose of this REF is to describe the proposal, to document the likely impacts of the proposal on the environment and to detail protective measures to be implemented to mitigate impacts, in order to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposal.

The description of the proposed works and associated environmental impacts have been undertaken in the context of the EPBC Act, the EP&A Regulation, the *Guidelines for Division 5.1 Assessments* (DPE June 2022) and the *Guidelines for Division 5.1 Assessments: Consideration of environmental factors for health services facilities and schools* (DPHI, October 2024).

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

- Whether the proposed activity is likely to significantly affect the environment and therefore the necessity for an EIS to be prepared and State Significant Infrastructure approval to be sought from the Minister for Planning and Public Spaces under Part 5 of the EP&A Act; and
- The potential for the 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 REF is required under the EP&A Regulation and is prepared 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.

2 Site Analysis and Description

2.1 The Site and Locality

Manning base Hospital (MBH) is located at 26 York Street Taree. The site is described legally as Lot 1 DP 1011890. The site is approximately 2.5 hectares in area. A Site Locality Plan is provided at **Figure 1** and a Site Context Plan is provided at **Figure 2**.

The Activity area is located within the western section of the hospital. The site is within the Mid-Coast Council Local Government Area (LGA) and forms part of the Hunter New England Local Health District. Residential areas adjoin the site in all directions. The site is located approximately 115 metres north-west of the Taree central business district.

The site generally slopes downward from west to east with an elevation range of approximately 28 m to 20 m AHD (Australian Height Datum). The site is developed land including landscaping, trees, buildings and hardstand areas for parking, access and walkways associated with the existing Manning Hospital building complex. Multiple vehicular access points are provided to the site via York Street, High Street and Pulteney Street.

The site is irregular in shape and bounded by Commerce Street, York Street, High Street and Pulteney Street. Commerce Street (Old Pacific Highway) is listed as a Regional Road under the *Roads Act 1993*. The site is located within an area serviced by reticulated water and sewer and the hospital site links into the public stormwater system. The site connects to grid power and telecommunications.

The site is zoned SP2 Infrastructure (Health Services Facilities) under the *Greater Taree Local Environmental Plan 2010* (GTLEP). Obstacle Limitation Surface mapping under the LEP extends into the eastern portion of the site. Land adjoining the site is zoned R1 General Residential.

Both the Manning River Hospital and Building 8 (Fever Ward) (individually) are listed in the Department of Health's Section 170 Register (s170).

One building on the Hospital campus has been listed as an item of local significance pursuant to Schedule 5 of the Greater Taree Local Environmental Plan 2010 (GTLEP) (Item 154 - Hospital outbuilding, former Dwelling). The proposed activity does not affect this building.

The site contains no significant environmental constraints such as flooding, bushfire prone land or acid sulfate soils. There are no ecological constraints with vegetation at the site characterised as exotic, planted landscaped gardens and ornamental street tree plantings.

2.1.1 Existing Development

MBH is classified as a 'Group 2 Major Hospital' in the NSW peer groups of hospitals. At a local level it is referred to and operates as a 'Rural Referral Hospital', providing a range of health services to the population of Taree, Gloucester, and Great Lakes regional within the MidCoast Local Government Area (LGA).

The hospital campus features 16 buildings across the site. It has expanded generally eastwards over a period of 100 years, with the original Nurse's quarters constructed in the early 1900's to the recent construction of the Renal/Imaging building in 2017. Buildings generally adjoining the proposed development area were erected around early 1900's,1960 and 1990. The existing hospital buildings vary in scale from 1 storey to 6 storeys in height.

2.1.2 Site Considerations and Constraints

Section 10.7 Planning Certificate No. PC2022/1365 dated 08/04/2022 identifies that the site is located within the SP2 Infrastructure zone pursuant to the *Greater Taree Local Environmental Plan 2010* (GTLEP), and is provided at **Appendix B**. An internet review of the planning provisions occurred on 6

January 2025 which found that there were no updated constraints identified or changes to mapping that warranted any additional planning or technical reporting.

Table 1: Section 10.7 Planning Certificate

Affection	Yes	No
Critical habitat		✓
Conservation area		✓
Item of local 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 sulfate or any other risk		✓
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any biobanking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls		✓
Aircraft noise affectation *N.B The land is affected by aircraft noise being located within the 25 Australian Noise Exposure Forecast (ANEF) contour or a higher ANEF contour.*	✓	

2.2 Surrounding Development

The site is surrounded by a variety of land uses including residential, commercial developments and allied health services. The hospital is located within close proximity to major amenities and services including the Taree town centre.

2.3 Concurrent Projects

At this point in time there are no other concurrent projects. Whilst the Hospital and Local Health District is considering a number of redevelopment options for the hospital, these are at the master planning and concept design stage.

Figure 1: Locality Map

Figure 2 - Aerial photo showing the buildings within the hospital site boundaries in red. The four buildings highlighted in beige are proposed to be demolished.

3 Proposed Activity

3.1 Proposal Overview

In more detail the activity includes the following works:

- Demolition of Building 8 - Fever Ward, Building 9 - Administration, Building 3 - Facility Management and Building 5 - Mortuary;
- Relocation of two bulk oxygen tanks including construction of three screening walls; and
- Ancillary works including removal of eight (8) trees, landscaping, disconnection and reconnection of utilities and services.

The works include the removal of building footings.

Plans of the proposed Activity are provided at **Appendix A**. **Figure 3** below shows the buildings to be demolished and **Figure 4** outlines the oxygen tank relocation.

Given the Activity is primarily for demolition works, a Design Report, Connecting with Country Report and Ecologically Sustainable Development Reports are not required. These reports will be provided for any future development proposals.

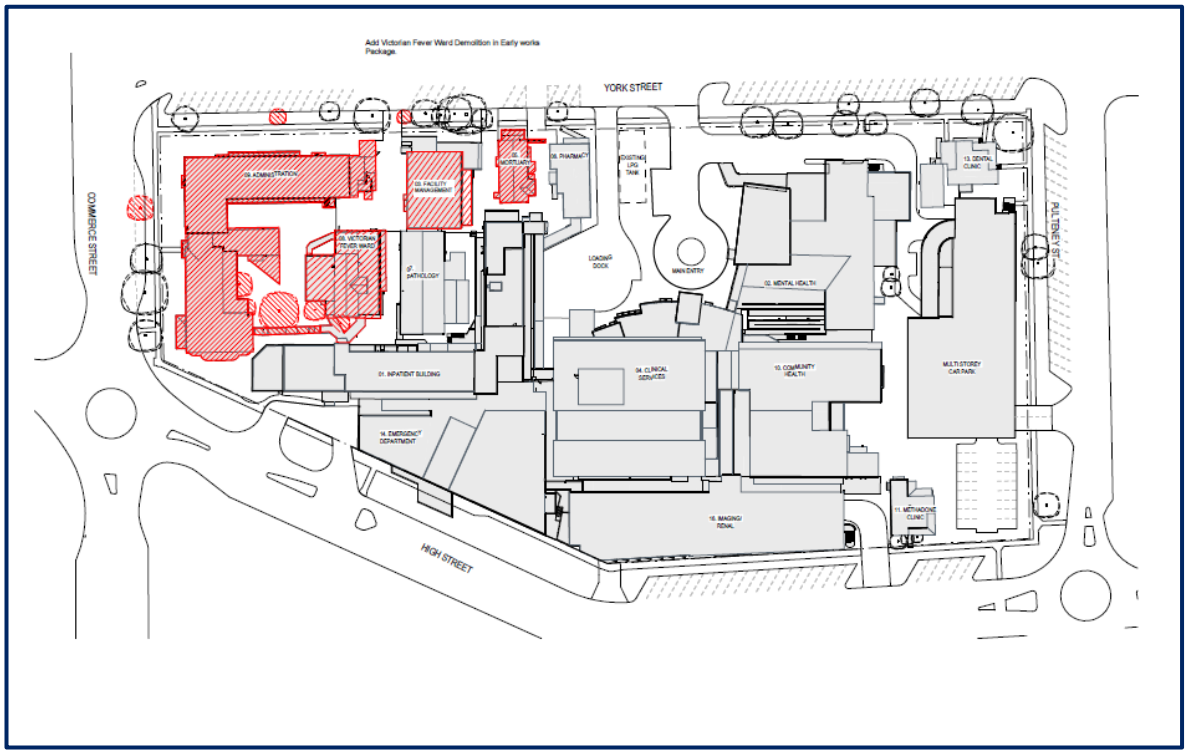

Figure 3 - Buildings to be demolished across the hospital site (courtesy: BVN Architects)

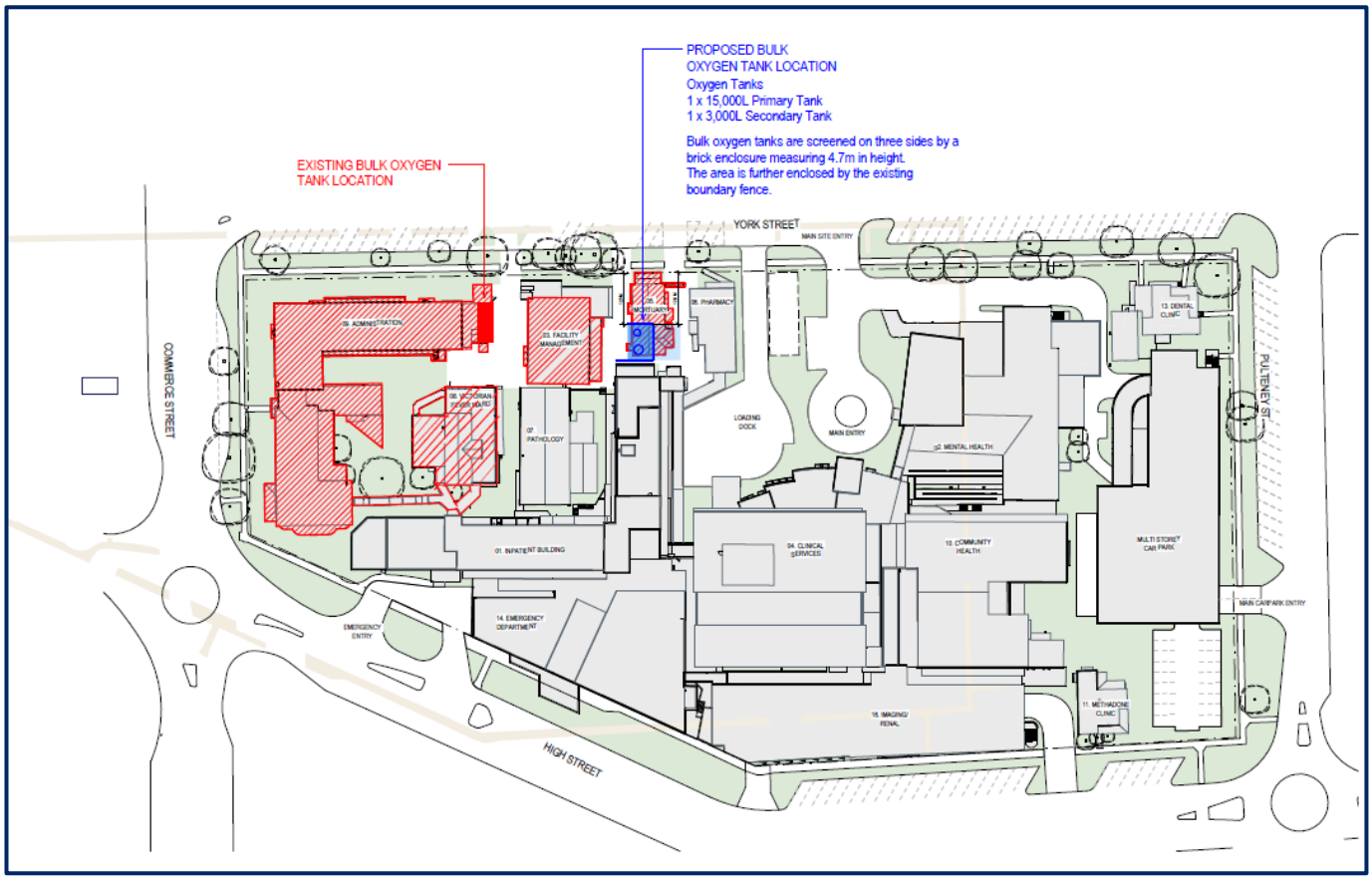

Figure 4 - Oxygen tank relocation

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

NSW Health has identified the need to continue to redevelop Manning Base Hospital to provide modern facilities and enhanced services to the growing community of Taree and the surrounding Manning Valley Region. Detailed assessments of the existing buildings were carried out to determine whether they could be sufficiently improved via renovation or adaptive reuse of the existing buildings, rather than replacement. These options were not considered feasible or financially viable for the longer term.

