

HEALTH INFRASTRUCTURE

Review of Environmental Factors

Batemans Bay Community Health

Version Number 01



Declaration

This Review of Environmental Factors (REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from the construction of a new community health facility with associated at-grade parking at Batemans Bay Hospital at 7 Pacific Street, Batemans Bay.

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* (TISEPP).

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 factors listed in Section 3 of the *Guidelines for Division 5.1 Assessments* (DPE June 2022), the *Environmental Planning and Assessment Regulation 2021* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS or a BDAR is not required.

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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A.	Mitigation Measures	Ethos Urban on behalf of Health Infrastructure	22 August 2024
B.	Site Survey	Rygate and West	14/02/2024
C.	Section 10.7 Certificate	Eurobodalla Shire Council	12/12/2023
D.	Architectural Drawings	Architectus Conrad Gargett	20/09/2024
E.	Architectural Design Statement	Architectus Conrad Gargett	03/06/2024
F.	Environmentally Sustainable Development Report	Climatewise Design	28/08/2024
G.	Building Code of Australia Assessment Report	BM Plus G	17/06/2024
H.	Arboricultural Impact Assessment and Tree Protection Plan	Tree Survey Pty Limited	13/08/2024

Appendix	Description	Author	Rev/Ref/Date
I.	Landscape Plans	Architectus Conrad Gargett	30/04/2024
J.	Landscape Design Statement	Architectus Conrad Gargett	17/06/2024
K.	Civil Engineering Drawings	GHD	07/06/2024
L.	Civil Design Statement (inclusive of Services Design Statement)	GHD	15/06/2024
M.	Services Site Plan	GHD	18/06/2024
N.	Preliminary Construction Management Plan	BD Infrastructure	27/09/2024
O.	Noise and Vibration Report	Marshall Day Acoustics	27/05/2024
P.	Ecology Report	Lesryk Environmental	03/04/2024
Q.	Traffic and Parking Assessment	Transport and Traffic Planning Associates (TTPA)	September 2024
R.	Geotechnical Report	Fortify Geotech	15/05/2024
S.	Flooding Assessment	Southeast Engineering and Environmental	19/04/2024
T.	Aboriginal Heritage Due Diligence Report	Past Traces	26/03/2024
U.	Preliminary Waste Management Plan	BP Infrastructure	28/05/2024
V.	Hazardous Materials Report	Getex	23/04/2024
W.	Preliminary Site Contamination Investigation	Getex	06/05/2024
X.	Notification Letter to Council	Health Infrastructure	11/07/2024
Y.	Notification Letter to Neighbours	Health Infrastructure	11/07/2024
Z.	Notification Letter to SES	Health Infrastructure	11/07/2024
AA.	Responses Received and Health Infrastructure Reply	██████████ and Health Infrastructure	06/08/2024 and 21/08/2024
BB.	Summary of Non-Statutory Engagement Undertaken by Health Infrastructure	Health Infrastructure	24/06/2024

Abbreviations

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

Abbreviation	Description
MNES	Matters of National Environmental Significance
NCC	National Construction Code
NorBE	Neutral or Beneficial Effect on Water Quality Assessment Guideline (2022)
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPW Regulation	National Parks and Wildlife Regulation 2009
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	<i>Commonwealth Native Title Act 1993</i>
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors
RF Act	<i>Rural Fires Act 1997</i>
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	<i>Water Management Act 2000</i>

Executive Summary

The Proposal

NSW Health Infrastructure (HI) propose to construct a new community health facility with associated at-grade parking (the Proposal) at the Batemans Bay Hospital at 7 Pacific Street, Batemans Bay (the Site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities. The Proposal, referred to as the Batemans Bay Community Health (BBCH) facility, involves:

- Site preparation and earthworks, including demolition of existing hard stand areas and other minor structures.
- Removal of selected trees to facilitate the proposed works.
- Construction of a single storey health services facility including a reception area, patient consultation rooms, support areas, staff workstations and meeting rooms.
- Provision of at-grade car parking to the north of the new building, accessed via the existing driveway.
- Construction of a new service vehicle access driveway to the south of the proposed building and relocation of the existing bus stop.
- Infrastructure works and services augmentation.
- Installation of wayfinding signage.
- Landscaping.

Need for the Proposal

Batemans Bay Hospital is a 31-bed host hospital with an Emergency Department, community health services and a hospital-in-the-home service. The existing buildings range between 1-2 storeys, with areas of at-grade parking in the north and south of the site and a pick-up and drop-off area in front of the main entry/Emergency Department in the centre of the site. The existing facility was originally built from the 1970's onwards with some evidence parts of the facility that may have been built earlier

The new Eurobodalla Regional Hospital (ERH) at Moruya is planned to be operational in 2026 and will see the consolidation of inpatient and emergency hospital services currently provided through Batemans Bay and Moruya Hospitals to a single site.

The new purpose-built Batemans Bay Community Health Centre will accommodate existing services for the Batemans Bay community, improve access to services, accommodate growth in services provision, meet the future health needs of the community, provide technological enabled care and improve staff access to clinical and non-clinical collaborative workspaces for Southern NSW Local Health District team members.

Background

In January 2022, the NSW Government announced \$20 million of funding for a new community health service in Batemans Bay. The construction of the new Eurobodalla Regional Hospital (ERH) in Moruya will provide the opportunity for part of the existing Batemans Bay Hospital site to be repurposed for a new community health service. The Batemans Bay Hospital is due to be decommissioned once the ERH is live and operational, and as services currently within the Batemans Bay Hospital transition across to Moruya. A Community Health presence is proposed to remain at Batemans Bay (this Proposal).

Proposal Objectives

The Proposal's primary objective is to deliver a community health facility to achieve stronger community health outcomes for the area, and overall better health outcomes as part of the NSW Government's investment in public health facilities.

The Proposal's other objectives include:

- Providing reliable contemporary health care to meet the projected increased demand from an ageing population combined with the increased prevalence of long-term diseases.
- Contributing to NSW Health and District strategic priorities to provide early prevention, early intervention and alternatives to in-hospital treatment.
- Providing safe and reliable health care.
- Improving patient experiences, including that of vulnerable communities seeking health care.
- Minimising environmental and amenity impacts through appropriate mitigation measures, including impacts to the users of the main hospital building while the new facility is under construction.
- Minimising disruption to surrounding uses.
- Incorporating Ecologically Sustainable Development (ESD) principles in the Proposal's design and operation.
- Providing a source of construction and operational employment.

Options Considered

An exercise has been undertaken to evaluate the suitability of the existing Batemans Bay Hospital to accommodate the BBCH facility. Preliminary options were considered, including external new build and internal refurbishment options. The preferred option proposes a new, single storey building on the site's southern boundary. The 'External New Build South' option was selected as it:

- Provides good street presence.
- Provides good accessibility.
- Provides an opportunity to demolish and divest the majority of existing building stock and site.
- The existing Medicare Urgent Care Clinic co-located on the site is unencumbered by the proposed BBCH development.

Site Details

The Hospital campus is located at 7 Pacific Street, Batemans Bay within the Eurobodalla Shire Council Local Government Area (LGA). It comprises one lot (Lot 22 in DP 1152713) and is occupied by Batemans Bay Hospital. The Site is located on a ridge that falls steeply away on the eastern side (from levels at approximately 20m+(AHD) to approximately 10m on the eastern boundary).

The existing Hospital comprises a number of 1-2 storey buildings which are generally located in the centre of the site. The buildings date between the 1970s and early 2000s. There is at-grade parking in the north and south of the site, and a pick-up and drop-off area in front of the main entry/Emergency Department in the centre of the site. These areas are accessed via three separate vehicular access points along Pacific Street.

Planning Approval Pathway

Section 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states that if an Environmental Planning Instrument (EPI) provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the development is required under Part 5 of the Act (through a REF).

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) aims to facilitate the effective delivery of infrastructure across the State. As the proposed works are within the boundaries of the existing Batemans Bay Hospital, which is defined as a 'health services facility', the provisions of the TISEPP apply. Specifically, the following sections of the TISEPP enable the proposed works to be undertaken by NSW Health Infrastructure (as a public authority) as 'development permitted without consent'.

- Section 2.44 (1) – 'Development for the purpose of an electricity transmission or distribution network'.

- Section 2.61(1)(a) – ‘The erection or alteration of, or addition to, a building that is a health services facility’.
- Section 2.61(1)(c) – ‘Demolition of buildings carried out for a health service facility’.
- Section 2.61(1)(e) – ‘Development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility’.
- Section 2.109(1) – ‘Development for the purpose of a road or road infrastructure facility’.
- Section 2.126(6) – ‘Development for the purpose of sewage reticulation systems’.
- Section 2.137(1) – ‘Development for the purpose of stormwater management systems’.
- Section 2.159(1) – ‘Development for the purpose of water reticulation systems’.

Under Part 5 of the EP&A Act, the proposal is defined as an ‘activity’ and is therefore subject to an environmental assessment (Review of Environmental Factors) as presented in this report.

Consultation and Engagement

In accordance with Chapter 2, Division 1 and Division 10 of the TISEPP, the REF was notified to the following parties:

- Eurobodalla Shire Council under Section 2.62(2)(a)(i) of the TISEPP.
- The NSW State Emergency Service under Section 2.13 of the TISEPP.
- Occupiers of adjoining properties under Section 2.62(2)(a)(ii) of the TISEPP.

The REF scope of works was notified to the above stakeholders for 21 calendar days from 18 July 2024 to 8 August 2024.

In addition to the above statutory consultation requirements, the project team has undertaken other extensive community consultation activities throughout the project to date, which has helped form the current design. This has included Local Council meetings, staff and community information and drop-in sessions, meetings and workshops with the Aboriginal Community and a workshop with individuals living with disability. A summary of non-statutory engagement carried out by Health Infrastructure is provided at **Appendix BB**.

Environmental Impacts

This REF considers the requirements of Part 5 of the EP&A Act and Section 171(1) of the EP&A Regulation. **Section 6** outlines the potential impacts of the works on the environment, including traffic and parking, visual, noise, vibration, and ecological and heritage impacts.

The Proposal’s environmental impacts are considered to be temporary and minimal. The environmental impacts of the Proposal are not likely to be significant, and therefore it is not necessary for an EIS to be prepared. Mitigation measures, included in **Appendix A**, outline the undertakings to manage and minimise potential impacts arising from the development.

Justification and Conclusion

This REF describes the Proposal and examines, to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the proposed activity. Potential impacts can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

1. Introduction

NSW Health Infrastructure (HI) propose to construct a new community health facility with associated at-grade parking (the Proposal) at the Batemans Bay Hospital at 7 Pacific Street, Batemans Bay (the Site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of NSW communities. The Proposal involves:

- Site preparation and earthworks, including demolition of existing hard stand areas and other minor structures.
- Removal of selected trees to facilitate the proposed works.
- Construction of a single storey health services facility including a reception area, patient consultation rooms, support areas, staff workstations and meeting rooms.
- Provision of at-grade car parking to the north of the new building, accessed via the existing driveway.
- Construction of a new service vehicle access driveway to the south of the proposed building and relocation of the existing bus stop.
- Infrastructure works and services augmentation.
- Installation of wayfinding signage.
- Landscaping.

This Review of Environmental Factors (REF) has been prepared by Ethos Urban on behalf of HI to determine the environmental impacts of the proposed works. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this 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.

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

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

- Whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning and 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 helps to fulfil the requirements of Section 5.5 of the EP&A Act, which requires that HI examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

1.1 Proposal Need and Alternatives

The Batemans Bay Hospital is a 31-bed host hospital with an Emergency Department, community health services and a hospital-in-the-home service. The facility has been expanded in an ad-hoc manner over time, with buildings dated between the 1970s and early 2000s.

In January 2022, the NSW Government announced \$20 million of funding for a new community health service in Batemans Bay. The construction of the new Eurobodalla Regional Hospital in Moruya will provide the opportunity for the existing Batemans Bay Hospital to be repurposed for a new community health service.

The Masterplan process for the new BBCH has evolved throughout the Concept Design phase. The original scope to procure a new site in the Central Business District has been changed, in favour of providing more clinical services at an established site. An exercise has been undertaken to evaluate the suitability of the existing Batemans Bay Hospital to accommodate the BBCH facility. Preliminary options were considered, including external new build and internal refurbishment options. The preferred option proposes a new, single storey building on the site's southern boundary.

Ultimately, the 'External New Build South' option (the Proposal) was selected as it:

- Provides good street presence.
- Provides good accessibility.
- Provides an opportunity to demolish and divest the majority of existing building stock and site.
- The existing Medicare Urgent Care Clinic is unencumbered by the proposed BBCH development.
- Provides better clinical design and compliance

Once this option was selected, further option development was carried out during the Concept Design phase with feedback from user groups. The preferred option (Option E) was selected based on a number of factors, including:

- Front of house maintains a street presence for the facility and balances acceptable proximity to car parking.
- More public and 'noisy' spaces (Large Group Room, Gymnasium) are separated from consultation spaces.
- Consult room location with northern aspect is favourable.
- Service support spaces are clustered and distributed throughout the facility.
- Receiving and dirty utility form a natural service corridor for logistics access.

2. Site Analysis and Description

2.1 The Site and Locality

The Hospital campus is located at 7 Pacific Street, Batemans Bay within the Eurobodalla Shire Council Local Government Area (LGA). It comprises one lot (Lot 22 in DP 1152713) and has an area of approximately 1.76ha (see **Figure 1**).

The Hospital has one street frontage to Pacific Street, which forms the Hospitals' western boundary. Pacific Street falls to the north, and the Hospital is elevated above street level as the road slopes down. The Hospital campus also has a significant fall to the eastern boundary. There is scattered vegetation throughout the site, and a significant vegetation buffer along the site's eastern boundary.