The aging buildings are disconnected so clinical adjacencies for new facilities and services would be difficult to cater for and provide. Upgrading buildings to comply with clinical requirements and building standards is cost prohibitive.

3.2.2 Alternatives and Options

A number of alternatives were considered including the ‘do nothing’ option which includes retaining the buildings however general maintenance of these older facilities is costly for the LHD. Many parts of the buildings are no longer functional ie the Building 8 is utilised for storage purposes.

3.3 Construction Activities

The works are short term. A Preliminary Construction Management Plan has been prepared for the project which is included at **Appendix J**.

Table 2 - Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	Q2, 2025
Work Duration/Methodology	Work is to be expected to take 6 months to 1 year.
Work Hours and Duration/Construction	To be conducted within standard working hours Monday to Friday 7:00am to 6:00pm Saturday 8:00am to 1:00pm Sunday and Public Holidays No work
Ancillary Facilities	Following demolition works the site will be graded to fall towards existing stormwater pits. All existing services will be rediverted. An Erosion and Sediment Control Plan has been prepared for the activity (refer to **Appendix A**). A temporary site compound and material stockpile area/s would be established within the development area. The appointed contractor will be required to undertake an initial site-specific safety check prior to site establishment. Site containment fencing will be erected to restrict public access to the works zone. The temporary fencing will be secured from any unauthorised access via padlock.
Earthworks	Limited earthworks are proposed. The demolition process will involve removing the buildings inclusive of footings. Mitigation measures are included to accord with the contamination and HAZMAT assessment recommendations. Refer to **Appendix D** and **E.**
Plant and Equipment	The main plant likely to be used for the works would include, but are not limited to: • 12.5m Heavy Rigid Vehicle. • 18.1m truck and dogs. • Demolition pliers. • Demolition excavator. • Bulldozer. • Handheld power and battery-operated tools. • Other small equipment.
Source and Quantity of Materials	Demolition Waste has been calculated at approximately 4,510 m^3. The demolished materials can be transported to the Taree Waste Management Centre, where all waste is classified per NSW EPA guidelines. A Waste Management Plan (WMP) will be prepared which will be aligned with the HAZMAT and Contamination assessments to ensure all the material disposed of offsite will satisfy EPA and associated building standards and requirements.
Traffic Management and Access	The Activity will require access to the site and development area from York Street. During the demolition period, some sections of the existing footpath and public parking located along those streets will be temporarily unavailable. Approval for a works zone will need to be obtained separately from Council in accordance with Section 138 of the Roads Act. Temporary construction staff parking will be available partly within the development area footprint and also within the public road reserve of York Street. It is noted that Commerce Street experiences moderate volumes of traffic and there will be sufficient on street parking available for

Construction activity	Description
	construction staff. Due to the proximity of the works to live traffic and pedestrian movements, a traffic control and access plan will be required to ensure the safety of the public. This is included as a mitigation measure. The Construction Environmental Management Plan (CEMP) will be required which will include measures to mitigate impacts from construction activity.

3.4 Operational Activities

There is no change proposed to the overall day to day operational requirements of the Hospital. Prior to the demolition any existing services that require relocation will be decanted into other areas of the Hospital.

4 Statutory Framework

4.1 Planning Approval Pathway

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

TI SEPP aims to facilitate the effective delivery of infrastructure across the State. Part 2.3, Division 10 of the 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 SP2 Health Services Facilities in accordance with the *Greater Taree Local Environmental Plan 2010* (GTLEP). The SP2 zone is a prescribed zone under the TI SEPP, within which new health services facilities may be carried out without consent under s 2.61A of the TI SEPP.

The activity is located within the boundaries of an existing health services facility whereby the development is permissible without consent under s 2.61 of the TI SEPP.

Therefore, the proposal is considered an 'activity' for the purposes of Part 5 of the EP&A Act and must be subject to an environmental assessment under a REF before being carried out. The proposal is considered an 'activity' in accordance with Section 5.1 of the EP&A Act because it satisfies the 'development without consent' provisions in the TI SEPP and there is no significant environmental impact generated by the works.

TI SEPP consultation is discussed within **Section 6** of this REF.

Table 3 - Description of proposed activities

Division and Section within TI SEPP	Description of Works
Division 10 Section 2.61(1)(c) (1) Any of the following development may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility— (c) demolition of buildings carried out for the purposes of a health services facility,	Demolition of Buildings 3,5,8 and 9 at MBH satisfies the provisions of Division 10, Section 2.61(1)(c)
Division 10 Section 2.61(1)(a) (1) Any of the following development may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility— (a) the erection or **alteration of**, or addition to, a building that is a health services facility,	Relocation of oxygen tanks and associated services are classified as an 'alteration' to an existing health services facility and satisfy the provisions of Division 10, Section 2.61(1)(a).
Chapter 2 Part 2.3(3)(f) (3) If this Chapter provides that development for a particular purpose that may be carried out without consent includes ***construction works***,	Demolition is considered to fall under the definition of 'construction' and as such tree removal is associated with these works hence falls within Chapter 2, Part 2.3(3) of the TI SEPP is applicable and permits the removal of trees and

Division and Section within TI SEPP	Description of Works
the following works or activities are (subject to and without limiting that provision) taken to be construction works if they are carried out for that purpose— (f) clearing of vegetation (including any necessary cutting, pruning, ringbarking or removal of trees) and associated rectification and landscaping,	also relocation of services and utilities as well as other ancillary works.

4.2 Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The provisions of the EPBC Act do not affect the proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at Table 4.

Table 4 - EPBC Checklist

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

4.3 Environmental Planning and Assessment Act 1979

The proposed activity is consistent with the objectives of the EP&A Act as outlined in the table below.

Table 5: Consideration of the Objects of the EP&A Act

Object	Comment
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The activity aims to facilitate public works which will ensure the smooth and functional operation of the hospital for the longer term. The activity seeks to reduce costs by removing structures that are no longer function, viable or feasibly able to be readapted or reused.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The activity will require the provision of a Waste Management Plan (WMP) to ensure materials are disposed of in a sustainable, safe and compliant manner. Any potential reuse and recycling of materials will be considered as part of the WMP.
(c) to promote the orderly and economic use and development of land,	A number of development options were considered for the redevelopment of the MBH. The demolition of the proposed buildings was considered to be the most cost-effective and viable option.
(d) to promote the delivery and maintenance of affordable housing,	N/A in this case.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The site does not include any Ecologically Endangered Communities or Threatened species.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposal does not impact the Local Heritage Item onsite. This building has been retained and is well maintained and managed. The removal of Building 8 is required as this building is no longer fit for purpose is utilised for storage purposes and has been significantly modified. An Aboriginal Cultural Heritage Assessment was prepared by EMM and is included at **Appendix F**. No artefacts or remnants of importance were found during the assessment process however the report recommends an Aboriginal Cultural Heritage Management Plan (ACHMP) be prepared prior to demolition occurring and that a heritage interpretation strategy be developed with ongoing consultation with registered Aboriginal parties occurring.
(g) to promote good design and amenity of the built environment,	The removal of the outdated buildings which are disjointed and fail to comply with current day standards for design and construction will ensure that this part of the site can be considered to

Object	Comment
	accommodate future redevelopment which is integrated.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	This objective is fulfilled as it will provide the opportunity to redirect focus to maintain other existing buildings within the hospital campus and consider the future redevelopment options at the hospital.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The proposed activity falls within Part 5 of the EP&A Act hence the REF will be assessed and determined by HI as the determining authority.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	This REF will undergo formal Exhibition for a period of 28-days, with any submission received to be considered and addressed in a Submissions Report.

Duty to Consider Environmental Impact

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

The EP&A Act requires a determining authority, in its consideration of an activity, to 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 REF specifically responds to the factors for consideration for the activity.

Table 6 below demonstrates the effect of the proposed development activity on the matters listed for consideration in Subsection 3 of Section 5.5 of the EP&A Act.

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

Matter for Consideration	Impacts of Activity
Subsection 3: Without limiting subsection 1, a determining authority shall consider the effect of any activity on any wilderness area (within the meaning of the *Wilderness Act 1987*) in the locality in which the activity is intended to be carried on.	N/A as the site is not located within a wilderness area.
Note: If a biobanking statement has been issued in respect of a development under Part 7A of the *Threatened Species Conservation Act 1995*, the determining authority is not required to consider the impact of the activity on biodiversity values.	

4.4 Environmental Planning and Assessment Regulation 2021

Section 171(1) of the EP&A Regulation requires that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity.

The *Guidelines for Division 5.1 Assessments* (DPE June 2022) and *Guidelines for Division 5.1 Assessments - Consideration of environmental factors for health services facilities and schools* (DPHI, October 2024), provide a list of environmental factors that must be taken into account for an environmental assessment of the activity. These factors are considered at Section 6 of this REF.

In addition, Section 171A of the *Environmental Planning and Assessment Regulation* (2021) requires the consideration of the impact an activity in a defined catchment. This is considered further below under Section 4.5 of this REF.

4.5 Other NSW Legislation

The following table lists any additional relevant legislation that is required to be considered if it is applicable to the proposed activity.