The proposed development is located in the south of the Hospital campus, in an area currently occupied by at-grade parking and some scattered vegetation. The site of the proposed development has a fall of approximately 5m from west to east, with a ground level of RL 23m near Pacific Street and RL 18m in the east of the development site.

The surrounding area is comprised primarily of residential dwellings on land zoned R3 Medium Density Residential. Other features include the Clyde River approximately 400m to north of the development site and the Catalina Golf Club to the south-east of the site.

The site is owned by the Health Administration Corporation (HAC).



Figure 1 Batemans Bay Hospital Site Aerial

Source: Nearmap, edits by Ethos Urban

2.1.1 Existing Development

The site is occupied by the existing Batemans Bay Hospital, a 31-bed host hospital with an Emergency Department, community health services and a hospital-in-the-home service. The Australian National University operates a Rural Clinical School on the hospital site as part of their Medicine program. Whilst the School is on the site, it is on a separate land title and is under separate ownership. It is represented by the ‘notch’ in the site’s western boundary, fronting Pacific Street.

The existing Hospital comprises a number of 1-2 storey buildings which are generally located in the centre of the site. The buildings date between the 1970s and early 2000s. There is at-grade parking in the north and south of the site, and a pick-up and drop-off area in front of the main entry/Emergency Department in the centre of the site. These areas are accessed via three separate vehicular access points along Pacific Street.

2.1.2 Other Site Elements

Other site elements are summarised in Table 1.

Table 1: Other site elements

Other site elements	Details	Figure
Topography	<p>The eastern boundary of the site follows a steep slope falling from the 20m contour to the 10m contour, as shown in Figure 2.</p> <p>The site of the proposed development has a fall of approximately 5m from west to east, with a ground level of approximately RL 23m at Pacific Street and approximately RL 18m in the east of the development site.</p>	

Figure 2 Site Topography
Source: Concept Design Report


Other site elements	Details	Figure
Vegetation	Following the 10m contour along the site's eastern boundary is an established spine of native vegetation. This is shown in Figure 3 . There are also scattered trees throughout the site, including on the site of the proposed development.	

Figure 3 Site Vegetation
Source: Concept Design Report




Bushfire	<p>Parts of Batemans Bay are bushfire-prone. The majority of the vegetation within the region is classified as a 'Bushfire Prone Vegetation Category 1' which is considered to be the highest risk for bush fire.</p> <p>However, the Hospital site is not identified as being bushfire prone, with the nearest area of bushfire prone land being located approximately 130m to the west (refer to Figure 4).</p>	
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Figure 4 Bushfire prone land
Source: Concept Design Report

Other site elements	Details	Figure
Flooding	<p>Batemans Bay, being a coastal town, has many areas that are subject to flooding. With the steep slope along the eastern boundary of the site, the neighbouring properties experience flooding, however the Hospital site receives minimal to no impact as shown in Figure 5.</p>	
<p>Figure 5 Flooding Source: Concept Design Report</p>		
Access	<p>The site has three main vehicular and pedestrian access points off Pacific Street. The northern driveway accesses a small carpark, the ANU building and community health areas.</p> <p>The main entry crossover in the centre of the site has a very small carpark and steep incline to the hospital's main entry and Emergency Department.</p> <p>The southern crossover point, which will be used to access the proposed BBCH, has an associated bus stop and an accessible pathway to the main entry</p> <p>Further, there are two parking areas on Pacific Street which provide supplementary parking for the hospital.</p>	
<p>Figure 6 Access arrangements Source: Concept Design Report</p>		

Other site elements	Details	Figure
Easement	<p>There is an existing, 5m wide easement for water supply running along the site's southern boundary, adjacent to the proposed development (X160415).</p> <p>The Surveyor has advised that this does not present a limitation to the proposed development. A copy of the Site Survey is provided at Appendix B.</p>	

Figure 7 Survey extract showing existing easement
Source: Rygate and West

2.1.3 Site Considerations and Constraints

Section 10.7 Planning Certificate No. PL1136/24, dated 12 December 2023, identifies that the site is located within the R3 Medium Density Residential zone under the *Eurobodalla Local Environmental Plan 2012* (LELP 2012). A copy of the certificate is provided at **Appendix C**.

Table 2: Section 10.7 Planning Certificate

Affectation	Yes	No
Critical habitat		✓
Conservation area		✓
Item of environmental heritage		✓
Affected by coastal hazards	✓ (Refer to Section 2.1.4 below)	
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	✓ (Refer to Section 2.1.5 below)	

2.1.4 Coastal Hazards

The Section 10.7 Certificate issued for the subject site states *'the land is mapped as within a Coastal Vulnerability Area because it is at risk from coastal hazards. The Eurobodalla Coastal Hazards Code applies to development on this land'*.

A review of Council's Coastal Vulnerability Maps identifies a small area in the north-east corner of the Hospital site as being within the mapped Coastal Vulnerability Area (see extract at **Figure 8** below). The area is well removed from the proposed development. As the provisions relating to Coastal Vulnerability Areas apply to mapped land only and not 'sites' more broadly, the Eurobodalla Coastal Hazards Code does not apply to the proposed development.



Figure 8 Coastal Vulnerability Area Map

Source: Eurobodalla Coastal Vulnerability Area Maps

2.1.5 Flooding

The Section 10.7 Certificate states *'this land has been identified as having potential future exposure to flooding associated with sea level rise. This advice is based on the Batemans Bay Urban Creek Flood Study (July 2021) and reflects the best information available at the time. Flood related development controls apply'*.

The site sits within the Water Gardens catchment in the Batemans Bay Urban Creek Flood Study (July 2021). Southeast Engineering and Environmental has advised that the campus is flood free, except for a small portion of land in the south-eastern corner which is subject to some minor flooding (0.15-0.3m in depth) during the PMF (see **Figure 9**). The site of the proposed works is not flood affected, and will not have any adverse impact on flood behaviour. Further, access and egress would be available via Pacific Street during a major flood event.

Notwithstanding, the site is technically considered 'flood liable land' and so consultation has been carried out with the NSW State Emergency Service in accordance with Section 2.13 of the TISEPP (refer to **Section 5**).



Figure 9 Water Gardens PMF Flood Map

Source: Batemans Bay Urban Creeks Flood Study

2.2 Surrounding Development

The surrounding area is comprised primarily of residential dwellings on land zoned R3 Medium Density Residential.

- **North:** Low density detached dwellings are north of the site, with the Clyde River beyond. The River is located approximately 250m north of the Hospital site (400m north of the development site).
- **East:** Low density detached dwellings are to the east of the site, beyond the dense stand of trees which lines the site's eastern boundary. Further to the east of the site is the Catalina Golf Club.
- **South:** Low density detached dwellings lie to the south of the site.
- **West:** To the west of the site lies Pacific Street, beyond which lies low density detached dwellings as well as some allied medical uses. Further to the west, approximately 150m away, is the Water Garden Town Park.

3. Proposed Activity

3.1 Proposal Overview

The Proposal involves:

- Site preparation and earthworks, including demolition of existing hard stand areas and other minor structures.
- Removal and replacement of selected trees to facilitate the proposed works.
- Construction of a single storey health services facility including a reception area, patient consultation rooms, support areas, staff workstations and meeting rooms.
- Provision of at-grade car parking to the north of the new building, accessed via the existing driveway.
- Construction of a new service vehicle access driveway to the south of the proposed building and relocation of the existing bus stop.
- Infrastructure works and services augmentation.
- Installation of wayfinding signage.
- Landscaping.

Architectural Drawings and a Design Statement prepared by Architectus Conrad Gargett illustrating the proposed development are included at **Appendix D** and **E**. A Site Plan and Photomontage of the proposed development are provided at **Figure 10** and **Figure 11**, illustrating the proposed scheme.

In delivering the above described works, the Proposal seeks to achieve the following objectives:

- Providing reliable contemporary health care to meet the projected increased demand from an ageing population combined with the increased prevalence of long-term diseases.
- Contributing to NSW Health and District strategic priorities to provide early prevention, early intervention and alternatives to in-hospital treatment.
- Providing safe and reliable health care.
- Improving patient experiences, including that of vulnerable communities seeking health care.
- Minimising environmental and amenity impacts through appropriate mitigation measures, including impacts to the users of the main hospital building while the new facility is under construction.
- Minimising disruption to surrounding uses.
- Incorporating Ecologically Sustainable Development (ESD) principles in the Proposal's design and operation.
- Providing a source of construction and operational employment.

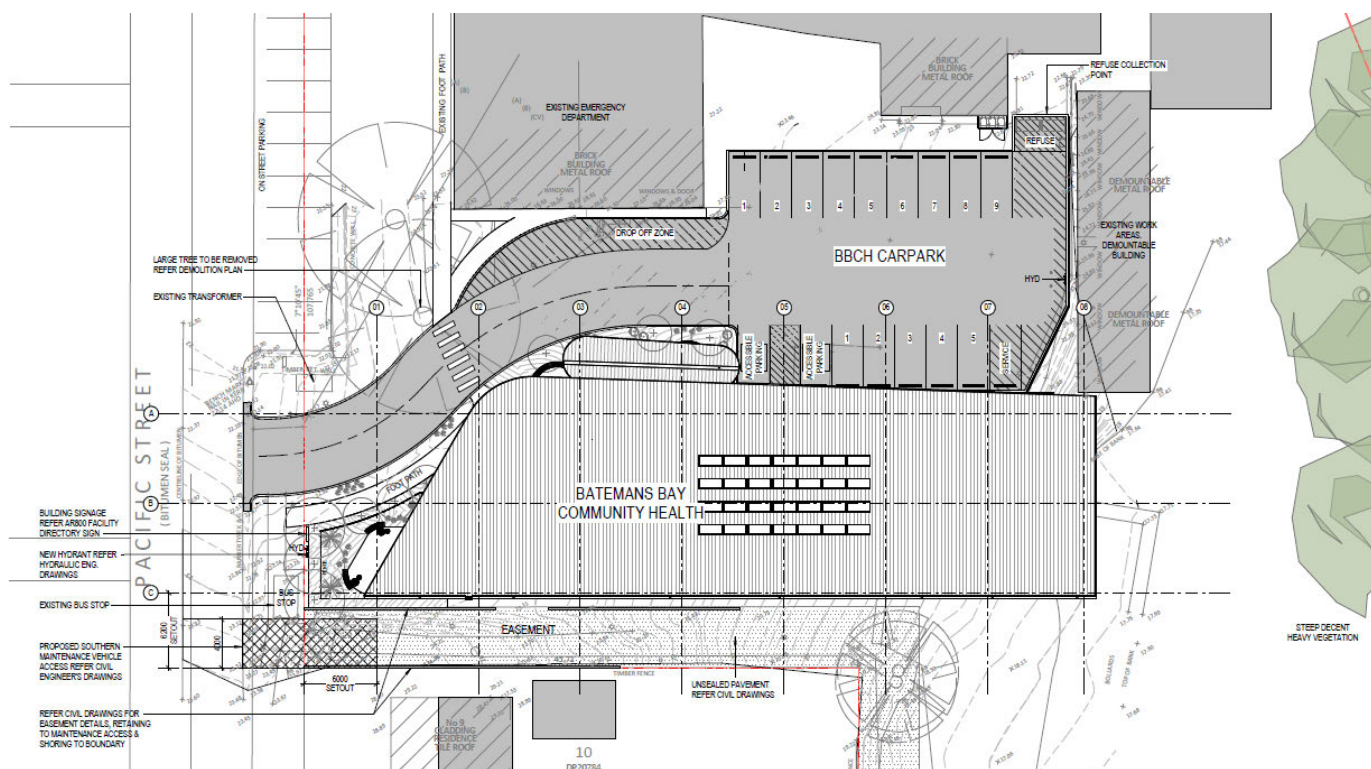


Figure 10 Site Plan

Source: Architectus Conrad Gargett



Figure 11 Photomontage of the proposed development, viewed from Pacific Street

Source: Architectus Conrad Gargett

3.1.1 Design Approach

The REF is accompanied by an Architectural Design Statement prepared by Architectus Conrad Gargett at **Appendix E**, that outlines the Proposal's design approach. This design approach is described below.

Placemaking and Design

The Proposal has been designed per the objectives for good design in *Better Placed* prepared by the NSW Government Architect. The consistency of the Proposal with the Better Placed objectives is described as follows:

- **Better fit** – The building will have a single-storey rectangular form, with a single 5-degree pitch roof to match the residential scale and feel of the surrounding area. The building includes a curved front façade, and a curving roof eave over the front entry corner to reinforce natural wayfinding from the street. The subject site is located on a hill, with a level difference of approximately 5m between the front (west) and rear (east) of the proposed building. The design takes advantage of the topography, providing an undercroft at the rear of the site (away from sensitive receivers) to house plant and equipment, allowing the building to present as a single storey to Pacific Street where it interfaces with low density residential uses. See **Section 6.2.6** for further details.
- **Better performance** – The new community health facility will be constructed to meet Health Infrastructure's Ecologically Sustainable Development (ESD) performance requirements, including:
 - Exceeding NCC Section J by 10%.
 - Achieving at least 60 points under the HI DGN-058 ESD Framework (Rev C, dated November 2023).
 - Meeting the *State Environmental Planning Policy (Sustainable Buildings) 2022*.
- **Better for community** – The Proposal has been informed by community consultation, see **Section 5**. The Proposal will deliver a community health facility that will provides services such as allied health, child, youth and family services, women's health/sexual health, primary health care services, aboriginal health, and community mental health and drug and alcohol services, therefore supporting the health outcomes of Eurobodalla and its surrounding districts.
- **Better for people** – The Proposal has been designed with a focus on the safety, comfort and enjoyment of future users. The Proposal consolidates the community services within one building, improving wayfinding and access at the site. The Proposal includes landscaped areas inclusive of street furniture, at both the site's Pacific Street frontage and adjacent to the facility's entrance to the north of the building. The outdoor waiting area complies with the Greener Places Guide with regards to:
 - Accessibility and connectivity.
 - Distribution.
 - Size and shape.
 - Quantity.
 - Quality.
 - Sense of place.
 - Biodiversity and local habitat.
 - Mental health and wellbeing.
- **Better working** – The Proposal provides for a streamlined community health facility environment by locating a central corridor through the centre of the building, with an easily accessible and signed main entrance to the facility. The location and ease of access from the street and carpark is seamless, with a clear access ramp and signage which identifies the carpark associated with the facility.
- **Better value** – The Proposal will provide ongoing value for the community by expanding and improving the range of available healthcare services available in the Batemans Bay area, additionally complimenting the future

development of the Eurobodalla Regional Hospital to achieve greater health outcomes for the Eurobodalla Shire more broadly.

- **Better look and feel** – The new community health facility features a design appropriate and complementary of its residential context, with a graphic design to be incorporated into the façade adjacent to the entry on the north-western curved façade to draw attention to the entry point from the street, and to further assist with wayfinding.

The Proposal has been reviewed by HI's Design Assurance Review. The following points summarise the Proposal's design response to feedback from the review process:

- A clear, accessible pathway has been provided to the entry.
- A welcoming frontage has been designed to lead people into the building and extensive landscaping has been introduced to the public areas.
- The simple shape and design of the building means that external spaces are all easily visible, with minimal recesses to assist in creating a safe, secure environment for staff and the public.

The design review acknowledged that the simple shape of the building allowed for easy visibility and thus a safe and secure environment, and that the external secure paved area adjacent to the large meeting room provides for a gathering space for the community, as explained in the Design Statement at **Appendix E**.

Connecting with Country/Engagement

The Traditional land owners where the site is located are the people of the Yuin Nation, and the Local Aboriginal Land Council (LALC) for the area is the Batemans Bay LALC. Consultation has been carried out with local Aboriginal people as part of the design process.

Aboriginal design influences were incorporated into the design of the BBCH, with the architecture of the facility to fit the surrounding character, and landscaping works to include native and coastal species so as not to disturb the natural environment and character of Batemans Bay.

Further, the shellfish and the oyster industry hold an important role in the cultural identity of the local community. This was expressed in community stakeholder meetings, including meetings with local Aboriginal people, including community elders. The curving roof eave and curved entry canopy have been designed to echo the curved profile of shells, and the varying shades of grey with metallic and blue highlights also reference the colours of oysters and shellfish.

Sustainability and Climate Resilience

The Environmentally Sustainable Design (ESD) Report prepared by Climatewise Design and available at **Appendix F**, details the sustainability approach for the BBCH project, and has identified the initiatives for the development which will ensure that the following sustainability requirements are met:

- Exceeding NCC Section J by 10%.
- Achieving at least 60 points under the HI DGN-058 ESD Framework (Rev C, dated November 2023).
- Meeting the *State Environmental Planning Policy (Sustainable Buildings) 2022*.

Sustainable design measures have been integrated into the building design to meet the aforementioned sustainability requirements. The proposed development has been constructed in a rectangular, linear plan to ensure all habitable rooms will have access to natural light, with the building being oriented to the north. Sustainable design practices will be enabled for services to the site, including a rainwater tank to provide water for toilet flushing and landscape irrigation, and internal blinds on external windows to minimise glare and for insulation purposes. As the proposed design is 100% electric, there is a strong potential for future procurement of renewable energy, additional to the 60kW solar PV array to be installed with the development.

Design Advisory Review

The design team has incorporated feedback from HI's Design Assurance Review into the Proposal's design, as outlined in the Design Statement. The following points summarise the Proposal's design response to feedback from the review process:

- A clear, accessible pathway has been provided to the entry.
- A welcoming frontage has been designed to lead people into the building and extensive landscaping has been introduced to the public areas.
- The simple shape and design of the building means that external spaces are all easily visible, with minimal recesses to assist in creating a safe, secure environment for staff and the public.
- A secure, external paved area has been provided adjacent to the large meeting room to provide a gathering space.

3.1.2 Proposed Activity

Staging

The project will be delivered in two phases to ensure that the construction does not impact the ongoing operation of Batemans Bay Hospital, which needs to continue operating on the site until such time as the Eurobodalla Regional Hospital is complete, and the existing functions are decanted from the site.

To maintain existing operations, the Proposal will need to be delivered in two phases. Phase 1, inclusive of three substages, is comprised of Stage 1A for early works and site establishment, Stage 1B main works construction, and Stage 1C a 12-month interim period whereby both the Batemans Bay Hospital and BBCH will be operational. Stage 2 is inclusive of the carpark works, to commence only when services have been decanted from the Batemans Bay Hospital. Both Stage 1A and 1B are estimated to take 56 weeks to complete, the Stage 1C interim period could take up to 12-months, and Stage 2 will take 8 weeks to complete. The works are staged in this manner as the car park works cannot commence until the existing Emergency Department at the Batemans Bay Hospital has been decanted to the new Eurobodalla Regional Hospital.

As a result, the car park works will take place after completion of the new BBCH and strategies will be put in place to ensure the safe operation of the new facility whilst the car park works are carried out.

Details of the stages of works are as follows:

- **Phase 1A, Site Preparation Works –**
 - Site establishment,
 - Relocation of LPG gas tank capping and make safe,
 - Relocation of medical oxygen tank including capping and make safe,
 - Tree removal,
 - Removal of soft landscaping,
 - Removal of light poles within construction zone and make safe electrical cable,
 - Relocation of water feed tap and other services.

See **Figure 12** for further details.

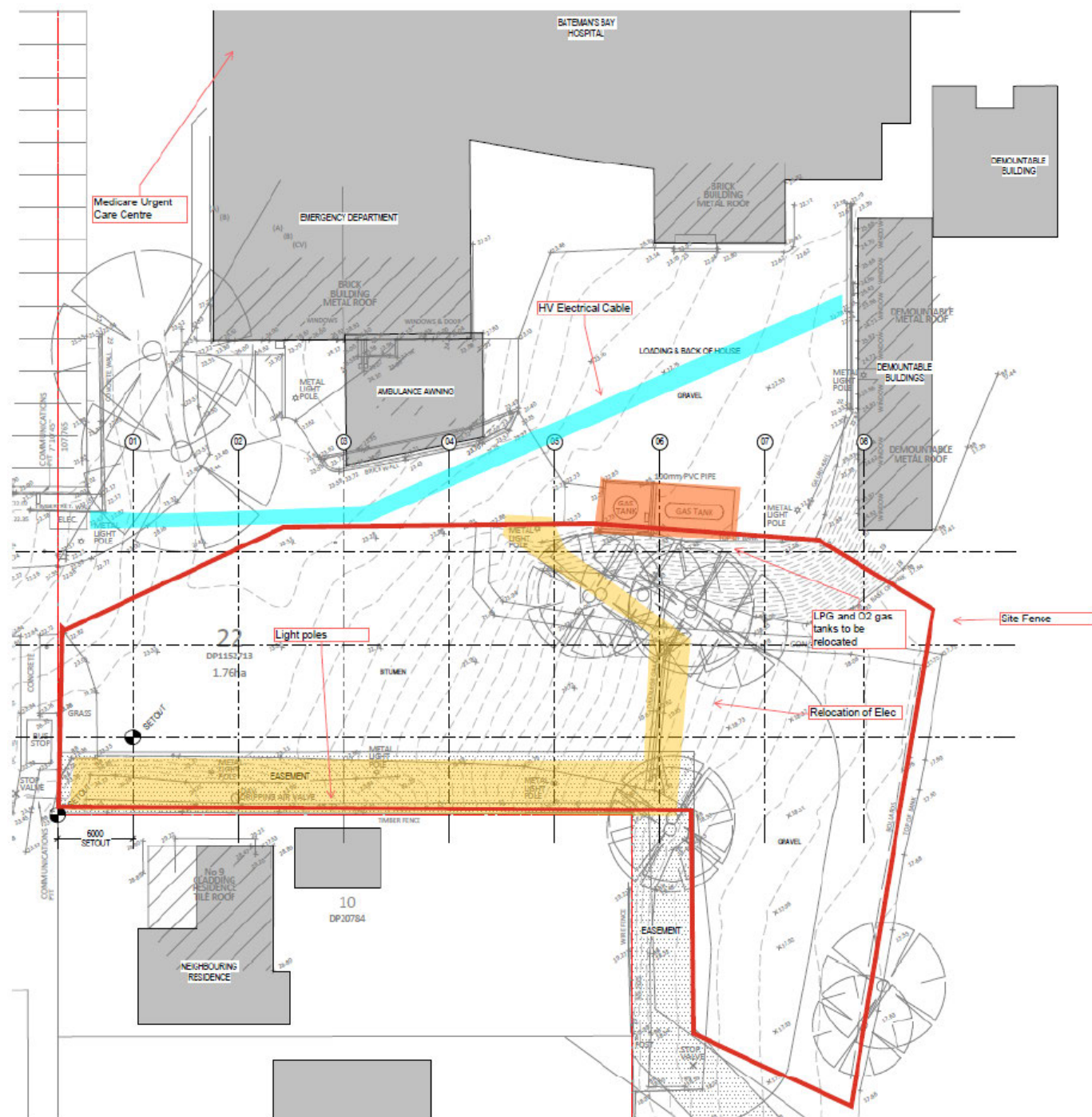


Figure 12 Stage 1A - Site Preparation Works

- **Stage 1B, Main Works** – Civil and earthworks.
 - Construction of new BBCH Building, substructure, structure, services, façade, internal fitout and roof,
 - Installation of landscaping and wayfinding signage,
 - Completion of Hardscaping Accessible & complaint footpaths,
 - Planting of new replacement trees,
 - Relocate Bus Stop

- Make safe to site including use of fencing between loading dock and BBCH due to level change, removal of all site offices and ablutions etc.

For further detail see **Figure 13**.

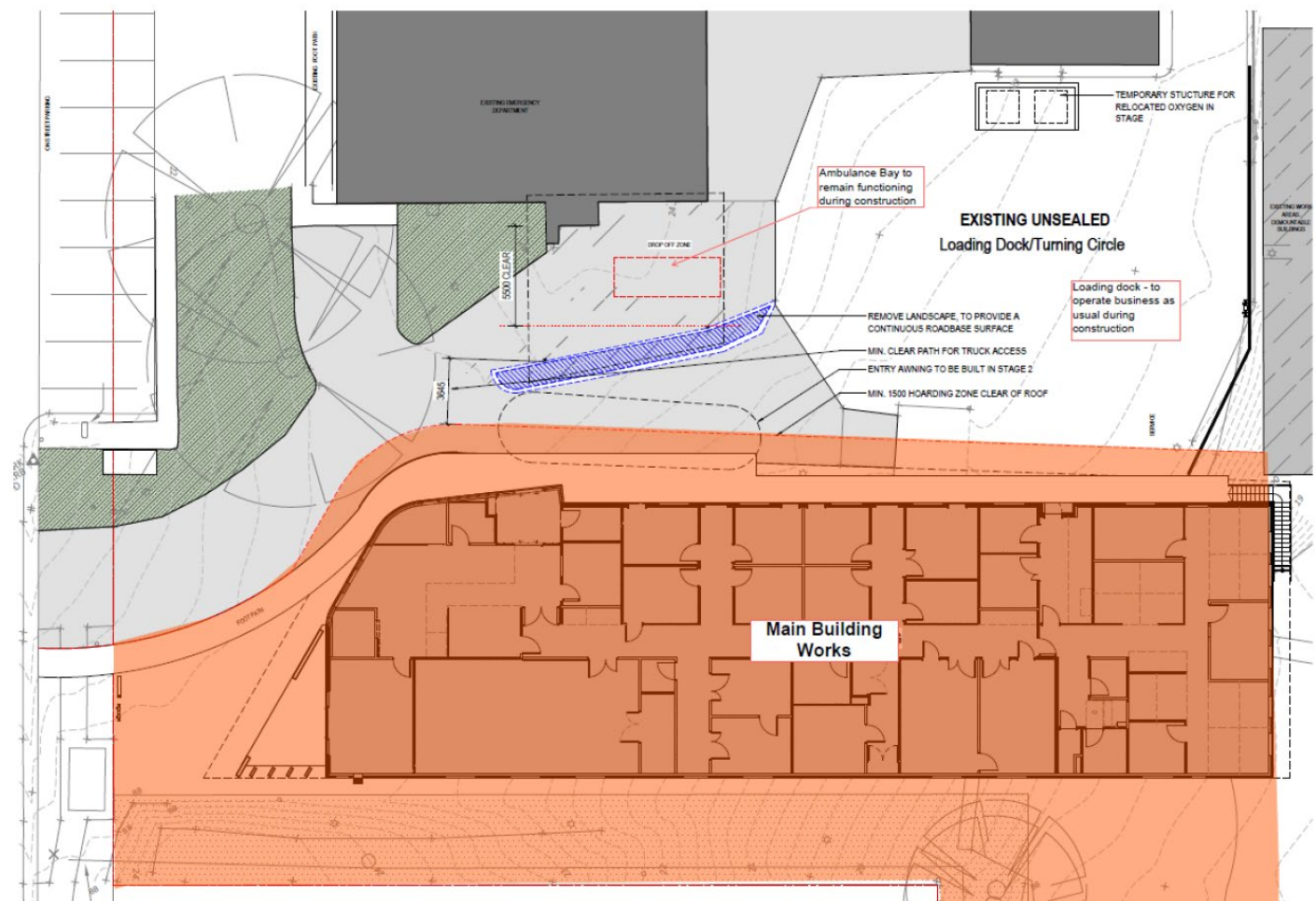


Figure 13 Stage 1B – Main Works

• Stage 1C, Interim Period:

- Batemans Bay Hospital and Loading dock continues to operate,
- Access to Ambulance Bay, Loading Dock, Mortuary, Waste, Medical Gasses,
- BBCH commissioned and Community Health relocates from north of Hospital to new building,
- Accessible Main Entry and footpaths used,
- Accessible Car spaces at ED used for BBCH,
- Use of on Street Parking – Allocated parking close to BBCH.