Table 7: Other Possible Relevant Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
Rural Fires Act 1997	The Hospital is not mapped as bushfire prone.	No
Biodiversity Conservation Act 2016	The site does not contain any critical habitat, threatened species or ecological population or community. The trees to be removed are largely exotic and introduced species.	No
Water Management Act 2000	The works are not located within 40 metres of a watercourse and existing stormwater and drainage systems will be rediverted to ensure they are compliant with Council's provisions.	No
Contaminated Land Management Act 1997	The site is not listed on the register of contaminated sites.	No
Heritage Act 1977	The *NSW Heritage Act 1977* (Heritage Act) provides for the conservation of items of environmental heritage in NSW. The Act defines heritage as items or places that are of State and/or local heritage significance. As part of NSW heritage protection and management, the Act establishes a register including an inventory and list to protect the listed items. No part of the subject site is listed as an item of State significance on the NSW State Heritage Register. Accordingly, development proposals for this site do not require heritage approval under the Heritage Act. However, there is a heritage building on the site (Item 154 – Hospital Outbuilding, Former Dwelling) listed in Schedule 5 of the LEP. The Proposal will have no impact on Item 154. The MBH itself and The Fever Ward (Building 8) are listed on the Section 170 register. The Fever Ward (Building 8) has been significantly modified. A detailed heritage assessment concludes that the impact of the proposed activity including the	Yes

Legislation	Comment	Relevant? Yes/No
	demolition of Building 8 can be mitigated by an interpretation strategy and an archival recording. Refer to **Appendix G** and **M**. This is discussed in more detail in Section 6.	
Roads Act 1993	The proposed activity does not involve any works outside the property boundary. A Section 138 approval may be required if the REF is approved for a works zone outside the site. This is a separate approval process.	No
Local Government Act 1993	There are no water or sewer supply head works that require contribution payment, per Section 64 of the Act, as there are no new connections or increase in capacity proposed.	No
National Parks and Wildlife Act 1974	The *National Parks and Wildlife Act 1974* (NPW Act) provides for the legal protection and management of Aboriginal sites within NSW. An Aboriginal Cultural Heritage Assessment was prepared by EMM and is included at **Appendix F**. No artefacts or remnants of importance were found during the assessment process however the report recommends an Aboriginal Cultural Heritage Management Plan (ACHMP) be prepared prior to demolition occurring and that a heritage interpretation strategy be developed with ongoing consultation with registered Aboriginal parties occurring.	Yes
Crown Land Management Act 2016	The land is HAC owned.	No
Protection of the Environment Operations Act 1997	The works do not trigger the requirement for an environment protection licence.	No
Section 171A of the Environmental Planning and Assessment Regulation 2021	There will be no impacts to catchments as defined for consideration under Section 171A of the EP&A Regulation.	No
State Legislation Planning Policies		
State Environmental Planning Policy (Biodiversity and Conservation) 2021	This SEPP works together with the *Biodiversity Conservation Act 2016* (BC Act) and the *Local Land Services Amendment Act 2016* to create a framework for the regulation of clearing of native vegetation in NSW. The activity requires the removal of five (5) trees which are impacted by the demolition works. Two of the trees are natives (Weeping Bottlebrush and Bangalow Palm) with the remaining being exotic species (Crepe Myrtle and 2 x Cypress trees). The	No

Legislation	Comment	Relevant? Yes/No
	trees have been planted and are not considered remnant species.	
State Environmental Planning Policy (Resilience and Hazards) 2021	This policy relates to matters such as contamination, hazardous materials and development within a coastal management area/zone. The site is not affected by coastal management matters. An assessment has been conducted in relation to contamination and a detailed site investigation was prepared which accompanies the REF. Recommendations in the report are included as mitigation measures which require some additional testing to ensure contamination if present is appropriately managed and removed.	Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021	Table 3 above outlines the relevant sections of the TI SEPP that apply.	Yes
Greater Taree Local Environmental Plan 2010 (GTLEP)		
Zone	SP2 Health Services Facilities. The proposal satisfies the following relevant objectives of the zone: • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure. The proposed activity is permissible in the zone.	Yes
Height of Buildings	No maximum height control is applicable to the site.	No
Floor Space Ratio	No maximum floor space control is applicable to the site.	No
Heritage	Clause 5.10 of the GTLEP is applicable as the site contains an item of local significance (I154 – Hospital outbuilding, former dwelling) in accordance with Schedule 5 of the LEP. The proposal does not impact this building.	Yes
Flood Planning	The site is not impacted by flood planning provisions.	No
Bushfire	The site is not bush fire prone.	No
Coastal Planning	The site is not affected by ant coastal planning provisions.	No

N.B A draft comprehensive LEP for the MidCoast has been exhibited and a review of this EPI states there are no changes proposed to the zoning, height or FSR provisions applicable to the site as they currently exist.

4.6 Strategic Plans

The following table lists any strategic plan that is required to be considered if it is applicable to the proposed activity.

Table 8: Consideration of the Objects of the EP&A Act

Strategic Plan	Assessment	Relevant? Yes/No
Hunter Regional Plan 2041	The plan aims to promote growth, stronger communities and build resilience in a time of rapid change. The plan acknowledges the potential redevelopment of the MBH and encourages expansion. The proposal is consistent with the aims and objectives of this regional plan.	Yes
MidCoast Local Strategic Planning Statement (LSPS)	The MidCoast LSPS was adopted in 2020 and it aims to manage growth and change in the broader region. The plan identifies ten planning priorities. The improvement and expansion of the MBH is in keeping with the priorities which seek to encourage the improvement and upgrade of existing infrastructure services and facilities.	Yes
Regional Economic Development Strategy	This strategy has been developed in collaboration with the NSW Government to foster economic growth and create employment opportunities. This strategy acknowledges that $100 million is proposed to be invested into the MBH to redevelop the site. The proposal is in accordance with the commitments outlined in the strategy.	Yes
The Manning Valley Community Plan 2010-2030	The proposal satisfies the objectives and intentions of this plan which include creating a connected community, encourage sustainability and economic development whilst respecting the environment and preserving the unique character of places and communities.	Yes

5 Consultation

5.1 Statutory Consultation / Public Exhibition

Consultation requirements in accordance with the TI SEPP are applicable and provisions in Part 2.2, Division 1 and Division 10, Section 2.61 and 2.62 need to be considered.

Part 2.2 of the policy is not triggered as the site is not flood prone or bush fire affected. In respect to Part 2.2, section 2.11 (consultation with councils – development with impacts on local heritage) the proposed activity will not impact the existing local heritage item as the works are physically removed from the item and should not be within its immediate visual catchment. The works will not affect the item more than in a "*minor or inconsequential*" way.

In respect to consultation requirements of Section 2.61, subclause 2 requires the REF to have regards to HI's *Community Participation Plan* (October 2024) and DPHI's *Stakeholder Community Participation Plan* (2024). In accordance with these plans the activity was formally exhibited for a period of 28 days , from 21 January to 17 February 2025. Formal notifications were issued to:

- owners and occupiers of adjoining and impacted properties;
- MidCoast Council.

Two (2) submissions were received and a summary of the issues raised and responses to the issues are provided below.

Issues Raised	
The submitter is concerned about the delay in time to construct the new facilities and upgraded services at the hospital.	The Manning Hospital redevelopment involves a broad package of works and the main works are currently being designed and finalised. The redevelopment at the hospital is staged and the resident's concerns are appreciated. Many factors to date have affected scope and construction time frames including building cost escalations. Part 5 planning reforms came into effect on 22 November 2025 which aim to make the assessment process more efficient, and this should assist with the future redevelopment at the hospital providing some time savings.
The submitter is concerned about the proposed demolition of the Victoria Fever Ward noting that the Stage 2 Heritage Report identifies that the building is significant as: - It is one of the earliest purpose-built isolation ward buildings and one of the few remaining buildings of this type in NSW - The only building of its type remaining at a rural hospital The submitter requests consideration to retain an preserve the building and integrate it into the redevelopment.	Although the building is considered significant and one of the earliest remaining purpose-built isolation wards, its retention and preservation is cost prohibitive and retaining the building and integrating it back into the new construction is not viable or feasible. All options were explored in retaining the structure. The Heritage assessment makes the following comments: - The Heritage rating is considerable for original building but is now rated as having little significance for the modern additions, - The Building has been significantly modified over time, - Has minimal value due to the ad hoc additions;

Issues Raised	
	- Recommended to be demolished as it cannot be feasibly refurbished or repurposed for use as a health service facility, - It is currently vacant and no longer fit for purpose, - Removal of the building is mitigated through its reinterpretation (development of a Strategy) at the site and an archival recording. By implementing these measures its significance is considered to be preserved. A detailed discussion in relation to heritage significance is provided at Section 6 and recommended mitigation measures are included at Appendix L.

Given the nature of the submissions, there is no requirement to update or amend the mitigation measures.

5.2 Community and Stakeholder Engagement

Early and initial consultation has occurred with the Local Area Health District (LHD) and there has been ongoing consultation with local Aboriginal elders and local indigenous community groups through the preparation of the Aboriginal Cultural Heritage Assessment Report (ACHAR).

6 Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

Section 171(1) of the EP&A Regulation requires that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the environmental factors guidelines that apply to the activity.

The *Guidelines for Division 5.1 Assessments* (June 2022) apply to the activity and the *Guidelines for Division 5.1 assessments—Consideration of environmental factors for health services facilities and schools* (October 2024) apply to the activity. The relevant assessment considerations under Section 3 of these Guidelines are provided below:

Table 9: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment	
The environmental impact on a community	All works are within the grounds of the hospital. There is likely to be a minor increase in vehicles and noise during demolition works, however this will be minimal and of temporary duration. Such impacts will be appropriately minimised by the imposition of mitigation measures. Hazardous materials will be handled and removed in accordance with EPA protocols to prevent impacts on hospital staff, patients or the general public. The Activity will allow for future redevelopment of the hospital which, in the long-term will contribute in a positive way to the ongoing provision of health services to the community.	-ve ✓ Nil +ve
The transformation of a locality	The site will continue to be used as a hospital so there is no change to the land use. Throughout the Activity, the visual appearance of this section of the hospital site is impacted as it is temporarily vacant it is not considered that that the works will transform or adversely affect the locality as a whole.	-ve Nil ✓ +ve
The environmental impact on the ecosystems of the locality	Environmental impacts associated with the Activity are generally minor and will be temporary in duration. Tree removal is required as the existing trees are located too close to the buildings and have been informally planted across this part of the site. The site is not mapped as having any threatened species or special ecological values. The Arboricultural assessment confirmed that the trees to be removed are either natives or exotics but have been planted and are not remnant or important vegetation. Tree replacement will be required to compensate the loss of the trees to be removed. The mitigation measures will negate any loss.	-ve Nil ✓ +ve

Relevant Consideration	Response/Assessment		
Reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	The works do not reduce the recreational, scientific or environmental quality or value of a locality as impacts across this portion of the site will be temporary in nature. The site will potentially be vacant for a short period of time, resulting in a short-term visual impact. As such a mitigation measure is proposed that if there is no redevelopment activity at the site within 2 years then this part of the site will be appropriately revegetated and landscaped.	-ve Nil +ve	 ✓
The effect on any locality, place or building that has aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	Based on the *Due Diligence Code of Practice for the Protection of Aboriginal Objects* (DECCW 2010) there is very low probability of Aboriginal objects occurring in the Activity Area which was confirmed by the Aboriginal Cultural assessment findings. The Activity will not adversely impact the heritage significance of any nearby local heritage items due to the location of the works and the fact they are physically removed from these buildings. While the Building 8 (Fever Ward) is on the s170 Register, the impact of the proposed demolition can be mitigated through interpretation and an archival recording.	-ve Nil +ve	 ✓
The impact on the habitat of protected animals (within the meaning of the *Biodiversity Conservation Act 2016)*	The site is not mapped as having any threatened species or EEC's.	-ve Nil +ve	 ✓
The endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	The site is not mapped as including any ecologically important species. The site is highly developed and the works are unlikely to impact on any animals or wildlife.	-ve Nil +ve	 ✓
Long-term effects on the environment	There will be no adverse long-term impacts on the environment. The proposed tree loss will be appropriately compensated by the provision of new canopy trees. While the Building 8 (Fever Ward) is on the s170 Register, the impact of the proposed demolition can be mitigated through interpretation and an archival recording.	-ve Nil +ve	 ✓
Degradation of the quality of the environment	No. If there is any contaminated land that is found post demolition it will be appropriately remediated, and the site will be potentially in a better situation that it is currently if contamination is found and removed. All asbestos will also be appropriately and safely removed.	-ve Nil +ve	 ✓