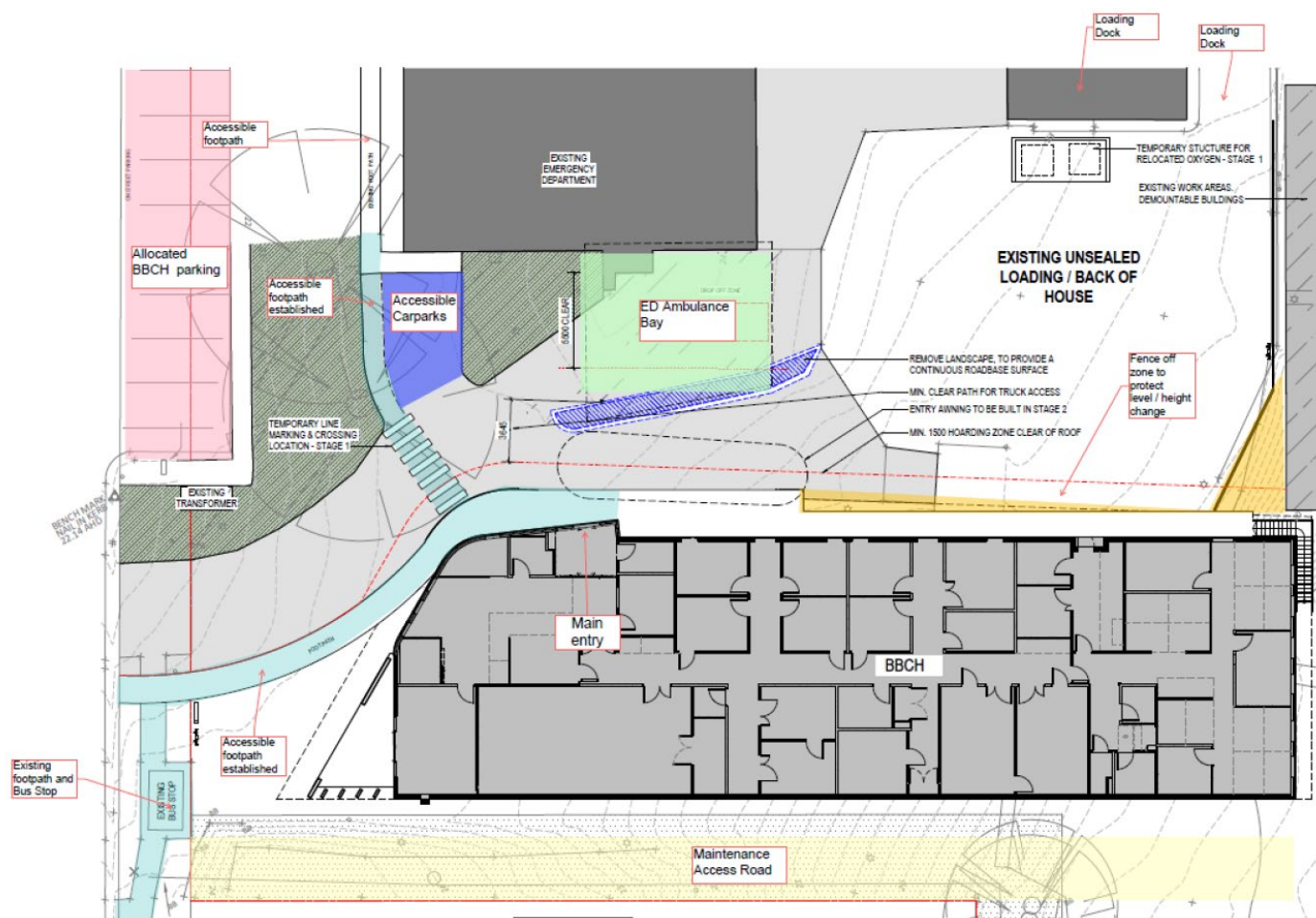


Figure 14 Stage 1C, Interim Period

• **Phase 2a, Carpark Works –**

- BBCH Continues to operate as per Stage 1C,
- ERH is completed and Batemans Bay Hospital is relocated excluding Medicare UCC and Community Health,
- Demolition of the Ambulance Bay awning and hardstand,
- Demolition of existing internal entry road,
- Removal of redundant concrete,
- Completion of Civil works in preparation for asphalt works,
- Construction of new car park including line marking, signage and new accessible footpaths.

An indicative timeline is provided below, again noting that this is partly reliant on completion of the new Eurobodalla Regional Hospital:

Phases 1A, 1B, and 1C:

- Proposed commencement of works: November 2024.
- Duration of works: 11 months.
- Proposed opening: April 2026 (including building and SNSWLHD commissioning/go live activities after construction).

Phase 2:

Commencement based on estimated completion and decanting of health services from the Batemans Bay Hospital to the Eurobodalla Regional Hospital.

- Car park commencement: March 2027.
- Car park completion and operation: May 2027.

Demolition and Tree Removal

Demolition works are limited, and include removal of existing internal roads and footpaths, car parking and hardstand areas and the Ambulance Bay awning adjacent to the existing Emergency Department. The extent of demolition works is shown at **Figure 15**.

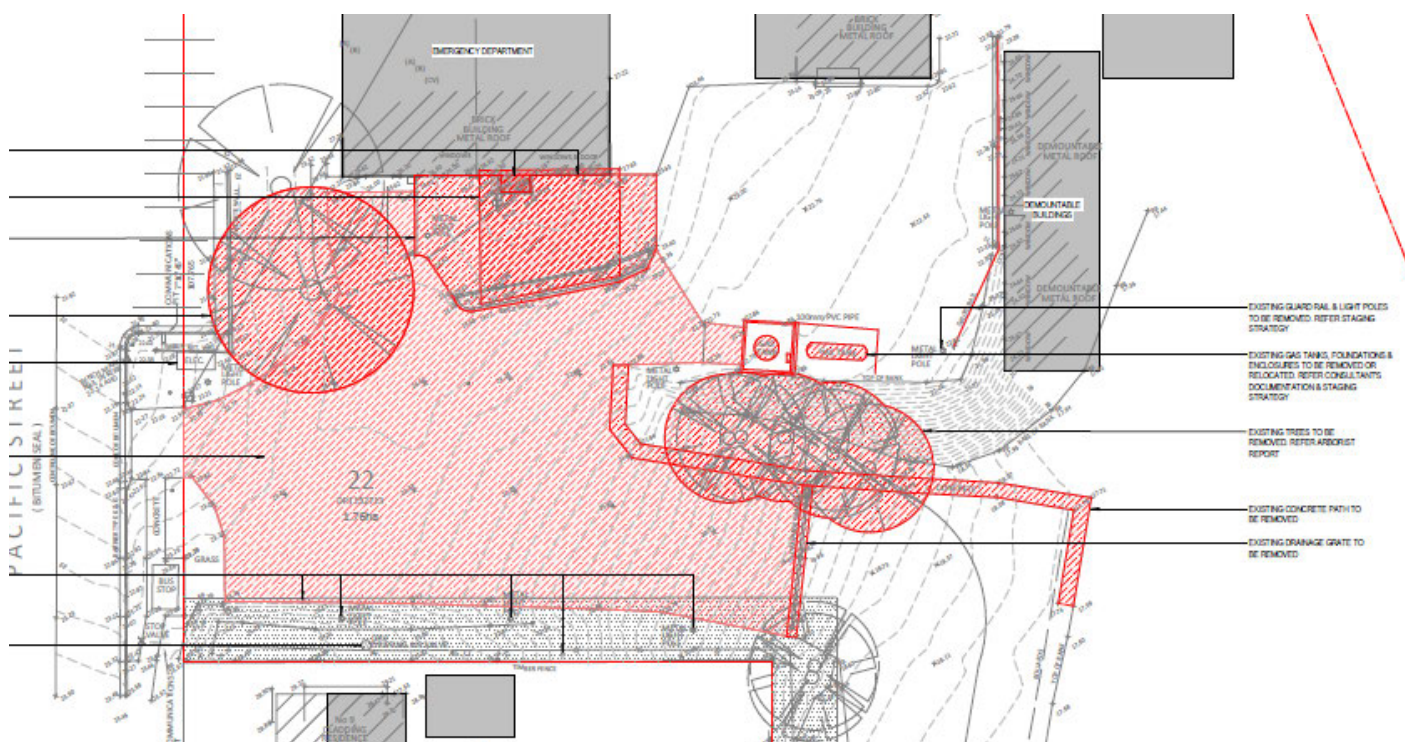


Figure 15 Demolition plan

Source: Architectus Conrad Gargett

The Proposal seeks to remove trees throughout the development area to facilitate the proposed construction. These trees are identified in the Arboricultural Impact Assessment and Tree Protection Plan prepared by Tree Survey Pty Limited that accompanies this REF and can be found at **Appendix H**. A total of 31 trees were assessed. Of these, 5 trees are proposed to be retained and 26 trees are recommended for removal (see **Figure 16** below). Trees proposed for removal have the following retention values:

- 17 trees with a low priority for retention.
- 8 trees with a medium priority for retention.
- 1 tree with a high priority for retention.

The tree proposed for removal with a high priority for retention is required for removal due to its location in a key construction area at the front and centre of the site. Alternative design options were not possible.

Trees will be replaced at a ratio of 1:1 on the site, see **Figure 17** for indicative location of tree planting zone.

The ecological impacts associated with the proposed tree removal are discussed at **Section 6.2.9**.



Figure 16 Tree protection plan
Source: Tree Survey



Figure 17 BBCH Tree Replacement Zone

Built Form and Materiality

The Proposal seeks to construct a single storey community health building along the southern boundary of the Hospital site. The building has been setback 6.0m from the boundary and has a maximum building height of 10.28m at the eastern end of the building where an undercroft space houses services and equipment.

The building has been designed to be sympathetic to the residential context, with a simple rectangular form and a 5 degree pitch roof designed to mirror the domestic scale of surrounding buildings. The building has a single street frontage, with a dramatic curve to the front façade and curving roof eave over the front entry corner. The curving roof eave reaches its highest point at the entry to the building with an overlapping curved entry canopy to reinforce natural wayfinding from the street frontage at Pacific Street.

The aluminium wall cladding and expressed vertical profile were deliberately chosen to reflect the vertical lines of the adjacent bushland. Similarly, a graphic design will be incorporated into the façade adjacent to the entry on the north-western curved façade to draw attention to the entry point from the street, and to further assist with wayfinding.

Vehicular and Pedestrian Access

The new car park will be accessed via the existing driveway off Pacific Street. A new footpath will be constructed adjacent to the driveway, providing pedestrian access from Pacific Street into the new facility. A pedestrian crossing will be provided to ensure safe pedestrian access into the new car park and between the new BBCH and the existing footpath along Pacific Street.

Intermittent vehicle access is required to the south-eastern side of the new community health facility for maintenance vehicles to service the generators, as well as mechanical plant and equipment located in the building’s undercroft. Therefore, the existing access track located along the Hospital’s southern boundary will be formalised as part of the Proposal. Works will include the construction of a new driveway crossover off Pacific Street, which will require the relocating of the existing bus shelter approximately 5.5m towards the north. These works will also require the existing Telstra pit lid to be replaced with a trafficable Class D lid.

Car Park

The proposed onsite car park provides 17 parking spaces, comprising:

- 7 patient spaces.
- 8 staff/fleet vehicles spaces.
- 2 accessible spaces (1 is existing and will be reinstated in the new design).

The car park design also allows for:

- Ambulance access for emergency purposes, although no permanent/designated space has been provided.
- An 8.8m refuse truck for waste collection in the north-eastern corner of the car park.

Construction personnel will not be allowed to park on the Hospital campus during works and will instead be encouraged to car-pool or take public transport to site.

Landscaping

This REF is accompanied by Landscape Plans and a Landscape Design Statement prepared by Architectus Conrad Gargett (**Appendix I** and **Appendix J**). The landscape design has drawn on the following principles:

- The health and wellbeing benefits of having access to the outdoors.
- Creating tranquil and calming spaces to compliment the functions of the BBCH.
- Utilising the unique characteristics of the coastal environment.

Based on these principles, the landscape design incorporates the following elements:

- Garden plantings.
- An entrance garden.
- A landscaped multifunction space.
- Planted screening to Pacific Street.
- A series of planted deciduous trees.

Utilities and Infrastructure

The REF is accompanied by Civil Drawings (**Appendix K**), a REF Design Statement (**Appendix L**) and a Services Site Plan (**Appendix M**) prepared by GHD Pty Ltd. These documents describe how the new facility will be connected to services and utilities. This includes electrical services, hydraulic services, mechanical services, and oxygen and LPG tanks. **Table 3** below summarises how key services and utilities will be provided.

Table 3: Utilities and Infrastructure

Service	Description
Electrical Services	<p>Power Supply</p> <p>A new MSB will be provided within the new building to solely serve the new BBCH building. This will allow for any future reutilisation or divestment works to be undertaken without impacting the BBCH. A new dedicated submain is proposed to simplify the works.</p> <p>As the BBCH will be fully electric, a gas supply will not be provided.</p>

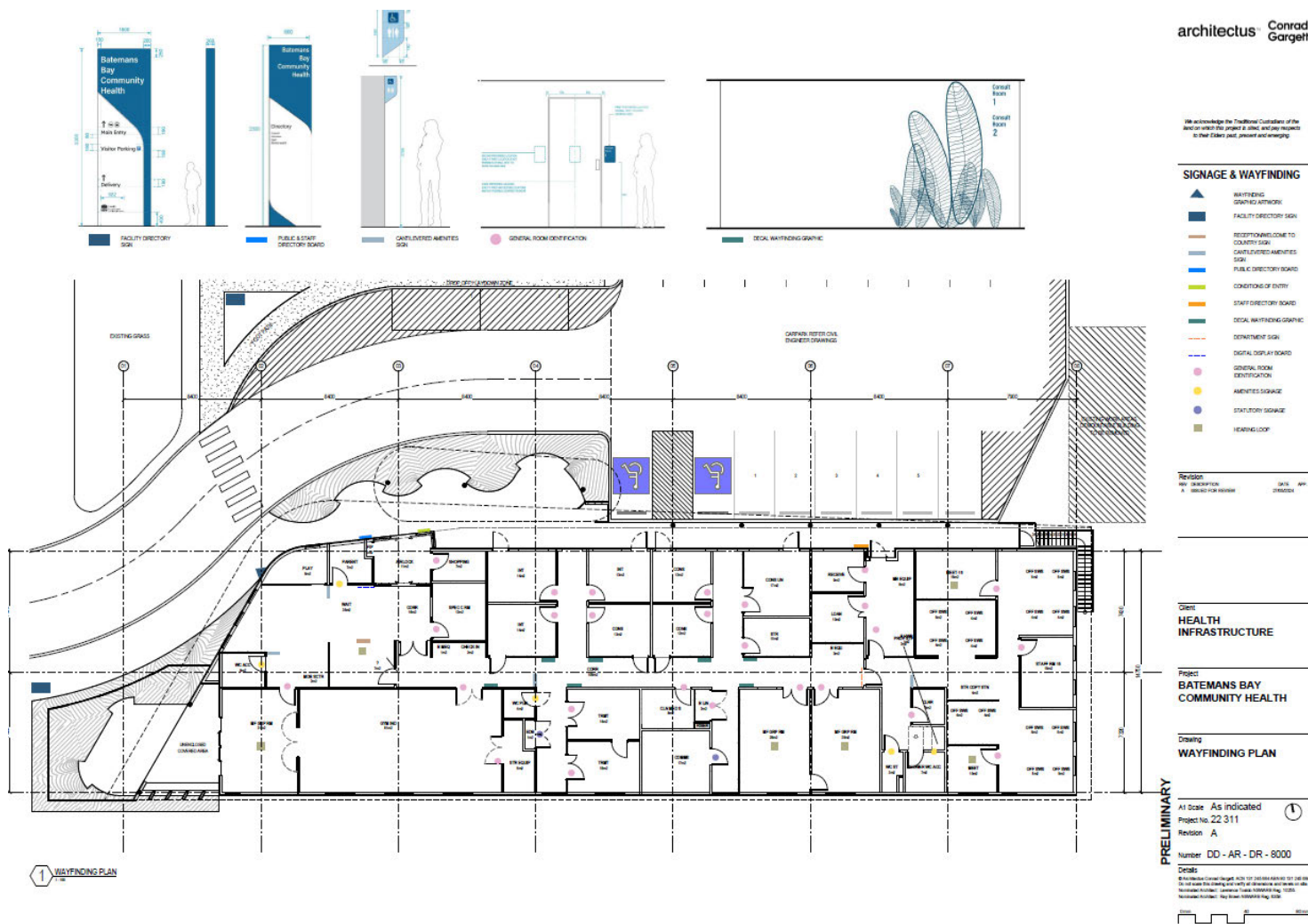
Service	Description
	<p>A new generator has not been proposed for the new building, and a connection will not be made to the existing generator. In the event of a power outage, the facility will be without power.</p> <p>Lighting</p> <p>Full cut-off luminaries will be provided to avoid light spill to the adjacent residential dwellings, and mounted lighting will be provided around entryways for security wayfinding.</p> <p>Communications</p> <p>The proposal will include an external connection made from the Telstra pit located just south of the bus shelter at the southern end of the site, requiring a new pit and pipe connection to the communications room – to be confirmed by LHD, Telstra and the application for a new connection.</p> <p>A new combined Equipment Room/ Telecommunications Room will be provided, located at the centre of the building.</p> <p>Dry Fire</p> <p>The new development will include a dedicated sub Fire Indicator Panel (FIP) to be connected to the Hospital FIP. The Fire Brigade will attend the panel at the Hospital entry for alarms in either the existing or proposed building.</p>
Hydraulic Services	<p>Sanitary Drainage</p> <p>The development will be connected to the existing sewer drainage servicing the existing Hospital.</p> <p>Roof Water Drainage</p> <p>Roof rainwater will be captured and stored in a dedicated rainwater tank for re-use, and where the roof rainwater does not enter the rainwater tank the building downpipes will discharge into the stormwater system.</p> <p>Water Supply</p> <p>A new in-ground water connection will be provided off the authority mains and will serve as a dedicated water supply to the building. Non-potable water supply will serve for toilet flushing and internal and external hose taps.</p> <p>Wet Fire</p> <p>The new building will include fire hydrants and fire hose reels, with internal fire hydrants supplementing external fire hydrants where required.</p>
Mechanical Services	<p>Heating and cooling will be provided by several reverse-cycle, heat-pump type variable refrigerant flow (VRF) systems in addition to several small reverse-cycle split systems. All indoor units will be located and concealed inside the building, with outdoor units being installed in the undercroft at the eastern end of the building. These locations have been considered in regard to noise impacts on adjacent residences.</p>
Oxygen and LPG Tanks	<p>The liquid oxygen and liquid petroleum gas tanks currently located at the site of the proposed development will be moved prior to works beginning. The oxygen tanks will be relocated to near the existing linen room until the Hospital is decanted to the Eurobodalla Regional Hospital. The LPG tank will be replaced by a new tank on the northern end of the site, close to the existing Hospital's main heating hot water boilers.</p>

Signage

The Proposal includes the following external signage:

- Two (2) 3.3m x 1.5m facility directory signs.
- One (1) 3.3m x 600mm public and staff directory board.

The proposed locations for the above signage are shown at **Figure 18**. The proposed dimensions for the signs are illustrated on the Wayfinding Plan in the Architectural Drawing Package. The proposed signs meet the relevant requirements of Chapter 3 of the *State Environmental Planning Policy (Industry and Employment) 2021*, as demonstrated in **Section 4.5.1**.



BCA Compliance

Compliance with the Building Code of Australia has been identified and assessed at the BCA Assessment Report prepared by BM+G at **Appendix G**. BM+G concludes that the Proposal is capable of complying with the requirements of the BCA without giving rise to significant changes that would require a modification to the REF.

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

The Batemans Bay District Hospital is a rural health service providing various services including heart, drug and alcohol, general medicine, general surgery and ophthalmology within the Southern NSW Local Health District. The Hospital's facilities have been built in an ad-hoc way, and as such the age of buildings range from between 25 to 50 years old.

The project has arisen out of the NSW Government's record investment of \$500 million to ensure that more health services and infrastructure are delivered to rural and regional NSW, with the community of Batemans Bay benefitting from a new \$20 million Community Health service (BBCH). This investment into the Batemans Bay community complements the NSW Government's \$330 million investment in a new Eurobodalla Regional Hospital in nearby Murrumbidgee. The new Eurobodalla Regional Hospital will support the healthcare needs of the entire Eurobodalla Shire community from Narooma to Batemans Bay.

The proposed BBCH will provide improved local access to a range of services such as:

- Allied health.
- Child, youth and family services.
- Women's health/sexual health.
- Primary health care services such as community nursing, wound management and palliative care.
- Aboriginal health.
- Community mental health and drug and alcohol services.

3.2.2 Alternatives and Options

A total of 10 options were considered during the Masterplan phase, including internal refurbishment options, a hybrid refurbishment and new build option and two external build options. Ultimately, the 'External New Build South' option was selected as it:

- Provides good street presence.
- Provides good accessibility.
- Provides an opportunity to demolish and divest the majority of existing building stock and site.
- The proposed Urgent Care Centre (to be undertaken as a separate project) is unencumbered by the proposed BBCH development.




Once this option was selected, further option development was carried out during the Concept Design phase with feedback from user groups. The preferred option (Option E) was selected based on a number of factors, including:



- Front of house maintains a street presence for the facility and balances acceptable proximity to car parking.
- More public and 'noisy' spaces (Large Group Room, Gymnasium) are separated from consultation spaces.
- Consult room location with northern aspect is favourable.
- Service support spaces are clustered and distributed throughout the facility.
- Receiving and dirty utility form a natural service corridor for logistics access.

The building design was chosen based on the domestic scale of the building, with a simple roof form adopted to better fit the surrounding residential context, which further fosters the community function of the facility.

An overview of the alternatives that have been considered is provided within **Table 4**.

Table 4: Alternatives considered for the proposal

Alternative description	Advantages and disadvantages	Preferred alternative
<div>Option A</div> <div></div>	<div>Opportunities:</div> <ul style="list-style-type: none">- Front of house forms a strong street presence for the facility.- Service / Support spaces clustering and distribution throughout the facility provides an efficient proposal.- Consultation spaces typically afforded northern aspect, promoting access to daylight. <div>Constraints:</div> <ul style="list-style-type: none">- Car parking options are segregated from facility entry.- Consult room proximity to “noisy” spaces (gymnasium, large group rooms) is not supported.- Service support spaces are entrenched in the plan, resulting in inefficient logistic access.	
<div>Option B</div> <div></div>	<div>Opportunities:</div> <ul style="list-style-type: none">- Front of house forms a strong street presence for the facility.- Flexible spaces form part of northern façade and are co-located presenting an opportunity for a “shop front” façade and potentially adaptable spatial arrangement (with the provision of operable walls). <div>Constraints:</div> <ul style="list-style-type: none">- Car parking options are segregated from facility entry.- Consultation spaces are located on the southern side with a diminished prospect to daylight.- Service support spaces are co-located and are potentially inefficient from a functional and clinical perspective.	
<div>Option C</div> <div></div>	<div>Opportunities:</div> <ul style="list-style-type: none">- Front of house forms a strong street presence for the facility.- Gymnasium and Treatment room proximal adjacency is favourable.- Consult room location with northern aspect is favourable.- Service support spaces are clustered and form a natural service corridor for logistics access. <div>Constraints:</div> <ul style="list-style-type: none">- Car parking options are segregated from facility entry.- Interview room proximity to “noisy” spaces (gymnasium, large group rooms) is not supported.- Receiving area location not efficient.- Clean Utility / Sub Medication room location is not supported from a clinical efficiency perspective.	

Alternative description	Advantages and disadvantages	Preferred alternative
<div>Option D</div> <div></div>	<div>Opportunities:</div> <ul style="list-style-type: none">- Front of house maintains a street presence for the facility and balances acceptable proximity to car parking Site A.- More public and “noisy” spaces (Large Group Room, Gymnasium) segregated from consultation spaces.- Consult room location with northern aspect is favourable.- Service support spaces are clustered and distributed throughout the facility.- Receiving and dirty utility form a natural service corridor for logistics access. <div>Constraints:</div> <ul style="list-style-type: none">- Car parking Option B is segregated and potentially inaccessible.- Access to equipment store, clean utility, linen bay is constrained and requires further development.	
<div>Option E</div> <div></div>	<div>Opportunities:</div> <ul style="list-style-type: none">- Front of house maintains a street presence for the facility and balances acceptable proximity to car parking Site A.- More public and “noisy” spaces (Large Group Room, Gymnasium) segregated from consultation spaces.- Consult room location with northern aspect is favourable.- Service support spaces are clustered and distributed throughout the facility.- Receiving and Dirty utility form a natural service corridor for logistics access. <div>Constraints:</div> <ul style="list-style-type: none">- Car parking Option B is segregated and inaccessible.- ABW spaces are reduced based on updated cost estimation.	✓

3.3 Construction Activities

It is noted that the works will be carried out under two separate phases, as per the requirement to stage works to cater for operations to continue at Batemans Bay Hospital until works at the Eurobodalla Regional Hospital are completed and operations can be fully decanted from the Batemans Bay Hospital. Phase 1, as split into 3 substages to manage construction works, is inclusive of Stage 1A early works and site establishment, Stage 1B main works construction, and Stage 1C a 12-month interim period whereby both the Batemans Bay Hospital and BBCH will be operational. Stage 2 is inclusive of the carpark works, to commence only when services have been decanted from the Batemans Bay Hospital.

The proposed construction activities are detailed in **Table 5** below. A Preliminary Construction Management Plan is provided at **Appendix N**.