Relevant Consideration	Response/Assessment		
	Erosion control measures will be implemented on site to minimise any soil erosion. Clearing and cleaning up this part of the site should improve its quality.		
Risk to the safety of the environment	There is no perceived risk to the environment from the works.	-ve	
		Nil	✓
		+ve	
Reduction in the range of beneficial uses of the environment	There is no change to the proposed land use. The site will be maintained as a hospital and all current uses will remain onsite or be appropriately decanted to other parts of the site for continued operation.	-ve	
		Nil	✓
		+ve	
Pollution of the environment	No. Appropriate mitigation measures have been included in respect to contamination, erosion control and dust control etc through the implementation of a CEMP to ensure any environmental impacts will be carefully managed and mitigated.	-ve	
		Nil	
		+ve	✓
Environmental problems associated with the disposal of waste	No. A Waste Management Plan will be prepared which aims to manage waste disposal. The HAZMAT reporting also includes measures to ensure removal of any asbestos and toxic materials are removed off site in accordance with EPA and regulatory requirements.	-ve	
		Nil	
		+ve	✓
Increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	The activity will not increase demand on resources, natural or otherwise.	-ve	
		Nil	
		+ve	✓
The cumulative environmental effects with other existing or likely future activities	The works are located within the existing MBH campus. Any cumulative impact will be minimal and short-lived owing to the temporary nature of construction works.	-ve	
		Nil	✓
		+ve	
The impact on coastal processes and coastal hazards, including those under projected climate change conditions	No. The site is not located within a coastal area or zone.	-ve	
		Nil	✓
		+ve	
Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act	The proposal and general intention to upgrade and redevelop the MBH is consistent with the strategic planning policies for the locality, area and broader region. Compliance with plans and strategy's is addressed at **Table 8** above.	-ve	
		Nil	
		+ve	✓
	No other relevant factors will be impacted.	-ve	

Relevant Consideration	Response/Assessment	
Other relevant environmental factors		Nil ✓
		+ve

6.2 Identification of Issues

6.2.1 Traffic, Access and Parking

Questions to consider	Yes	No
Will the works affect traffic or access on any local or regional roads?		✓
Will the works disrupt access to private properties?		✓
Are there likely to be any difficulties associated with site access?		✓
Are the works located in an area that may be highly sensitive to movement of vehicles or machinery to and from the work site (i.e. schools, quiet streets)?	✓	
Will full or partial road closures be required?		✓
Will the proposal result in a change to onsite car parking?		✓
Is there onsite parking for construction workers?		✓

There are currently five (5) driveways into the hospital off York Street. The southernmost driveway, adjacent to Building 9 will be utilised for construction access. The 45-degree parking on York Street adjacent to Building 9 will be temporarily closed and will be utilised as a construction yard. Separate approval from Council will be required pursuant to Section 138 of the Roads Act to create this work zone.

Construction Traffic

The Activity will require construction vehicles up to and including 12.5m long heavy rigid vehicles and 18.1m trucks. Construction vehicles would circulate the hospital so as to approach from the north-east, enter the site left-in via the York Street entry gate, load/ unload on-site before exiting left-out via the exit gate back onto York Street and connecting back with Commerce Street.

Based on an average material load time of 15 – 20 minutes per vehicle, it is anticipated the works would generate up to 3 – 4 vehicles (6 – 8 vehicle movements) per hour. This amount of vehicle movement will not impact on the operational efficiency of the road network.

Parking

As identified in the preliminary construction management plan (refer **Appendix J**), there is insufficient room on site for construction personnel parking. It is expected that the main contractor (when appointed) will appropriately manage contractor parking. York Street is critical to hospital operations and construction vehicles will be prohibited from parking in this street. Public transport should be used where practical to do so. Emergency vehicle access into the MBH is to be maintained at all times during the construction works.

Traffic management and parking requirements measures will be included in the final Construction Environmental Management Plan (CEMP) for the Activity prepared by the contractor.

6.2.2 Noise and Vibration

Questions to consider	Yes	No
Are there residential properties or other sensitive land uses or areas that may be affected by noise from the proposal during construction (i.e. schools, nursing homes, residential areas or native fauna populations)?	✓	
Will any receivers be affected by noise for greater than three weeks?	✓	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation?		✓
Will the works be undertaken outside of standard working hours? That is: • Monday - Friday: 7am to 6pm; • Saturday: 8am to 1pm; • Sunday and public holidays: no work.		✓
Will the works result in vibration being experienced by any surrounding properties or infrastructure?	✓	
Are there any impacts to the operation of helipads on the activity site?		✓

An Acoustic and Vibration assessment report for the proposed Activity has been prepared by ARUP (refer to **Appendix H**). The report provides advice on the following:

- *Impact on adjacent sensitive receivers and suggests appropriate mitigation measures;*
- *Consideration of noise and vibration impacts within the proposed construction hours; and*
- *Identification of work equipment and machinery for construction and assessment of impact on surrounding receivers.*

The assessment is based on the Activity occurring within standard construction hours (i.e., Monday – Friday: 7am to 6pm; Saturday: 8am to 1pm; Sunday and public holidays: no work).

Noise

A noise survey was undertaken to quantify the existing acoustic environment and establish criteria for assessing noise from the Activity. Long term noise monitoring was undertaken at two locations to quantify noise period over the day, evening and night periods. A suitable long-term noise monitoring location wasn't available to the south of Manning Hospital at the time of the measurements, so representative locations to the north and northwest were selected, and short-term measurements were undertaken to the south of the site to quantify ambient conditions.

Calculations on construction noise were done based on the use of the following plant and equipment:

- Cherry picker
- Concrete saw
- Crane (franna crane 20t)
- Excavator tracked (hydraulic) 35t
- Front end loader
- Generator (diesel)
- Hand tools

The following table outlines the predicted noise levels at the most affected receivers during demolition.

While the Acoustic assessment (Appendix H) was completed prior to the inclusion of the Fever Ward. A mitigation measure is proposed that the Acoustic report be updated to include this building is proposed. Given the Fever Ward is a small-scale building its demolition is expected to be straightforward, and not create unmanageable additional noise impacts.

Table 10 - Predicted noise levels (courtesy: ARUP)

Location	NML, dBL$_{Aeq(15\ min)}$		Predicted sound level, L$_{Aeq}$(15 min) dB(A)		
	Noise affected	Highly noise affected	Scenario 1 Demolition 9	Scenario 2 Demolition 5	Scenario 3 Building 3
Standard Hours					
R1 – 25 York St	55	75	76	84	81
R2 – 33 York St	55		83	82	84
R3 – 54 Commerce St	55		85	76	77
R4 – 96 High St	55		61	61	80
27-29 York St Mid Coast Diagnostic Imaging	70	N/A	78	86	84
39 Commerce St, Taree The Heart Centre	70	N/A	84	79	81
115-117 High St, Taree Mid-North Coast Diagnostic Imaging	70	N/A	95	76	77
Cnr High St and Commerce St, Taree Aldi	70	N/A	81	61	78
26 York Street, Taree Manning Hospital central building	55[1]	N/A	86	84	85
108-114 High Street, Taree Destiny Church	55[1]	N/A	80	74	61

Notes
1. N/A = not applicable
2. External noise level based on an assumed 10dB reduction through open window
3. predicted sound pressure level includes -15dB adjustment accounting for shielding from buildings/changing terrain height
Results shown in GREEN show predicted sound pressure level ≤ noise affected level
Results shown in ORANGE show noise affected level < predicted sound pressure level ≤ highly noise affected
Results shown in RED show highly noise affected < predicted sound pressure level

Results show that construction noise is predicted to exceed 'highly noise affected' levels during Scenario 3 for all residential receivers. Scenarios 1 and 2 predict exceedances of 'highly noise affected' for residential receivers R1, R2 and R3. Very high noise levels are also predicted to hospital wards (above 80 dBA) in the subject site, particularly those directly adjacent to the demolition works (note that hospital wards do not have a "highly noise affected" management level under the ICNG).

Respite periods, through the restriction of hours that the very noisy activities can occur may be considered, where:

- Times identified by the community when they are less sensitive to noise (such as before and after school for works near schools, or mid-morning or mid-afternoon for works near residences); and
- If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.

In general, demolition works are temporary in nature therefore potential noise impacts on the community and the surrounding environment will not be permanent or continuous. However, where the predicted LAeq(15min) noise level is greater than the noise management levels all feasible and reasonable work practices will be required to be applied.

Vibration

Noting the minimum working distances in **Table 11** below and the distance to the nearest sensitive receiver locations (as close as 10 m for onsite hospital buildings and 45 m to nearest residential locations), there exists the potential for work to result in vibration impacts upon the existing buildings. This is considered to be minor as there is no extensive excavation proposed. There will possibly be some off-site receivers with vibration-sensitive equipment. In addition to these, some receivers may be impacted from a human comfort perspective.

During development of the detailed Construction Noise and Vibration Management Plan (CNVMP) an investigation of vibration impact upon existing buildings in the subject site and on nearby sensitive receivers should take place. It is expected that vibration monitoring will be required under the CNVMP.

Table 11 - Recommended minimum working distances for vibration intensive equipment (courtesy: ARUP)

Plant item	Rating/description	Minimum working distance (m)			
		Cosmetic damage – screening criteria			Human response DECC Guideline
		Industrial and heavy commercial buildings BS 7385 Line 1 - 25 mm/s	Residential and light commercial buildings BS 7385 Line 2 - 7.5mm/s	Unsound structures DIN 4150 Line 3 - 3 mm/s	
Excavator (hydraulic	30t	9 m	22 m	44 m	73 m
Truck movements	-	-	-	-	10

Recommendations

A number of mitigation measures have been proposed by ARUP to minimise and management acoustic and vibration impacts. For all demolition works, the contractor would be expected to prepare a detailed Construction Noise and Vibration Management Plan (CNVMP). This plan should include but not be limited to the following:

- Roles and responsibilities.
- Noise and vibration sensitive receiver locations.
- Areas of potential impact.
- Mitigation strategy.
- Monitoring methodology.
- Community engagement strategy.
- Screen the development site where possible.

The following noise mitigation work practices are recommended to be adopted at all times on site:

- Regularly train workers and contractors (such as at toolbox talks) to use equipment in ways to minimise noise.
- Site managers to periodically check the site and nearby residences for noise problems so that solutions can be quickly applied.
- Avoid the use of radios or stereos outdoors.
- Avoid the overuse of public address systems.
- Avoid shouting and minimise talking loudly and slamming vehicle doors.

- Turn off all plant and equipment when not in use.

General practices to reduce construction noise impacts will be required, and may include;

- Adherence to the standard approved working hours as outlined in the Project Approval.
- The location of stationary plant (concrete pumps, air-compressors, generators, etc.) as far away as possible from sensitive receivers.
- Using site sheds and other temporary structures or screens/hoarding to limit noise exposure where possible.
- Sealing of openings in the building (temporary or permanent) prior to commencement of internal works to limit noise emission.
- The appropriate choice of low-noise construction equipment and/or methods.
- Modifications to construction equipment or the construction methodology or program. This may entail programming activities to occur concurrently where a noisy activity will mask a less noisy activity, or, at different times where more than one noisy activity will significantly increase the noise. The programming should also consider the location of the activities due to occur concurrently.
- Carry out consultation with the community during construction including, but not limited to; advance notification of planned activities and expected disruption/effects, construction noise complaints handling procedures.

Recommended minimum working distances for vibration intensive plant, which are based on international standards and guidance, are provided in Table 11 and should be adopted where possible. During development of the detailed CNVMP, an investigation of vibration impact upon existing buildings on the subject site and on nearby sensitive receivers should take place. It is expected that vibration monitoring will be required under the CNVMP.

The adoption of the mitigation measures and the development of a detailed and robust CNVMP will assist with managing noise impacts throughout the duration of the works.

6.2.3 Air Quality and Energy

Questions to consider	Yes	No
Could the works result in dust generation?	✓	
Could the works generate odours (during construction or operation)?		✓
Will the works involve the use of fuel-driven heavy machinery or equipment?	✓	
Are the works located in an area or adjacent to land uses (e.g. schools, nursing homes) that may be highly sensitive to dust, odours or emissions?	✓	

The Activity may temporarily affect air quality through exhaust emissions from machinery and associated transportation. Furthermore, there is potential that emissions and dust generated from the works may result in air quality impacts to construction workers and adjacent sensitive receivers.

Any dust generated throughout the demolition may contain friable asbestos and therefore it is likely that air monitoring will be required for the duration of the works. The HAZMAT reports which accompany the REF recommend ways to safely dispose of asbestos and any other toxic materials. If demolition occurs in accordance with these recommendations and in a compliant manner dust and associated impacts will be appropriately mitigated.

The following recommendations and mitigation measures are proposed to manage impacts;

- Air monitoring will be required throughout the demolition works.
- No materials would not be burnt on site.

- Demolition works will not be carried out during strong winds or in weather conditions where high levels of dust or air borne particulates are likely.
- Vehicles transporting waste or other materials that may produce dust would be covered during transportation.
- Vehicles, machinery, and equipment would be maintained in accordance with manufacturer's specifications to meet the requirements of the POEO Act 1997 and associated regulations.
- Machinery and Vehicles not in use during construction would be turned off and not left unnecessarily run idle.

6.2.4 Soils and Geology

Questions to consider	Yes	No
Will the works require land disturbance?	✓	
Are the works within a landslip area?		✓
Are the works within an area of high erosion potential?		✓
Could the works disturb any natural cliff features, rock outcrops or rock shelves?		✓
Will the works result in permanent changes to surface slope or topography?		✓
Are there acid sulfate soils within or immediately adjacent to the boundaries of the work area? And could the works result in the disturbance of acid sulfate soils?		✓
Are the works within an area affected by salinity?		✓
Is there potential for the works to encounter any contaminated material?	✓	

Geology

Reference to the MinView website indicates that the subject site is underlain by Hastings Block Pappinbarra Formation comprising sandstone and interbedded siltstone with minor conglomerate, tuff, calcareous sandstone, crinoidal sandstone and limestone. A review of MidCoast Council's IntraMaps and the Planning Portal's ePlanning Spatial Viewer indicates that the site does not contain acid sulfate soils therefore a management plan is not required. A Geotechnical Assessment has not been prepared for the Activity, as it is not required for demolition works and there is no excavation proposed apart from the removal of footings.

Erosion and Sedimentation

A sedimentation and erosion control plan has been prepared for the site works by Enstruct Group. The plans have been designed in accordance with Council guidelines and Soils and Construction – Managing Urban Stormwater – Landcom (the Blue Book) and include measures such as the provision of sediment fences surrounding disturbed areas to capture sediment runoff and the use of a truck shaker grid.

In terms of soil salinity, the site is not identified or mapped as having Acid Sulphate Soils (ASS) and although its likely to have some contamination this issue is addressed in more detail below.

6.2.5 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse as per requirements of the Water Management Act?		✓
Are the works within a Sydney Drinking Water Catchment?		✓
Are the works located within or near a floodplain?		✓
Will the works intercept groundwater?		✓
Will a licence under the *Water Act 1912* or the *Water Management Act 2000* be required?		✓
Has stormwater management been adequately addressed?	✓	

Taree is located on the Manning River and is bound by the river along the southern and western sides of the town. The MBH is centrally located in Taree, and is at the closest point, 675 m north of the Manning River. MidCoast Council's IntraMaps indicate that MBH is not a flood control lot and no PMF flood development control applies.

During removal of any building footings, it is not expected that groundwater would be encountered. No groundwater was encountered in any boreholes during field works for the Preliminary Site Investigation. It should be noted that fluctuations in groundwater levels can occur as a result of seasonal variations, temperature, rainfall and other similar factors, the influence of which may not have been apparent at the time of the assessment.

Erosion and sediment controls will be in place throughout the works to ensure there are no impacts on local stormwater quality. An erosion and sedimentation control plan has been prepared and is attached as part of the plan set (refer **Appendix A**).

6.2.6 Visual Amenity

Questions to consider	Yes	No
Are the works visible from residential properties or other land uses that may be sensitive to visual impacts?	✓	
Will the works be visible from the public domain?	✓	
Are the works located in areas of high scenic value?		✓
Will the works involve night work requiring lighting?		✓

The presence of construction fencing, works personnel, plant and equipment will have a short-term visual impact.

6.2.7 Aboriginal Heritage

Questions to consider	Yes	No
Will the activity disturb the ground surface or any culturally modified trees?		✓

Questions to consider	Yes	No
Are there any known items of Aboriginal heritage located in the works area or in the vicinity of the works area (e.g. previous studies or reports from related projects)? See Note 20.		✓
Are there any other sources of information that indicate Aboriginal objects are likely to be present in the area (e.g. previous studies or reports from related projects)?		✓
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed? • Within 200m of waters; • Located within a sand dune system; • Located on a ridge top, ridge line or headland; • Located within 200m below or above a cliff face; • Within 20m of, or in a cave, rock shelter or a cave mouth.		✓
If Aboriginal objects or landscape features are present, can impacts be avoided? Note 21		✓
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?		✓
Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?		✓
Is the activity likely to affect the cultural value or significance of the site?		✓

EMM were engaged to prepare an Aboriginal Cultural Heritage Assessment (ACHA) in accordance with guidelines to assess the likely impacts on Aboriginal Cultural Heritage of the proposed activity. The preparation of the ACHA involved extensive Aboriginal consultation undertaken in accordance with Heritage NSW's Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW 2010). The consultation process initially identified 52 Aboriginal stakeholder parties (either individuals or organisations) who may have had an interest in the project.

Following notification of these parties, 15 responded as wishing to be registered for subsequent consultation through the project. These included a number of Biripi and/or Worimi Elders, knowledge holders, and organisations, as well as other intra-state organisations. Several of these individuals and/or organisations participated in Aboriginal focus meetings and on-site investigations for the project. Feedback for the project during this consultation stage was generally positive, and included a range of contemporary cultural values, stories, and events associated with the site.

The ACHA assessment identified a lack of landforms or environmental features that would indicate the study area was an attractive locale for repeat or long-term visitation by past Aboriginal people. There are no major watercourses nearby, with the Manning River and Brown's Creek flowing over 500 m away, and the site was situated on a moderate slope containing shallow soils. The report identified historical evidence and geotechnical information which indicated that the entire study area had been subject to extensive disturbance over the last 100 or so years. The geotechnical information indicates a ~1 m soil profile of modern overburden and fill overlying geological substrate.

As part of the ACHA a small test excavation program was carried out in the western part of the study area, generally surrounding the nurses' accommodation building along Commerce and York streets. Test pits were located in a systematic grid across undeveloped patches of the study area while avoiding

buried service locations. These excavations validated the geotechnical investigation and found heavily disturbed soil profiles. No cultural materials were identified, nor was their potential considered probable.

The ACHA documents a number of intangible values, events and stories associated with the hospital from the 1960s and 70s that were provided by the Aboriginal participants. The ACHA found that while none of these would be adversely affected by the project, they provide an opportunity for these stories to be incorporated into interpretation and public outputs of the project. The ACHA proposes recommendations to further explore these matters.

Recommendations

The ACHA concluded that there is very low potential for any cultural materials to be present within the study area, with evidence that the site has been subject to significant disturbance by past activities. There is strong intangible cultural values and places within the Taree region, and a number of contemporary and recent historical events at the hospital were documented.

Based on these findings, the study area is considered to have low risk of significant or in situ cultural materials being present. Intangible values would not be adversely affected by the project, and recommendations to ensure their suitable documentation and presentation in subsequent stages of the project are proposed.

The ACHA made the following recommendations;

- Prior to ground disturbance, an Aboriginal Cultural Heritage Management Plan (ACHMP) must be developed by a heritage specialist in consultation with the Registered Aboriginal Parties (RAPs) and consent authority to provide the post-approval framework for managing Aboriginal heritage within the project area. In summary the ACHMP should include:
    - Processes, timing, and communication methods for maintaining Aboriginal community consultation and participation through the remainder of the project.
    - If required: descriptions and methods of any additional investigative and/or mitigative archaeological actions that may be required prior to works commencing or during the project.
    - Description and methods for undertaking further Aboriginal heritage assessment, investigation and mitigation of any areas of the project footprint that have changed following completion of the Aboriginal heritage assessment and/or during the final design and construction phases of the project.
    - Description and methods of post-excavation analysis and reporting of any archaeological investigations and activities implemented as part of the ACHMP. For excavations, these should include suitable collection and processing of stone artefacts, and chronological, soil, and environmental samples.
    - Procedures for managing the unexpected discovery of Aboriginal objects, sites and/or human remains during the project.
    - Procedures for the curation and long-term management of cultural materials recovered as part of the works outlined in the AHMP and any preceding stages associated with the project.
    - Processes for reviewing, monitoring, and updating the ACHMP as the project progresses.
- A heritage-interpretation strategy must be developed by a heritage specialist (or equivalent) to identify the interpretive values of the study area, and specifically Aboriginal heritage values across the project footprint, and to provide direction for potential interpretive installations and devices.

- Consultation should be maintained with the registered Aboriginal parties during the finalisation of the assessment process and throughout the project.
- A copy of the ACHA should be lodged with AHIMS and provided to each of the registered Aboriginal parties.
- Where the heritage consultant changes through the project, suitable hand over should be undertaken to ensure no loss or mistranslation of the intent of the information, findings and future steps in heritage management occur.

The recommendations of the ACHA are included as mitigation measures.

6.2.8 Non-Aboriginal Heritage

Questions to consider	Yes	No
Are there any heritage items listed on the following registers within or in the vicinity of the work area? • NSW heritage database (includes Section 170 and local items); • Commonwealth EPBC heritage list.	✓	
Will works occur in areas that may have archaeological remains?		✓
Is the demolition of any heritage occurring?	✓	

The site is not recognised in the NSW State Heritage Register. The following listings for the site under the Heritage Act 1977 Section 170 Heritage and Conservation Register include:

- *'Manning River Hospital' - SHI Online DB No.: 3540286*
- *'The Fever Ward (Victoria Fever Ward)' - SHI Online DB No.: 3540286*

There is also an item of local heritage significance listed in Schedule 5 of the Greater Taree Local Environmental Plan 2010 (Item 154 – Hospital outbuilding, former dwelling). Item 154 is located in the eastern corner of the site, with frontage to High Street.

The site is adjacent to several other locally significant heritage places, including:

- 39 – 41 Commerce Street, Taree (Dwelling, former Blood Bank & Former Tinonee Royal Hotel).
- 85 High Street, Taree (Commercial Building).
- 77 Pulteney Street, Taree (Dwelling).
- 94 High Street, Taree (Dwelling).
- 96 High Street, Taree (Dwelling).

Heritage Assessment Reports have been prepared by EMM Consulting (refer to **Appendix G** and **N**) to accompany this REF, and provide an assessment of the impact of the proposed Activity. The report concludes that the proposed demolition works will have no impact on Heritage Item 154.