Table 5: Project Timeframes and Construction Activities

Construction activity	Description								
Commencement Date	Phase 1 works will commence in November of 2024, with the opening proposed for April 2026. Phase 2 works will commence in approximately March 2027, with the car park to be complete and operational by May 2027, subject to the completion and decanting of health services from the Batemans Bay Hospital to the Eurobodalla Regional Hospital.								
Work Duration/Methodology	<p>The duration of the overall works program, from the commencement of Phase 1 to the operation of Phase 2 is approximately 30 months.</p> <p>The staging is as follows:</p> <p><i>Phases 1A, 1B, and 1C:</i></p> <ul style="list-style-type: none">Proposed commencement of works: November 2024Site establishment and mobilisation: November 2024 to December 2024Construction: December 2024 to February 2024Builder commissioning: February 2026 to March 2026SNSWLHD commissioning: March 2026 to April 2026Proposed opening: April 2026 <p><i>Phase 2:</i></p> <p>Commencement based on estimated completion and decanting of health services from the Batemans Bay Hospital to the Eurobodalla Regional Hospital.</p> <ul style="list-style-type: none">Car park commencement: March 2027Car park completion and operation: May 2027								
Work Hours and Duration/Construction	<p>The project will comply with the NSW EPA Interim Construction Noise Guideline, which sets out the recommended standard hours for construction works as follows:</p> <table><tr><th>Days of Week</th><th>Time (hrs)</th></tr><tr><td>Monday to Friday</td><td>0700 – 1800</td></tr><tr><td>Saturday</td><td>0800 – 1300</td></tr><tr><td>Sunday / Public Holiday</td><td>No Work</td></tr></table> <p>In the case that work may need to be undertaken outside of the above identified hours the project would need to obtain approval from both NSW Health Infrastructure and Batemans Bay Hospital. Additional communication would also need to be provided to staff, patients, visitors and surrounding residents. Examples of work required to occur outside of standard operating hours include the following:</p> <ul style="list-style-type: none">Site attendance of tower cranes and other large plant and equipment.Work on essential services such as electrical, water, gas etc. Including diversion work.Wide load deliveries.Maintenance and repair works.Public infrastructure works.Works that may justify the requirement to continue beyond standard working hours – will be assessed on a case by case basis. <p>A Noise and Vibration Report has been prepared by Marshall Day Acoustics and is available at Appendix O.</p>	Days of Week	Time (hrs)	Monday to Friday	0700 – 1800	Saturday	0800 – 1300	Sunday / Public Holiday	No Work
Days of Week	Time (hrs)								
Monday to Friday	0700 – 1800								
Saturday	0800 – 1300								
Sunday / Public Holiday	No Work								
Workforce/Employment	The maximum number of construction workers will peak at 25 to 30 workers.								
Ancillary Facilities	The site amenities and compounds will accommodate lunch, ablution and change facilities for the duration of the project. The proposed location will be determined post-engagement of the preferred contractor, however it is anticipated that it will be located to the south-east of the proposed building. The site amenities will be modest in area and located away from any sensitive Hospital and residential uses.								

Construction activity	Description
Plant Equipment	<p>The following vehicles and equipment are anticipated to be used on the project:</p> <ul style="list-style-type: none"> • Small 4WD vehicles. • Medium and Heavy ridged trucks. • Semi-trailer flat bed. • Articulated trucks. • Mobile crane. • Concrete pump/tower. • Concrete delivery trucks. • Vans. • Excavator/backhoe. • Non-invasive excavation pump trucks. • Small drill / auger rig. • Forklift. • Manitou. • Elevated Working Platform (EWP).
Earthworks	<p>A bulk earthworks plan has been provided at drawing reference DRG-CI-00009 of the Civil Engineering Drawings (Appendix K). Cut and fill levels on-site range between approximately 1.2m of cut to 1.4m of fill.</p>
Source and Quantity of Materials	<p>The source and quantity of materials will be identified and procured by the Principal Contractor following their appointment</p>
Traffic Management and Access	<p>A Temporary Traffic Management Plan (TTMP) will be completed by the head contractor, which will be authorised by the local authority and displayed on the project notice board. The TTMP will also inform how pedestrians and cyclists will pass the construction site entry, as the site will be busy due to the proximity to the bus stop on Pacific Street.</p> <p>Traffic entry and exit will be via Pacific Street and vehicle movement for the project will need to minimise disruption to hospital traffic, neighbours, visitors and other traffic movements such as public transport services.</p> <p>Construction personnel will not be allowed to park on the hospital campus and the head contractor will be required to promote car-pooling, site shuttle bus or public transport to site.</p>

3.4 Operational Activities

Use

The site will continue to operate as a health services facility, meaning 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.

The BBH and the proposed BBCH need to be separated. The BBH will operate and function as per business as usual. At completion of the BBCH, the hospital will then be relocated to Eurobodalla Regional Hospital, with services being decanted.

The Medicare Urgent Care Centre (UCC) (currently adjacent to Emergency Department) will remain in the hospital. The Medicare UCC is open 8am to 6pm, seven days a week including public holidays.

Operation Hours

The BBCH facility will operate Monday to Friday from 8am to 5pm.

Staff/Patients

The BBCH will accommodate 35 staff and 39 patients/visitors at absolute peak attendance.

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 development is required under Part 5 of the Act.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TISEPP outlines the approval requirements for health service facilities. As the proposed construction of the new BBCH is within the boundaries of the existing Batemans Bay Hospital, which is defined as a 'health services facility', the 'development permitted without consent' provisions under Section 2.61 of the TISEPP apply. Further, the site is zoned R3 Medium Density Residential under the *Eurobodalla Local Environmental Plan 2012* (LEP 2012). The R3 Medium Density Residential zone is a prescribed zone under the TISEPP. Additional provisions relating to installing services and utilities under the TISEPP also apply.

Therefore, the proposal is considered an 'activity' for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an 'activity' in accordance with Section 5.1 of the EP&A Act as it fits the definition for an activity under the following, 5.1(1)(c) 'the erection of a building', 5.1(1)(d) 'the carrying out of a work', and 5.1(1)(e) 'the demolition of a building or work'.

Table 6 outlines the Sections of the TISEPP that enable the proposed works to be undertaken by NSW Health Infrastructure (as a public authority) as 'development permitted without consent'.

Table 6: Description of proposed activities

Division and Section within TISEPP	Description of Works
Division 5 – Electricity Transmission or Distribution	
Section 2.44(1) – 'Development for the purpose of an electricity transmission or distribution network'	The proposed ancillary works associated with the installation and augmentation of electrical services can be undertaken as development without consent by a public authority on any land. The proposed electrical works are being carried out by HI (a public authority). Therefore, the proposal is consistent with Sections 2.109(1) and (3) of the TISEPP.
Division 10 – Health Services Facilities	
Section 2.61(1)(a) – 'The erection or alteration of, or addition to, a building that is a health services facility'	<p>The proposed erection of the new BBCH (which is defined as a health service facility under this Division) can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility if:</p> <ul style="list-style-type: none">• The development does not result in a building exceeding 15m, or• Being located closer than 5 metres to any property boundary. <p>As described in Section 3.1.2, the Proposal has a minimum setback of 6.2m to its nearest property boundary, and its maximum building height is 10.28m, which is below 15m. Furthermore, the proposed works are within the boundaries of Batemans Bay Hospital, an existing health services facility, and HI (a public authority) will carry them out. Therefore, the Proposal is consistent with Section 2.61(1)(a) of the TISEPP.</p>
Section 2.61(1)(c) – 'Demolition of buildings carried out for a health service facility'.	The proposed demolition works (described in Section 3.1.2) can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility. The proposed demolition works are being carried out by HI (a public authority) within the boundaries of Batemans Bay Hospital. Therefore, the Proposal is consistent with Section 2.61(1)(c) of the TISEPP.
Section 2.61(1)(e) – 'development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility'	The proposed construction of the new car park can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility. The proposed car park works are being carried out by HI (a public authority) within the boundaries of Batemans Bay Hospital. Therefore, the Proposal is consistent with Section 2.61(1)(e) of the TISEPP.

Division and Section within TISEPP	Description of Works
Division 17 Roads and Traffic	
Sections 2.109(1) – ‘development for the purpose of a road or road infrastructure facilities’	Road infrastructure facilities include bus stops and bus shelters. The proposed relocation of the bus stop can be carried out by or on behalf of a public authority without consent on any land. The proposed bus stop relocation is being carried out by HI (a public authority) and the site is not land reserved under the <i>National Parks and Wildlife Act 1974</i> . Therefore, the proposal is consistent with Sections 2.109(1) of the TISEPP.
Division 18 Sewerage Systems	
Section 2.126(6) – ‘development for the purpose of sewage reticulation systems’	The proposed sewer main diversions can be carried out by or on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.126(1) and (6) of the TISEPP.
Division 20 Stormwater Management Systems	
Section 2.137(1) – ‘development for the purpose of stormwater management systems’	The proposed stormwater system can be carried out by or on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.137(1) of the TISEPP.
Division 24 Water Supply System	
Section 2.159(1) – ‘Development for the purpose of water reticulation systems’	The proposed water main diversions can be carried out by or on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.159(1) of the TISEPP.

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

TISEPP consultation is discussed within **Section 5** of this REF.

4.2 Environmental Protection and Biodiversity Conservation Act 1999

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 7**.

Table 7: 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 8: 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 proposed works promote the social and economic welfare of the community and a better environment through the provision of a community health facility that will service the health needs of the region. The proposed works will appropriately manage, develop, and conserve the State's resources through the orderly construction and operation of the proposed works on the subject site.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	Relevant economic, environmental, and social factors are considered throughout this REF document and at the mitigation measures prepared for this project, see Appendix A , to facilitate ecologically sustainable development.
(c) to promote the orderly and economic use and development of land,	The proposed development promotes the orderly and economic use and development of land as the development is occurring on an existing hospital site.
(d) to promote the delivery and maintenance of affordable housing,	Not applicable to the Proposal.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The subject site does not include threatened species that would be impacted by the Proposal, see Ecology Report at Appendix P . Nevertheless, appropriate mitigation measures are in place to ensure that the impacts on the environment are minimised, see Appendix A .
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	Not applicable to the site.
(g) to promote good design and amenity of the built environment,	The proposed development promotes good design, see Architectural Design Statement at Appendix E , and amenity as the Proposal is located on an existing hospital site and have been designed and sited to protect the amenity of the site and surrounding land uses.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The construction and maintenance of the BBCH will occur in a safe and orderly manner to protect the health and safety of occupants, as per the Preliminary Construction Management Report, see Appendix N .
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The proposed development promotes the sharing of responsibility for environmental planning and assessment across levels of government as it is prepared for Health Infrastructure NSW, a state body, and notifies the local Eurobodalla Council of the proposed works, inviting comments to be made to influence the project.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The proposed development is required to send out notification letters to the neighbours of the subject site, thus creating opportunity for community participation in environmental planning and assessment.

Duty to Consider Environmental Impact

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

For the purpose of satisfying the objects of the EP&A Act relating to the protection and enhancement of the environment, a determining authority, in its consideration of an activity shall, notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity (refer to Subsection 1 of Section 5.5 of the EP&A Act).

Section 171 of the EP&A Regulation defines the factors which must be considered when assessing the likely impact of an activity on the environment under Part 5 of the EP&A Act. **Section 7** of this REF specifically responds to the factors for consideration for the activity.

Table 9 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 9: 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 <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.	No effect, as the site is not located within or in the vicinity of a wilderness area as defined under the <i>Wilderness Act 1987</i> .
Note: If a biobanking statement has been issued in respect of a development under Part 7A of the <i>Threatened Species Conservation Act 1995</i> , the determining authority is not required to consider the impact of the activity on biodiversity values.	

4.4 Environmental Planning and Assessment Regulation 2021

Section 171(1) of the EP&A Regulation notes 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) provides a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors are considered at **Section 7** of this REF.

In addition, Section 171A of the EP&A Regulation 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 legislation that is required to be considered if it is applicable to the proposed activity.

Table 10: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
<i>Rural Fires Act 1997</i>	The site is not identified as bushfire prone land.	No
<i>Biodiversity Conservation Act 2016</i>	The site does not contain any critical habitat, threatened species or ecological population or community.	No
<i>Water Management Act 2000</i>	The site is not located within 40 metres of a watercourse.	No
<i>Contaminated Land Management Act 1997</i>	The site is not listed on the register of contaminated sites.	No
<i>Heritage Act 1977</i>	The site is not identified as a heritage item, nor is it in a heritage conservation area under Schedule 5 of the <i>Eurobodalla Local Environmental Plan 2012</i> .	No
<i>Roads Act 1993</i>	To facilitate for the required service maintenance access to the new community health facility, formalisation of an existing access track to the south of the site is required. This will include a single lane driveway entrance off Pacific Street. Subsequently, these works will require the relocation of the existing bus stop at the southern end of the site on Pacific Street to 5.5m north of its current position. These works will require a Section 138 approval from Council.	Yes
<i>Local Government Act 1993</i>	No water or sewer supply head works are proposed.	No
<i>National Parks and Wildlife Act 1974</i>	Not applicable to the subject site	No
<i>Crown Land Management Act 2016</i>	Not applicable to the subject site	No

Legislation	Comment	Relevant? Yes/No
<i>Protection of the Environment Operations Act 1997</i>	There is no requirement for an environment protection licence	No
<i>NSW Reconstruction Authority Act 2022</i>	Not applicable to the subject site	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 (Resilience and Hazards) 2021	<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> aims to promote the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP specifies when consent is required for remediation of contaminated land.</p> <p>Section 4.6 of the SEPP states that a consent authority must consent to the carrying out of any development on land unless it:</p> <ul style="list-style-type: none"> Has considered whether the land is contaminated, and If contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out. <p>Whilst this provision applies only to DAs, it remains a relevant consideration for the works as the object of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> aims to provide a State-wide planning approach to the remediation of contaminated land.</p>	Yes - discussed in Section 6.2.13 .
	Under the Section 10.7 Certificate, the subject site has been identified to be affected by Chapter 2 Coastal Management (Part Lot) of the Resilience and Hazards SEPP.	N/A to Proposal – discussed at Section 2.1.4 .
State Environmental Planning Policy (Industry and Employment) 2021	<p>Section 3.6 of the <i>State Environmental Planning Policy (Industry and Employment) 2021</i> (SEPP (Industry and Employment)) stipulates that a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> The signage is consistent with the objectives as set out in Section 3.1(1)(a), and The signage satisfies the assessment criteria specified in Schedule 5 of the SEPP. <p>Signage details have been provided for at Drawing Number DD-AR-DR-8000 of the Architectural Plans provided at Appendix D. Two facility directory signs will be provided at the western entrance to the development at the Pacific Street frontage, and a public and staff directory board will be provided at the northern entry to the BBCH.</p>	Yes – discussed in Section 4.5.1
Eurobodalla Local Environmental Plan 2012		
Zone	<p>The site is zoned R3 Medium Density Residential. The zone's objectives and permitted and prohibited development are presented below.</p> <p>Zone R3 Medium Density Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. To provide a variety of housing types within a medium density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To encourage tourist and visitor accommodation in areas of demand subject to controls to ensure the adequate protection of a permanent residential housing supply and amenity. To encourage walking, cycling and the use of public transport. <p>2 Permitted without consent</p> <p>Environmental protection works; Home occupations</p>	While the development of a Health Services Facility is prohibited in the zone (as it is development not specified in items 2 or 3), Section 2.61 of the TISEPP allows for the proposed activities to be carried out without consent as discussed at Section 4.1 above.