Building 9 – Administration/Nurses Quarters

The Heritage Report provides the following analysis of Building 9 (Administration) also known as the nurses' quarters:

> *The second nurses' accommodation building was introduced on the south-west corner of the lot along Commerce and High streets. Construction of this building commenced in 1922 after much correspondence between the then Department of Health and the Manning River Hospital local committee, and the building was completed in 1923.*

The building was constructed as a single-storey, ten-room brick dwelling with a tiled roof and a large verandah along north and south-west elevation, in the late Federation style. By 1934, major alterations and additions were proposed as the number of nurses and required accommodation spaces again increased. In 1938, architectural plans were produced that included the following works to the existing structure:

- *an increase in the scale and mass of the building through the introduction of an additional storey, the extension of the building to the north-west through the addition of new spaces, the removal of the ground floor verandahs and replacement with double storey, enclosed balcony spaces and the extension and remodelling of some of the existing internal spaces;*
- *a remodelling of a majority of the exterior from a late Federation style to a building with elements that reflect the inter-war, functionalist style (**Figure 5** and **6** below). Remodelling of the exterior may have involved the retention of existing external walls; and*
- *the retention of the majority of internal walls and spaces with minor internal demolition and modification including the introduction of a staircase.*

Figure 5 - The original c.1921 south-east elevation drawing for the second nurses accommodation building (left) and the proposed c1938 north-east elevation drawing (Courtesy: DPWS, 1999)

The alterations and modifications to the second nurses' accommodation building were completed in 1941 (**Photo 1**) with the opening of the building in the same year. Within four years, the building was once again deemed inadequate accommodation for the nurses at the hospital and funds of £2,500 were raised for further structural additions. Plans for a major extension of the building were produced by Cobden Parkes in 1948 that included the construction of a double storey brick addition to the north- west of the existing nurses' accommodation building. The extension would provide over 50 new accommodation and amenities rooms.

Tenders were submitted for the major extension to the north-west of the building in 1949 with works beginning in the same year. In 1951 major delays halted construction leading to the completion of the building in 1954 (**Photo 2**), nearly a decade from the first receipt of funds in 1945. The 1941 modification to the 1923 building and the 1954 extension survive on the site as B09, with very little documented modifications or changes in function during the later twentieth century. The building now collectively functions as the administration building (Building 09) for the hospital and includes retail stores.

Photo 1: South-east elevation of Building 9 (Administration/Nurses Quarters)

Photo 2: South-east elevation of Building 9 (Administration/Nurses Quarters)

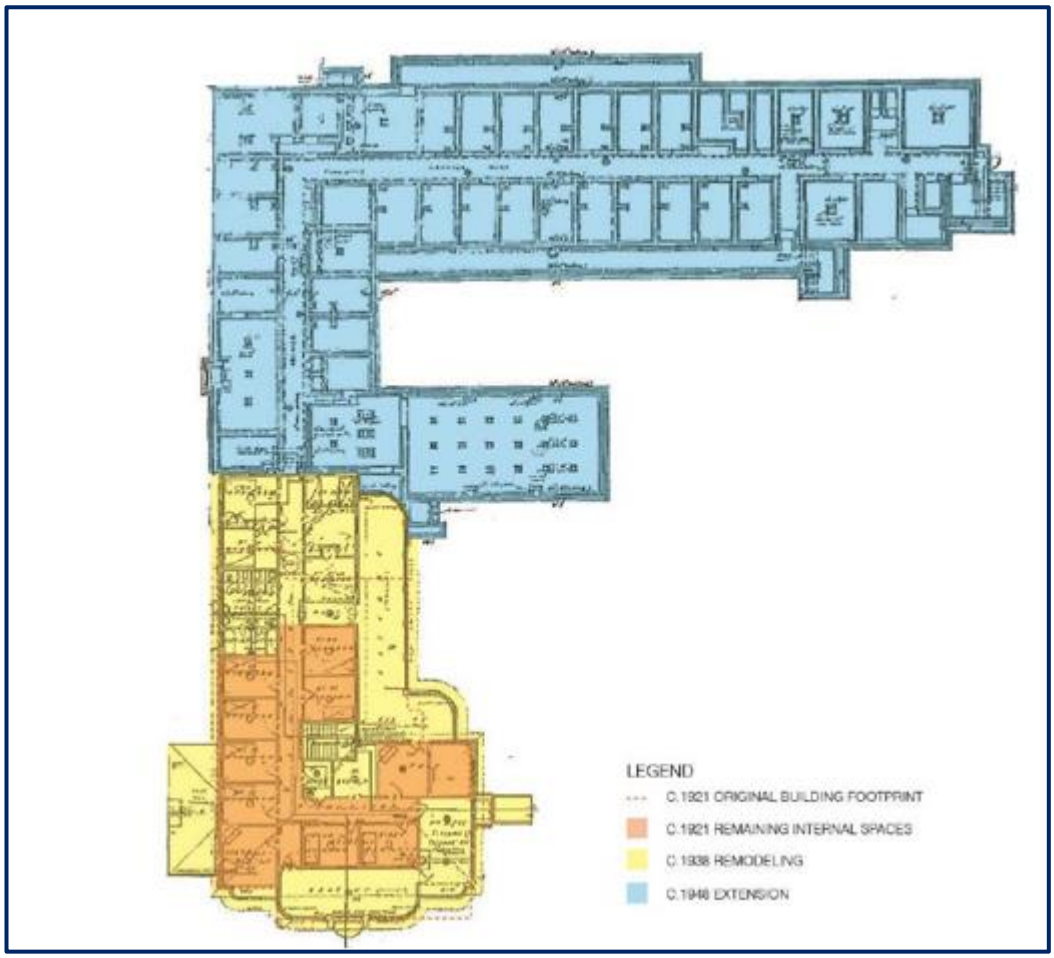

Figure 6 - Indicative diagram of all the phases of redevelopment and extensions to Building 9

The Heritage Report provides the following impact assessment of the proposed demolition of Building 9:

"Building 9 has been assessed as being of little to moderate significance. The building was purpose built as an accommodation building largely in the 1940s and 1950s and currently functions as an administration building. The overall condition of the building is varied and would likely require substantial repair works and works to update the building to current regulation.

The more significant, original. c.1921 fabric of Building 9 has been demolished or modified in the 1940s during the structural extension of the building. The remaining original fabric is in the form of internal partition walls only. Later extensions have been noted as being of little to moderate significance with no notable elements or features of great significance that can be retained or introduced to the proposed inpatient building.

The demolition of Building 9 would result in minor impacts as it would constitute the loss of a predominantly mid-century building that has some significance in relation to the history of the site but little architectural value that can be incorporated into any future masterplan design."

Building 8 –Fever Ward

The Fever Ward is known as Building 8 at MBH.

The heritage report for Building 8 (prepared by EMM heritage consultants, **Appendix M**) assesses the significance of the building which is classed as locally significant. In summary, its heritage rating is 'considerable' for the original building but rated of 'little' significance and 'intrusive' for the additions to the original building. The building has been significantly modified and in its current state has little or no value due to the ad hoc additions which have adversely affected the original built form character, visual appearance and hidden the original form and architectural design features of the building. The building is proposed to be demolished as it cannot be feasibly repurposed. A series of mitigation measures are recommended that includes preparing a photographic archival recording and the development of an interpretation plan (amongst other things) so that the characteristics of the building and some of its key

architectural elements can be retained, preserved and reinterpreted at the site. The building has not been identified as an item of Local or State significance.

The Fever Ward is not visually prominent as it sits centrally within the campus and is screened by larger buildings and is not visible from the public domain. **Photo 3** and **Figure 7** below show the original building and how it has changed over time.

The building has been significantly altered over time with small changes occurring in 1910 and more significant works in 1934 onwards. Changes to the design and alterations and additions have included the following;

- extension of the front verandahs, including removal of stairs, as well as the addition of new stairs and verandah roof structure;
- demolition of the south-west bathroom and introduction of an open verandah in its location;
- application of corrugated sheet roof to replace shingles and demolition of chimney shafts;
- a rear structural addition that included a new hipped, gabled roof and bathroom facilities retaining the verandah and integrating it into the structural addition; and
- various other minor alterations to the interior and exterior of the building including the reconfiguration of internal spaces, filling of doorways, the addition of new windows and closure of chimney cavities.

Photo 3: Photo of the original Fever Ward (courtesy: EMM)

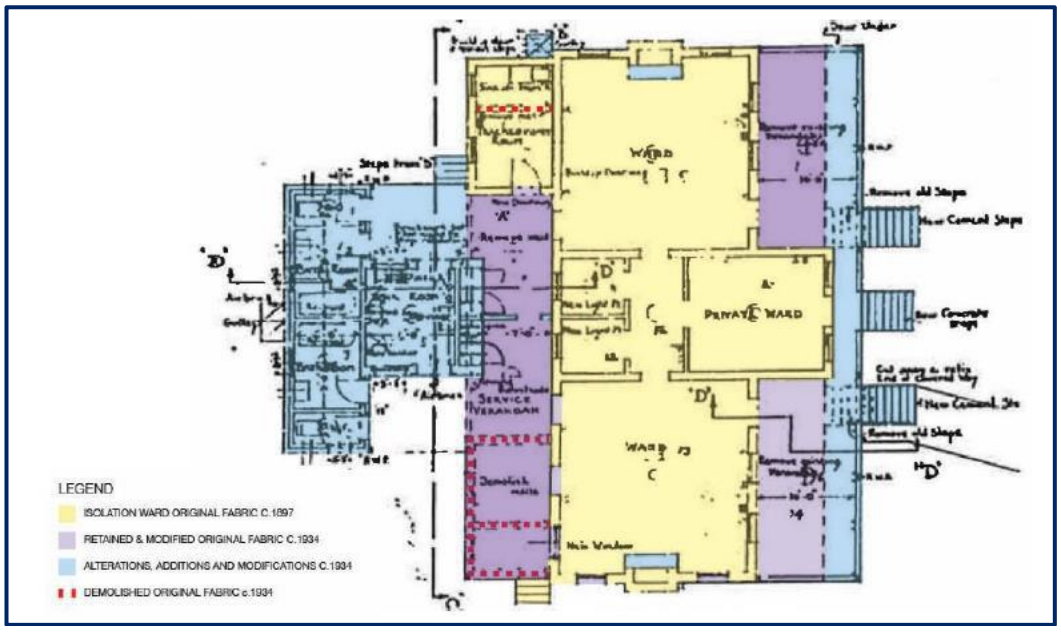

Figure 7 - Modifications over time to the Fever ward

The function and purpose of the building also changed over time. In the 1950's it was no longer referred to as a fever or isolation ward and the front verandahs were filled in and functioned as a storage area and amenities block while other parts of the hospital were undergoing redevelopment. By the 1990's the building was utilised as a day clinic and a new extension introduced which functioned as an operation theatre.

The building is currently vacant and no longer fit for purpose. A Conservation Management Plan (CMP) was prepared by Department of Public Works in 1999 which states that the building is one of the earliest, purpose-built isolation ward buildings and one of the few remaining buildings of this type in NSW and the only building of its type remaining at a rural hospital. The CMP is over 25 years old and has not been updated since that time and refers to buildings at the hospital that have been removed so it is no longer totally reflective of the built environment and current day context of the Hospital.

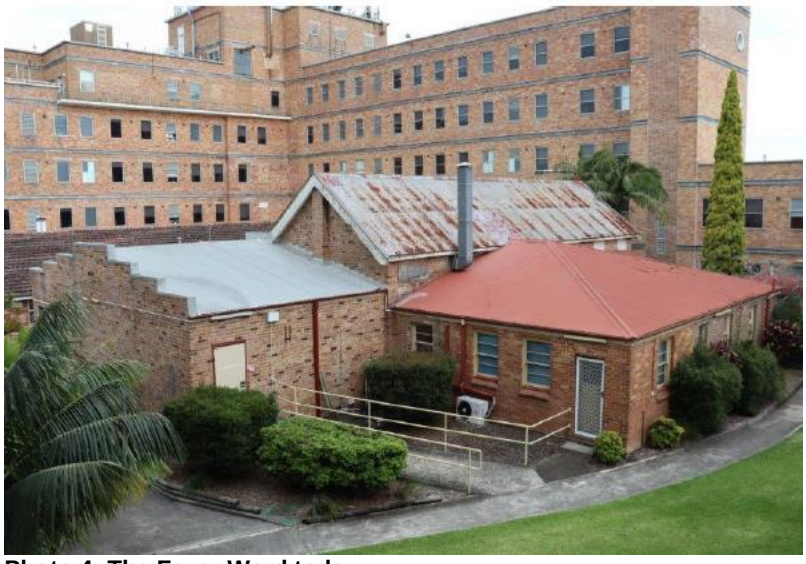

Photo 4: The Fever Ward today

As mentioned above the Fever Ward is identified in the 170 Register and the following notes are contained online:

Statement of significance - "*Significant because of the history of building fever wards in hospitals. Named for Queen Victorias Jubilee*"

Assessment of significance - "*Historically significant because of its association with the building of fever wards in England and Australia and aesthetically significant because of its architectural style and building materials, socially significant for treating prevalent diseases such as typhoid and diptheria*".

From the 170 Register online, it does not focus on the architectural or design importance of the building but rather its social and economic contribution to society at the time of its construction (1897) the following description is provided;

"*The Victoria Fever Ward at the Manning River District Hospital was built 1897, nine years after the construction of the main hospital. The late 19th century was a period of great change in hospitals and health care, a time when the old attitudes that hospitals were asylums for those who were unable to be nursed at home were giving way to new public expectations that hospitals were places of healing for all. It was therefore a time when the demand for hospital care was rising at a rate far in excess of the increase in population and was exceeding the ability of hospitals to meet the demands. It was also a time of rapidly increasing knowledge about medical science and health care, yet a time when diseases that are rarely heard of today were common place and could at any time bring suffering and death to any community. It was against this background that the campaign for a hospital in the Manning River district, the building of that hospital and the building of the essential extra facilities such as the Victoria Fever Ward took place*."

Given that is the case, interpretation of the building in any redevelopment at the Hospital will ensure its significance is maintained, enhanced and reinforced for the future.

The Heritage Assessment report prepared by EMM dated August 2023 is comprehensive and focuses more directly on the impact of demolishing the Building 8 (Fever Ward). The report states;

"*The main impacts that will arise from the demolition of the original structure and built elements associated with the former Victoria Fever Ward (Building 08) constructed in c.1897. The Victoria Fever Ward is the last remaining nineteenth century building at the hospital site associated with the hospital's earliest phases of development. The remaining original structure and elements of the Victoria Fever Ward retain their high significance and are considered to be of local heritage significance. The building poses significant operational and functional constraints on the masterplan design and future function of the….Hospital and there is no alternative to the demolition of the Victoria Fever Ward. The demolition of the original Victoria Fever Ward would impact the overall significance of the hospital site*."

The significance of the building is largely in relation to the social and economic importance of the building, not the architectural or aesthetic importance. As such, the heritage significance of the building can be preserved through interpretation and an archival recording.

Heritage Recommendations

The following recommendations are to be implemented as mitigation measures which will manage and reduce the impacts resulting from the demolition of the original structure and elements of the former Nurses' accommodation and Fever Ward (as updated by the request in Appendix O):

- Demolition of Building 9 (former Nurses' accommodation) is to be conducted first to sections of the building that have been identified as being non-significant in order to expose original fabric that has been covered or hidden. This is to be completed in consultation with a nominated heritage consultant.
- Demolition of Building 8, The Fever Ward shall be conducted first to sections of the building that have been identified as being non-original (c.1932, c.1967, c.1990 and other twentieth century additions) in order to expose original fabric that has been covered or hidden. This is to be completed in consultation with a qualified heritage consultant.

- A full archival recording of Building 8 is to occur:
    - (i) prior to any demolition works to the building in order to capture all exposed original and non-original fabric in its current context; and
    - (ii) the recording shall include measured drawings after the non-original structural elements and additions have been removed and the remaining original fabric is exposed. Measured archival drawings aim to create a set of architectural drawings of the remaining heritage fabric and would include a site plan, floor plans, elevations, and detail drawings in accordance with the *Heritage Office guidelines How to Prepare Archival Records of Heritage Items (1998) and Photographic Recording of Heritage Items using Film or Digital Capture (Heritage Office 2006)*;
- The photographic archival recordings of Building 8 and 9 is to occur in in accordance with the Heritage Office guidelines How to Prepare Archival Records of Heritage Items (1998) and Photographic Recording of Heritage Items using Film or Digital Capture (Heritage Office 2006);
- Prior to demolition of the Fever Ward the original fabric of the building, any significant features of the original fabric (ie the sandstone plaque, chimney features and potentially window elements) are to be salvaged with consultation with the nominated heritage consultant and stored carefully for later use in heritage interpretation at the hospital site.
- A heritage interpretation plan (HIP) and strategy are to be prepared for the Fever Ward and the former Nurses Quarters that formalises and develops the interpretation strategies selected with consultation from HI and the project architect, prior to construction works and integrated into the finalised construction and landscape plan; and
- An historical archaeological assessment of the site be conducted for this site.

With the implementation of these mitigation measures there will be no significant environmental impacts generated by the demolition of these buildings.

6.2.9 Ecology

Questions to consider	Yes	No
Could the works affect any EPBC Act listed threatened species, ecological community or migratory species?		✓
Is it likely that the activity will have a significant impact in accordance with the *Biodiversity Conservation Act 2016* (BC Act)? In order to determine if there is a significant impact, the REF report must address the relevant requirements of Section 7.2 of the BC Act: • Section 7.2(a) – Test for significant impact in accordance with Section 7.3 of the BC Act; • Section 7.2(c) – It is carried out in a declared area of outstanding biodiversity value.		✓
Could the works affect a National Park or reserve administered by EES?		✓
Is there any important vegetation or habitat (i.e. Biodiversity and Conservation SEPP) within or adjacent to the work area?		✓
Could the works impact on any aquatic flora or habitat (i.e. seagrasses, mangroves)?		✓
Are there any noxious or environmental weeds present within the work area?		✓

Questions to consider	Yes	No
Will clearing of native vegetation be required?		✓

A EPBC Act Protected Matters Report (refer to **Appendix K**) was prepared which considers the potential for EEC's and threatened species to be present at or near the site. There are no EEC's or Threatened species mapped across the site or any biodiversity features. The hospital site is significantly modified and redeveloped with a few scattered trees present which have been formally planted and do not resemble remnant vegetation.

A search of the BioNET database was completed for threatened flora and fauna records within a 10 km x 10 km area radius around the site. Search records are included in **Appendix K** and found that:

- 8 threatened flora species within the search area
- 32 threatened fauna species within the search area
- 13 threatened ecological communities within the search area.

A search of the Protected matters Search Tool was completed for a search area defined as being a 10 km buffer around the site. Search results are included in **Appendix K** and comprise:

- Potential habitat for 20 threatened flora species within the search area
- Habitat for 47 threatened fauna species within the search area
- Habitat for 3 threatened ecological communities within the search area
- Habitat for 43 migratory species within the search area.

A field assessment was completed on 21st July 2021 by GeoLINK ecologists David Andrighetto and Frank Makin with the following methodology employed:

- General reconnaissance of the site to identify/ map trees and any areas of vegetation on the site;
- Searches for threatened flora species; and
- Searches for any significant hollow-bearing trees.

Vegetation occurring at the site comprises predominantly native planted landscaping trees around the periphery of the site, including Broad-leaved Paperbark (*Melaleuca quinquenervia*), Brush Box (*Lophostemon confertus*), Weeping Bottlebrush (*Callistemon viminalis*), Tuckeroo (*Cupaniopsis anacardioides*) and Narrow-leaved red Gum (*Eucalyptus seeana*). A small number of exotic/ nonendemic planted trees are also present at the site including Cadaghi (*Corymbia torreliana*) and Chinese Tallow Tree (*Triadica sebifera*).

None of the vegetation present on site is representative of a native Plant Community Type (PCT) based on the BioNet Vegetation Classification. No threatened flora species were detected at the site. Vegetation at the site is not representative of any Threatened Ecological Community (TEC). No threatened fauna species were detected at the site.

The site provides minimal habitat values for local fauna species given the lack of consolidated vegetation and the high level of human activity associated with the site. Other suitable microhabitat features for fauna populations such as hollow-bearing trees, waterbodies and coarse woody debris are absent from the site. Minor fauna habitat values at the site include:

- Nectar and pollen resources from myrtaceous species occurring on the site
- Fruit from a small number of rainforest species occurring on the site (e.g Lilly Pilly)
- General roosting, perching and nesting habitat for locally occurring birds within large, planted trees at the site.

A small number of threatened fauna species may opportunistically use the site and vegetation within it on occasion as part of broader foraging ranges including:

- Grey-headed Flying-fox

- Eastern Coastal Free-tailed Bat
- Little Bent-winged Bat
- Large Bent-winged Bat.

It is noted that vegetation on the site does not comprise permanent habit for the aforementioned species and no roosting habitat for these species occurs at the site.

The preliminary ecological assessment has concluded that the activity would not impact threatened species, ecological communities (or their habitats), any declared area of outstanding biodiversity value (either directly or indirectly) or result in a key threatening process. A species impact statement or biodiversity development assessment report is therefore not required pursuant to Section 7.8 of the BC Act.

The Activity includes the removal of eight trees. These trees are labelled 1, 2, 3, 4, 5, 9, 11 and 14 (refer to the Arboricultural Impact Assessment at **Appendix C**). The species of trees to be removed are:

- Tree 1: Weeping Bottlebrush (*Callistemon viminalis*) – Native;
- Tree 2: Golden Italian Cypress (*Cupressus sempervirens 'Swanes Gold')* – Exotic;
- Tree 3: Crepe Myrtle (*Lagerstroemia* indica) – Exotic;
- Tree 4: Golden Italian Cypress (*Cupressus sempervirens 'Swanes Gold')* – Exotic;
- Tree 5: Bangalow Palm (*Archontophoenix cunninghamiana*) – Native;
- Tree 9: Queensland Box (*Lophostemon confertus)* – Native;
- Tree 11: Weeping Bottlebrush (*Callistemon viminalis*) – Native; and
- Tree 14: Weeping Bottlebrush (*Callistemon viminalis*) – Native.

Trees 1, 3 and 4 have been classified by the project arborist as having moderate retention value. Trees 2, 5, 11 and 14 are classified as having low retention value. Tree 9 is in very poor health and is recommended for removal irrespective of the Activity. The trees located on Council land outside the site boundaries cannot be removed under this REF as permission from Council is required. Therefore, separate approval will need to be obtained to remove trees 9, 11 and 14. A mitigation measure has been imposed for compensatory, replacement planting at a minimum 1:1 at the site so that the losses are mitigated.

Figure 8 - Trees for removal highlighted blue (courtesy: ArborSafe, September 2022)

6.2.10 Bushfire

Questions to consider	Yes	No
Are the works located on bushfire prone land?		✓
Do the works include bushfire hazard reduction work?		✓
Is the work consistent with a bush fire risk management plan within the meaning of the ***Rural Fires Act 1997*** **(RF Act)** that applies to the area or locality in which the activity is proposed to be carried out?	N/A	N/A

6.2.4 Land Uses and Services

Questions to consider	Yes	No
Will the works result in a loss of or permanent disruption of an existing land use?		✓
Will the works involve the installation of structures or services that may be perceived as objectionable or nuisance?		✓
Will the works impact on or be in the vicinity of other services?		✓

Given the works involve demolition existing services will be relocated and there will be no new connections required. A services adjustment plan will need to be prepared prior to the issuing of the Crown Certificate. This is included as a mitigation measure to ensure service and utility relocation is appropriately designed.

The activity includes the relocation of an oxygen tank and associated screening. A preliminary hazard analysis (at **Appendix I**) has been prepared which considers these works against the provisions of *State*

Environmental Planning Policy (Resilience and Hazards) 2021. The analysis identified a number of requirements and if the recommendations within the report are followed there will be no major offsite consequences, and societal risk will be negligible and risk to onsite populations will also be negligible. A mitigation measure is included which requires compliance with the recommendations of this analysis.

6.2.11 Waste Generation

Questions to consider	Yes	No
Will the works result in the generation of non-hazardous waste?	✓	
Will the works result in the generation of hazardous waste?	✓	
Will the works result in the generation of wastewater requiring off-site disposal?		✓
Will the works require augmentation to existing operational waste management measures?		✓

A predemolition Hazmat assessment at **Appendix E** was prepared for Buildings 9, 3 and 5 which found that the buildings contain hazardous materials, including asbestos containing materials (ACM) and asbestos containing dust/ soil, paint systems and dust containing lead (Pb), synthetic mineral fibres (SMF) and Polychlorinated Biphenyls (PCB's) contained in capacitors in light fittings. The report makes recommendations on how to demolish the buildings in a manner that is safe for human health and the environment. A separate Hazmat assessment was prepared for the Building 8 which is at **Appendix N** found that the building contains asbestos, synthetic mineral fibres, lead and residual lead in dust. Recommendations are included in the report in respect to the careful removal of these materials to ensure there is no adverse impact on the environment. Mitigation measures are included to ensure that the works adopt and satisfy all the recommendations in the Hazmat assessment.

In respect to waste management, at this stage of the project, it is possible to provide a rough estimation only of the volume (m^3) of waste that will be produced. Based on research data for Building demolition works (non-residential) generate approximately 757 kg of waste per m^2 of floor area. The approximate demolition area is 4,495 m^2 which would mean that 3,402 t of waste would be produced.

To convert this to cubic metres the average density of the building material waste would need to be known. It is assumed the building consists predominantly of masonry and concrete elements. This has a density of 830 kg per m^3.

This would equate to approximately 4,100 m^3 of waste arising from demolition. An additional allowance would then need to be added to this to compensate for lower density elements of the building. We have added a nominal 10% uplift which would equate to a total volume arising from demolition of approximately 4,510 m^3.

The demolished materials can be transported to the Taree Waste Management Centre, where all waste is classified per NSW EPA guidelines.

There are specific requirements when handling and disposing of asbestos and associated hazardous materials. The waste needs to be wetted, wrapped or bagged in plastic and sealed with tape and clearly labelled. Removal must be conducted by a licensed asbestos contractor and the asbestos removal works must be conducted under controlled asbestos removal working conditions in accordance with *SafeWork NSW, How to Safely Remove Asbestos, Code of Practice, August 2019*. A licensed asbestos assessor who is independent of the asbestos contractor must be engaged to provide asbestos air monitoring, visual clearances and any other requirement as outlined in *SafeWork NSW, How to Safely Remove Asbestos, Code of Practice, August 2019.*

The Hazmat assessments provide very detailed procedures and processes in isolating, assessing, collating and disposing of hazardous materials in the form of asbestos, paint-based lead, residual lead in dust etc. Air-monitoring may also be required. Mitigation measures are included the ensure the

recommendations of the reports are adhered to and adopted during works. It is also recommended that a waste management plan be prepared to ensure all waste is disposed of appropriately.

6.2.12 Hazardous Materials and Contamination

Questions to consider	Yes	No
Is there potential for the works to encounter any contaminated material?	✓	
Is there potential for the works to disturb or require removal of asbestos?	✓	
Is the work site located on land that is known to be or is potentially contaminated?	✓	
Will the works require a Hazardous Materials Assessment?	✓	
Is a Remediation Action Plan (RAP) required to establish the proposed activity?	✓	
If the project includes ancillary remediation works, has the ancillary remediation been considered in accordance with the Resilience and Hazards SEPP?		✓

Hazardous Materials

Two Hazmat Assessments accompany this REF (at **Appendix E** and **N**) and have been detailed above in section 6.2.11. They have been prepared and cover all the buildings proposed to be demolished. The reports found the presence of hazardous materials and contaminants of potential concern (COPC) including asbestos containing materials (ACM) and asbestos containing dust/ soil, paint systems and dust containing lead (Pb), synthetic mineral fibres (SMF) and Polychlorinated Biphenyls (PCB's) after detailed inspections of the buildings. The reports recommend a series of measures which will ensure the safe and compliant assessment, handling and disposal of these materials before, during and after demolition. The reports and the recommendations form part of the mitigation measures.

Contamination

Regional Geotechnical Solutions Pty Ltd (RGS) has undertaken a Stage 1 Site Contamination Assessment for the proposed Activity (refer to **Appendix D**). This assessment was prepared prior to the 2023 change to the scope of work, which included adding the demolition of Building 5 and Building 3. However, the RGS report assessed the area occupied by Building 5 and Building 3 (refer Figure 2 of **Appendix D**) and therefore it remains adequate for this Review of Environmental Factors.

The Stage 1 Assessment evaluates past and present potentially contaminating activities and contamination types and assesses the site's suitability for ongoing use as a health facility from a contamination perspective. In accordance with the relevant sections of the *National Environmental Protection (Assessment of Site Contamination) Measure 1999* (Amended 2013), the assessment involved the following process:

- Brief study of site history, with the aim of identifying past activities on or near the site that might have the potential to cause contamination;
- Review of available recent and historical aerial photography for the last 50 years;
- Search of NSW EPA records, or contaminated land notifications on the site;
- Review of government records of groundwater bores in the area;
- Site walkover to assess visible surface conditions and identify any evidence of contamination, or past activities that may cause contamination;

- Characterisation of the site into Areas of Environmental Concern, in which the potential for contamination has been identified, and nominate Chemicals of Concern that might be associated with those activities;
- Undertaking targeted sampling and analysis at the selected Areas of Concern to allow some preliminary analysis of the presence of contamination;
- Analysis of samples for a suite of potential contaminants associated with the past activities; and
- Evaluation of results against industry accepted criteria for residential land use with minimal opportunities for soil access (Residential B land use guideline criteria have been adopted for this assessment as a conservative measure).

Investigations

Five (5) surface soil samples (SS1 to SS5) and one ACM sample (AS1) were collected from targeted locations across the site.

Field work for the assessment was undertaken on 15 February 2022 and included:

- Site walkover to assess visible surface conditions and identify evidence of contamination, or past activities that may cause contamination (if any);
- Collection of five soil samples and one ACM sample by an Environmental Engineer.

A summary of the laboratory test results is provided below:

- Concentrations of heavy metals were either below the laboratory limit of reporting or below the adopted health investigation criteria for a Residential B site in each of the samples analysed;
- Concentrations of TRH, PAH, BTEX and OP pesticides were below the laboratory limit of reporting in each of the samples analysed;
- Concentrations of PCB and OC pesticides were either below the laboratory limit of reporting or below the adopted health investigation criteria for a Residential B site in each of the samples analysed;
- Asbestos was detected in one of the soil samples analysed (SS1) collected from outside the northern side of the administration building. The concentrations of fibrous asbestos and fines (FA + AF) in SS1 exceeded the adopted health investigation criteria;
- A fragment of fibro-cement (AS1) collected from the outside the administration building in the north west of the site contained asbestos; and
- Asbestos was not detected in the remaining soil samples.

Recommendations

Given the elevated concentrations of PCBs and OC pesticides detected in two soil samples and the limited and preliminary nature of the contamination investigation, there is potential for other unidentified areas of contamination to be present such as soils around the existing gas storage area, uncontrolled fill, buried waste below pavement and footpaths etc.

The assessment recommends that further detailed soil sampling and analysis be undertaken following the demolition of Buildings 9 and 5 to evaluate the nature and extent of contamination (particularly asbestos, PCB and OC pesticide impacts). The detailed assessment would then facilitate the development of a Remedial Action Plan (RAP) and/or waste classification in order to render the site suitable for any future development, from a contamination perspective. The investigations did not include the Fever Ward although sampling occurred near that building. It is recommended that the existing

Assessment is extended to consider the Fever Ward. It is likely that the same outcome will be reached given the sampling location and findings.

Based on the results obtained in the investigation, is considered that the site can be remediated, provided the recommendations and advice of the report are adopted, and all works are conducted in accordance with appropriate site management protocols and legislative requirements.

6.2.13 Sustainability and Climate Resilience

Questions to consider	Yes	No
Does the activity ensure the effective and efficient use of resources (natural or other)?	✓	
Does the activity use any sustainable design measures?		✓
Are climate resilient design measures to be incorporated in the activity?		✓

Given the works involve the demolition of buildings many sustainable design measures are not considered to be applicable, except for the recycling of materials where appropriate. Sustainable design measures will be included and considered when preparing the Waste Management Plan as it will consider the potential for waste minimisation, recycling and reuse of any materials.

6.2.14 Community Impact/Social Impact

Questions to consider	Yes	No
Is the activity likely to affect community services or infrastructure?		✓
Does the activity affect sites of importance to local or the broader community for their recreational or other values or access to these sites?		✓
Is the activity likely to affect economic factors, including employment numbers or industry value?		✓
Is the activity likely to have an impact on the safety of the community?		✓
Will the activity affect the visual or scenic landscape?	✓	
Is the activity likely to cause noise, pollution, visual impact, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners?	✓	

The proposed activity is not altering the existing hospital or clinical services provided at the hospital and it is not changing staffing numbers. The operational capacity remains unchanged. The intent is to demolish old, outdated buildings which are no longer fit for purpose and cannot be reasonably readapted or reused.

There will be no adverse long-term amenity impacts to the immediate locality. The site will potentially be vacant for a short period of time, resulting in a short-term visual impact. As such a mitigation measure is proposed that if there is no redevelopment activity at the site within 2 years then this part of the site will be appropriately revegetated and softly landscaped which will improve its visual appearance.

There will be temporary construction impacts such as noise as addressed at Section 6.2.2 above.

6.2.15 Cumulative Impact

Questions to consider	Yes	No
Has there been any other development approved within 500m of the site?		✓
Is there any transformation planned within 500m of the site?		✓
Will there be significant impacts (for example, including but not limited to, construction traffic impacts) from other development approved or currently under construction within 500m of the site?		✓
Is the activity likely to result in further significant impacts together with other development planned, approved or under construction within 500m of the site?		✓
Has a cumulative impact statement, proportionate to the activity, been included in REF documentation? If no – why not?		✓

The DPE Guidelines *Cumulative Impact Assessment Guidelines for State Significant Projects* (October 2022) identifies the following types of development as 'relevant future projects' that should be included in the cumulative assessment of a project.

- SSD and SSI projects.
- Designated development requiring an EIS.
- Projects requiring assessment under Division 5.1 of the EP&A Act that are likely to significantly affect the environment and require an EIS.
- Projects declared to be a controlled action under the EPBC Act.
- Major greenfield or urban renewal developments.

A review of DPHI's Major Projects Register, and MidCoast Council's Development Application Tracker, did not identify any of these development types within the site's vicinity.

Due to the projects limited external impacts, further cumulative impact assessment is not considered necessary.

7 Summary of Mitigation Measures

Mitigation measures are to be implemented for the proposal to reduce impacts on the environment. The mitigation measures are provided at **Appendix L**.

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 proposed development, it is determined that:

- The extent and nature of potential impacts are low and largely negligible, and will not have significant adverse effects on the locality, community and the environment;
- 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 proposed demolition of Buildings No.3 (Facilities), No.5 (Mortuary), No.8 (Fever Ward) and No.9 (Administration) relocation of gas tanks and associated utilities and services and tree removal at Manning Base Hospital located at 26 York Street, Taree is subject to assessment under Part 5 of the EP&A Act. The 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 proposed activity.

As discussed in detail in this report, the 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 REF, the 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 minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is not necessary for a Species Impact Statement and/or a Biodiversity Development Assessment Report (BDAR) to be prepared. The environmental impacts of the 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 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.

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