Legislation	Comment	Relevant? Yes/No
	3 Permitted with consent Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Exhibition homes; Exhibition villages; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewerage systems; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Water supply systems 4 Prohibited <u>Any other development not specified in item 2 or 3</u>	
Height of Buildings	11.5m	No - the TISEPP allows buildings of up to 15m, which overrides the LEP control.
Floor Space Ratio	The site is not subject to a maximum FSR control.	No
Flood Planning	The site is flood free except for a small portion in the south-east corner, impacted by the PMF 1% AEP flood planning extents for Batemans Bay. No area of the proposed works are within flood affected areas.	Yes – see discussion at Section 2.1.5.
Riparian lands and watercourses	The site is not identified as riparian lands, watercourses or wetlands in the Wetlands Map, or the Riparian Lands and Watercourses Map.	No
Wetlands		

4.5.1 Industry and Employment Signage SEPP Assessment

The proposed signs outlined in Section 3.1.2 are consistent with the objectives of Section 3.1(1)(a) of *State Environmental Planning Policy (Industry and Employment) 2021* as they are compatible with the proposed development and will provide effective communication, are integrated into the proposed building design and will be of a high-quality design and finish. The proposed signs are also consistent with the assessment criteria specified in Schedule 5 of the SEPP, as outlined in the table below.

Table 11: Schedule 5 Assessment

Criteria	Assessment	Compliance
Character of the area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the site's desired future character as it appropriately identifies the site as a health services facility while also providing wayfinding.	✓
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	Not applicable – there is no identified theme for outdoor advertising in the area or locality.	N/A
Special areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage will not detract from the amenity or visual quality of the area. Signage has been thoughtfully considered and will feature high-quality finishes.	✓
Views and vistas		
Does the proposal obscure or compromise important views?		✓

Criteria	Assessment	Compliance
Does the proposal dominate the skyline and reduce the quality of vistas?	No, the proposed signs are appropriately sized and located to not dominate the skyline. As such, the proposed signage does not obscure or compromise important views or reduce the quality of vistas.	✓
Does the proposal respect the viewing rights of other advertisers?		✓
Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes, the proposed signage is scaled to be visible for users to navigate the site while not appearing out of scale, setting or landscape.	✓
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	Not applicable.	N/A
Does the proposal screen unsightliness?	The proposed signs' purpose does not involve screening unsightliness.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signs do not protrude above the proposed BBCH.	✓
Does the proposal require ongoing vegetation management?	No.	N/A
Site and building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage has been thoughtfully considered to help future patients, workers, suppliers and visitors navigate the site. They are entirely compatible with the characteristics of the site and the proposed BBCH.	✓
Does the proposal respect important features of the site or building, or both?	Yes. The proposed signage is consistent with the design and features of the BBCH.	✓
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signs have been carefully designed to integrate seamlessly with the hospital.	✓
Associated devices and logos with advertisements and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The proposed signs incorporate the branding and logo of the Local Health District to help users identify the site.	✓
Illumination		
Would illumination result in unacceptable glare?	The proposed signs are not illuminated. They will not cause unacceptable glare.	✓
Would illumination affect safety for pedestrians, vehicles or aircraft?	The proposed signs are not illuminated.	N/A
Would illumination detract from the amenity of any residence or other form of accommodation?	The proposed signs are not illuminated.	N/A
Can the intensity of the illumination be adjusted, if necessary?	Yes	✓
Is the illumination subject to a curfew?	No.	N/A
Safety		
Would the proposal reduce the safety for any public road?		✓

Criteria	Assessment	Compliance
Would the proposal reduce the safety for pedestrians or bicyclists?	No, the proposed signage has been designed and positioned to assist motorists, pedestrians and cyclists in identifying the hospital without compromising the safety of surrounding roads.	✓
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No, the signage is positioned to avoid obstructing sightlines from existing public roads.	✓

4.6 Strategic Plans

The following table addresses the strategic plans that are applicable to the Proposal.

Table 12: Consideration of the Objects of the EP&A Act

Strategic Plan	Assessment	Relevant? Yes/ No
NSW State and Premier's Priorities	<p>The NSW State Priorities are twelve high-level priorities for the State, being:</p> <ul style="list-style-type: none"> • Creating jobs. • Delivering infrastructure. • Driving public sector diversity. • Improving education results. • Improving government services. • Improving service levels for hospitals. • Keeping our environment clean. • Making houses more affordable. • Protecting our kids. • Reducing domestic violence reoffending. • Reducing youth homelessness. • Tackling childhood obesity. <p>The project seeks to provide a new community health facility to improve health services for the community. The project will therefore meet a number of the key NSW priorities, whilst also creating jobs and delivering infrastructure on the South Coast of NSW.</p>	Yes
The South East and Tablelands Regional Plan 2036	<p>The South East and Tablelands Regional Plan 2036 covers the greater south coast area from the Illawarra in the north to the Victorian border in the south. The Plan identifies four key goals to deliver under this Plan, including providing a connected and prosperous economy, protecting a diverse environment interconnected by biodiversity corridors, foster healthy and connected communities and provide ecologically sustainable housing choices.</p> <p>Direction 21 of the plan seeks to "increase access to health and education services". This project is consistent with this direction as it seeks to deliver community health facilities in a central location, servicing the Batemans Bay area. The development will also strengthen the regional economy by providing jobs and employment within the south coast region.</p>	Yes
Future Transport Strategy	<p>The Future Transport Strategy 2056 sets the 40-year vision, directions and outcomes framework for customer mobility in NSW, which will guide future transport investment over the long term. The supporting plans provide further detail on customer outcomes or place-based planning documents to guide the Strategy's implementation.</p> <p>The project includes parking and access arrangements to support the Hospital. The proposal will also include new pedestrian pathways into and across the site, facilitating and encouraging safe and convenient access to the new facility for all.</p>	Yes

Strategic Plan	Assessment	Relevant? Yes/ No
Eurobodalla Local Strategic Planning Statement	<p>The Eurobodalla Local Planning Strategy (LSPS) was prepared to guide Council's land use planning for the next 20 years, implement priorities from Council adopted strategies and give effect to State Government's strategic directions for the LGA. The LSPS identifies that there are a number of major infrastructure projects occurring or planned to occur within the LGA.</p> <p>In particular, this project is consistent with planning priority 7 of the LSPS, "Collaborate with NSW government in delivering strategic infrastructure projects". This project will deliver a community health facility in conjunction with other major health facilities being provided in the region, namely the new Eurobodalla Regional Hospital.</p>	Yes

5. Consultation

5.1 Statutory Consultation

The REF scope of works was notified for 21 calendar days to the stakeholders outlined in **Table 13**.

Table 13: Stakeholders required to be notified

Stakeholder	Relevant TISEPP Section
Eurobodalla Shire Council	<ul style="list-style-type: none">Section 2.62(2)(a)(i) – Notification of carrying out of certain development without consent
NSW State Emergency Service	<ul style="list-style-type: none">Section 2.13(1) – Notification of development carried out on flood liable land
Occupiers of adjoining land	<ul style="list-style-type: none">Section 2.62(2)(a)(i) – Notification of carrying out of certain development without consent

The notification period commenced on the 18th of July 2024 and concluded on the 8th of August 2024. Copies of the notification letters are provided at **Appendix X - Appendix Z**.

One response was received from a member of the public. An overview of the comments received are outlined and responded to in **Table 14** below. A copy of the submission and response are also provided at **Appendix AA**.

Table 14: Issues raised and responses

Issue raised	Date received	Response	Reference/ Mitigation Measure
Occupiers of adjoining land			
Submission by [REDACTED]	6 August 2024		
Is there any requirement or obligation by the owner of the Hospital to allow continued access from the adjacent land owners (being No.'s 9, 11 & 13 Pacific St)		Once construction of the new community health service begins, the access road and parking area(s) will no longer be accessible to the community, including neighbours.	For further clarification see Section 6.2.1 Traffic, Access and Parking .
It was suggested, the unsealed area to the south of the proposed building was to be a site office/storage compound, how will there be access through the building site to access the compound area?		Any use of the access road and parking area(s) as a possible staging area during construction will be coordinated once the contract for construction has been awarded, and neighbours will be kept informed of construction activity prior to commencement of any works.	
Can you please explain where the 35 vehicles will park when the building is completed as the parking in Pacific St is quite often scarce?		Once the new Eurobodalla Regional Hospital in Moruya is operational and services at Batemans Bay Hospital transition to the new hospital location, staff, patient, and visitor parking demand is forecast to significantly reduce at the Batemans Bay site. The Batemans Bay Community Health and the Medicare Urgent Care Clinic will continue to operate on the site of the Batemans Bay Hospital and planned parking for the new facility is included as part of the proposal.	
Has there been a traffic study undertaken to determine the ramifications of the reduction in on-site parking and any associated issues with local traffic movements (during and post construction)		As with any large project, there is expected to be increased traffic volume during the construction phase. The project team is currently working through possible options to manage staff parking during the construction of the new facility to reduce the impact of additional vehicles on the local community. A traffic study has been prepared to support the proposal and confirms that it will not generate any adverse traffic impacts.	
How will general grounds maintenance be undertaken without access to the southern rear of the hospital grounds?		Existing Hospital services such as Ambulance, patient transport, as well as access for delivery, and collection	

Issue raised	Date received	Response	Reference/ Mitigation Measure
There is a 450mm diameter watermain pipe running in the unsealed carpark area, how will it be accessed if the pipe requires emergency work or maintenance?		of equipment and materials will be maintained throughout the construction of the new Community Health facility and continue to operate as normal until the Hospital is decommissioned and services relocate to Moruya.	
How will the rubbish collection, general deliveries and ambulance movements function if the area becomes a carpark?			

5.2 Non-Statutory Engagement

An engagement report has been prepared to outline the engagement activity that has been undertaken during the planning and design phases. The communications and engagement objectives for the project include:

- to ensure that engagement activities have been strategically assessed and planned to provide the best opportunities to inform, consult and/or involve,
- to develop targeted, effective communications outputs for all key stakeholders and the community at all stages and milestones,
- to be transparent in all that we do,
- to encourage participation from communities and key stakeholders such as local Aboriginal and community groups,
- to ensure that project information is distributed in an effective and timely manner, and
- to provide clear information about project milestones and opportunities for feedback.

Both internal and external engagement was undertaken, with internal stakeholder engagement inclusion of project user groups and working groups to inform the functional design brief and schematic detailed design of the project. The external engagement activities included multiple rounds of consultation with multiple stakeholders including the local government, staff, the community, the Aboriginal community, neighbours, and individuals living with a disability, for summary on each instance see the REF Communications & Engagement Report at **Appendix BB**.

The document concludes by confirming that the Batemans Bay Community Health team will continue consultation, including maintaining feedback pathways and opportunities, providing regular updates to community and stakeholders, keeping the project website up to date, and producing regular communications materials to keep all stakeholders informed and engaged throughout the lifecycle of the project.

6. Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

Section 171(1) of the EP&A Regulation notes 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. The relevant assessment considerations under Section 3 of these Guidelines are provided below:

Table 15: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment	
(a) Any environmental impact on a community	<p>The Proposal's likely environmental impacts on the community are limited to construction and operational-related noise, traffic and parking and visual impacts. As described in Section 6.2, these impacts are readily managed through the Preliminary Construction Management Plan at Appendix N and the Mitigation Measures outlined at Appendix A.</p> <p>Overall, the Proposal will have long term community benefits by delivering a new community health facility to improve outcomes for patients and staff, enabling an increased concentration in health facilities within the Eurobodalla LGA. The proposed works will be undertaken in a safe and coordinated manner.</p>	<div>-ve</div> <div>Nil</div> <div>+ve ✓</div>
(b) Any transformation of a locality	<p>The design of the proposed works was chosen as it is compatible with the scale and character of surrounding residential development, as well as existing development at the Batemans Bay Hospital. The Proposal has:</p> <ul style="list-style-type: none"> • Good street presence, and • Good accessibility. <p>The landscape design includes native plants of a coastal nature to create a continuation of the natural Batemans Bay landscape, see Landscape Design Statement at Appendix J.</p> <p>As such, the Proposal will positively contribute to the transformation of its locality.</p>	<div>-ve</div> <div>Nil</div> <div>+ve ✓</div>
(c) Any environmental impact on the ecosystems of the locality	<p>The Proposal is not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the <i>Biodiversity Act 2016</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p>	<div>-ve</div> <div>Nil ✓</div> <div>+ve</div>
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	<p>The Proposal provides a new community health facility on an existing health services site to provide an increased range of services beyond the previous capabilities of the Batemans Bay Hospital, such as:</p> <ul style="list-style-type: none"> • Allied health. • Child, youth and family services. • Women's health/sexual health. • Primary health care services such as community nursing, wound management and palliative care. • Aboriginal health. • Community mental health and drug and alcohol. 	<div>-ve</div> <div>Nil</div> <div>+ve ✓</div>
(e) Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	<p>As discussed above, the Proposal will deliver improved health outcomes for the community. The site will retain its social significance to the community as a location for health services.</p>	<div>-ve</div> <div>Nil</div> <div>+ve ✓</div>

Relevant Consideration	Response/Assessment			
(f) Any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	The Ecology Report, prepared by Lesryk Environmental Pty Ltd (see Appendix P) concludes that the subject site does not contain any protected animals that are listed or considered for listing under the EPBC or BC Acts.	-ve	Nil	✓
		+ve		
(g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	The proposed works will be mitigated appropriately to ensure that the effects of the project will not endanger any species of flora or fauna. The Ecology Report, see Appendix P , concludes that the loss of native trees on the subject site would not limit the extent of those resources in either the local or surrounding area. Additionally, the Ecology Report found that the removal of the vegetation present within the area investigated would not compromise the quality or connectivity of any important local or regional fauna movement corridors. The redevelopment of the site will not further fragment or isolate any habitat areas that are currently interconnected. It is noted that trees will be replaced at a 1:1 ratio at the site.	-ve	Nil	✓
		+ve		
(h) Any long-term effects on the environment	The Proposal will not have any long-term effects on the biophysical environment.	-ve	Nil	✓
		+ve		
(i) Any degradation of the quality of the environment	The Proposal will not degrade the environment as the site is highly disturbed, with built form for the purposes of health services already existing on the site. The proposed tree removal will not result in a significant impact to any threatened species, ecological communities, or their habitats listed under the EPBC or BC Acts. Trees will be replaced at a 1:1 ratio at the site. Mitigation measures will also be implemented during the demolition and construction works to prevent the degradation of the quality of the environment.	-ve	Nil	✓
		+ve		
(j) Any risk to the safety of the environment	There will be minimal risk to the safety of the environment. Mitigation measures will be put in place to manage potential impacts, see Appendix A .	-ve	Nil	✓
		+ve		
(k) Any reduction in the range of beneficial uses of the environment	There will be no reduction in the range of beneficial uses of the environment as a result of the proposed works. Instead, the Proposal will enhance the site's existing use as a health services facility.	-ve	Nil	✓
		+ve		
(l) Any pollution of the environment	Minor localised air quality impacts during demolition and construction works are suitably addressed and will be mitigated through the Construction Management Plan and its associated management plans. No further polluting impacts are likely to result from the works.	-ve	Nil	✓
		+ve		
(m) Any environmental problems associated with the disposal of waste	The REF is accompanied by a Preliminary Waste Management Plan (Appendix U) that outlines measures to appropriately classify and either reuse, recycle, process or dispose of waste (see Section 6.2.12). In accordance with the <i>Protection of the Environment Operations Act 1997</i> , waste will be transported to a facility that is licensed to process or dispose of that waste classification to avoid adverse environmental impacts. Hazardous waste, including asbestos waste, will be appropriately managed through an Asbestos Removal Control and HAZMAT register (see Section 6.2.13).	-ve	Nil	✓
		+ve		
(n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	The activity will maintain access to essential services at the existing Hospital on the site and will not significantly impact demand for scarce resources.	-ve	Nil	✓
		+ve		
(o) Any cumulative environmental effects with other existing or likely future activities	The works proposed within this REF are the only works currently proposed to be built or expected to commence in the near future on the subject site.	-ve	Nil	✓
		+ve		

Relevant Consideration	Response/Assessment		
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	As the development site is some 400m away from the nearest body of water, the Clyde River, the proposed activity will not have any impact on coastal processes or coastal hazards, including those under projected climate change conditions.	-ve	
		Nil	✓
		+ve	
(q) Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act	As discussed in Section 4.6 , the following Local Strategic Planning Statement and Regional District Plan apply to the site: <ul style="list-style-type: none"> The South East and Tablelands Regional Plan 2036. Eurobodalla Local Strategic Planning Statement. The Proposal is consistent with the above strategic plans as it will deliver a new community health service to improve health services for the community.	-ve	
		Nil	
		+ve	✓
(r) Any other relevant environmental factors	As identified in the sections below, there are no other environmental factors that will result in any unacceptable impact on the environment.	-ve	
		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?		✓

The REF is accompanied by a Traffic and Parking Assessment prepared by TTPA (**Appendix Q**) that assesses the Proposal's impact on parking, site access and the local street network.

Parking Demand

Batemans Bay Hospital currently accommodates and provides Community Health Services. The existing Community Health Service is located at the north of Batemans Bay Hospital.

The new Batemans Bay Community Health project is responding to the need of a purpose-built facility to provide contemporary models of care and provide access to health care services in the Batemans Bay area. Following the completion of BBCH project, the existing Community Health service will relocate to the new purpose-built facility to the South of Batemans Bay Hospital.

As Community Health is an existing service and will be relocating from the north of the site to the south, there will be no increase in parking demand.

Parking Impacts

As the BBCH will be built on an existing car park, the scope of works includes the construction of a new car park to service the proposed building. This additional car park will provide for 17 car parking spaces, including 2 accessible car parking spaces. This will bring the total number of formal parking spaces available at the Batemans Bay Hospital campus to 77, including 6 accessible spaces. This includes the use of 9 spaces for SNSWLHD fleet parking in the North Car Park. A visual indication of existing parking available is provided at **Figure 19** and a summary of parking availability on the campus at the completion of the BBCH is provided at **Figure 20**.



Figure 19 Existing Carpark Map

Source: BD Infrastructure

Location	Completed Future State	
	Car Spaces	Accessible Spaces
North Carpark	14	2
North Off Street	17	2
East Carpark	10	0
Centre	7	0
South Street	17	0
Southern formed (asphalt) car-spaces	0	0
Southern Informal (gravel) car-spaces	0	0
Emergency Dept	0	0
New BBCH Carpark	15	2
SUB-TOTAL	80	6
Fleet parking reduction	-9	0
TOTAL	71	6
Combined Total Car & Accessible Spaces		77

Figure 20 Car Parking summary

Source: TTPA

When including the 25 on-street car parking spaces available west of Pacific Street along the BBH frontage, the total number of parking on/around the existing site is 126, which will change to 102 at the completed future stage. See **Table 16** below for a summary for the parking at each construction stage of the project.

Table 16 Car Parking availability at each stage

Car Parking Stage	Existing Site	Completed Future Stage
Construction Stage 1A & 1B	126	87
Interim Period Stage 1C	126	87
Construction Stage 2	126	87
Completed Future State	126	102

The peak attendance at the Hospital is expected to be 74 persons during Monday to Friday business hours, resulting in a parking demand of 67 spaces based on mode share data provided in the RMS Study for Medical Centres. The RMS study suggests that 90% of people attending the site will require parking as either a driver or passenger (74 persons multiplied by 90% = 67 spaces) therefore resulting in a surplus of 10 spaces on the Hospital site.

Accordingly, as the Community Health is an existing service, meaning there will be no increase in parking demand, the parking assessment has confirmed there is surplus parking (10 spaces) on-site, with a further 25 on-street parking available should it be required. Further mitigation of parking is not considered necessary.

Construction Stage Car Parking

The impacts of each construction Stage 1A, 1B, and the interim period 1C are detailed under Sections 4.3 – 4.6 within the Traffic and Parking Assessment (**Appendix Q**). Parking impacts will change with each stage of the project. It is noted within the assessment that during the construction period there are no expected additional parking requirements, and demand of Hospital parking will remain unchanged, until the decanting of Batemans Bay Hospital under Stage 2, by which time there will be substantially reduced car parking and traffic demand. Notwithstanding, mitigation measures will need to be undertaken for the temporary unavailability of the carpark during the initial construction stages prior to the decanting of services at Batemans Bay Hospital.

It is expected that the existing parking supply within and around BBH will be able to adequately serve the parking requirements for the hospital. During Stage 1A, 1B and 1C of construction, 25 of the car spaces along Pacific Street will be relied upon as additional to hospital on-site parking, which accounts for 64% of the BBH car spaces lost of on-site parking. These additional car spaces can be located on Pacific Street as well as adjacent streets with available parking. These impacts are temporary and further mitigation is not considered necessary.

Traffic Impacts

The Traffic and Parking Assessment determines that the development will generate the following traffic movements during the 1-hour peak period.

Table 17: Traffic generation during the 1-hour peak period

	AM	PM
In	40	9
Out	9	40

This represents a relatively minor generation when split between movements to/from the north and south on Pacific Street and will be somewhat less than the generation of the existing Hospital. Therefore, the Proposal will not generate any unsatisfactory traffic impacts.

Although there will be a temporary minor increase traffic demand from the construction workforce, the traffic impacts are not deemed unsatisfactory. It is further noted that after the completion of construction works at the site, after the relocation of Bateman Bay Hospital services to the Eurobodalla Regional Hospital, there will be substantially reduced car parking and traffic demand at the subject site.

Site Access, Internal Circulation and Servicing

The design of the vehicle access, internal circulation and parking elements comply with the AS2890.1 and 6 criteria including driveways, ramps, aisles and parking bays and so on. Pedestrian access will be compliant to AS1428.1.

A dedicated bay for service/delivery vehicles will be provided in the new carpark, these vehicles will also be able to utilise the drop off/short term area, such as pathology pickup.

A southern maintenance access road is also proposed to the south of the BBCH. The access road will only be used by SNSWLHD Asset Management staff for the maintenance of the emergency backup power generator and plant located in the building’s undercroft.

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: <ul style="list-style-type: none">Monday - Friday: 7am to 6pm;Saturday: 8am to 1pm;Sunday and public holidays: no work.		✓

Questions to consider	Yes	No
Will the works result in vibration being experienced by any surrounding properties or infrastructure?	To be monitored	
Are there any impacts to the operation of helipads on the activity site?		✓

Noise

As outlined in **Section 3.1**, the hours of construction, including the delivery of materials to and from the site, will generally be restricted to the following:

- Monday to Friday: 7:00am to 6:00pm;
- Saturdays: 8:00am to 1:00pm; and
- Sunday and Public Holidays: No work.

Some work may need to be completed outside of the above hours. If required, these will be planned in consultation with stakeholders and Council to ensure all aspects of work are clearly understood by all parties and minimise disruption to hospital operations. This may include works most appropriately carried out outside of main working hours for critical hospital operational reasons.

The REF is accompanied by a Noise and Vibration Report prepared by Marshall Day Acoustics (**Appendix O**) that quantifies the Proposal’s potential noise and vibration impacts associated with its construction and operation. The assessment is based on the existing noise environment, which has been determined based on attended and unattended monitoring. An overview of these assessments is provided below.

Construction Noise Impacts

Construction works on the project will take place as outlined in the Staging **Section 3.1.2**, and will exceed a period of three weeks. Whilst construction methodology and vibration generating activities have not yet been confirmed, Marshall Day has concluded that based on the structural concept and available Civil Drawings, noise emissions to the closest sensitive receivers to the site are not expected to exceed the noise goals of 75dBA. Noise generated during periods of intensive works has however been predicted to potentially exceed the noise management levels at existing sensitive receivers immediately surrounding the site during standard hours. These exceedances should be managed with available feasible and practicable management techniques. With the adoption of these measures, noise from construction works should generally achieve management levels at residences to the east and south east.

Once a contractor has been engaged and the proposed construction methodology and plant are finalised, a detailed Construction Noise and Vibration Management Plan (CNVMP) will be prepared.

Operational Noise Impacts

The findings relating to the on-site activities have been assessed for the noise associated with the operation of internal spaces, and it has been found that the new facility is unlikely to be acoustically significant based on the assumed operating scenario for the multi-function group room usage, which will generally be used during normal daytime hours for community training and education purposes. The predicted noise levels at the surrounding potentially sensitive receivers have been modelled, with the findings represented below as an overall LAeq(15min) level and have been rounded to the nearest whole decibel:

Receiver	Receiver Address	Multi-function Group Room	Cumulative Incl Mechanical Plant	DAY 7am-6pm	Evening 6PM-10PM	Compliance
R1	9 Pacific St West elevation ground level	43	43	45	42	Yes
R1	9 Pacific St East elevation first floor	35	38	45	42	Yes
R2	14 Bavarde Ave	15	38	44	43	Yes
R3	20 Bavarde Ave	27	35	46	43	Yes

Receiver	Receiver Address	Multi-function Group Room	Cumulative Incl Mechanical Plant	DAY 7am-6pm	Evening 6PM-10PM	Compliance
R4	18 Heradale PI	26	34	46	43	Yes
R5	14 Heradale PI	27	35	46	43	Yes

Based on the results of the above modelling, noise generated during typical worst-case operational scenarios associated with the future use of the multi-function room achieve the applicable criteria for daytime operational period, and similarly for evening operation. A potential 1 dB exceedance may occur at the neighbouring residence R1 (9 Pacific Street) with the doors on the western elevation of the multi-function room open.

The carpark is expected to be within the project specific noise trigger levels for the residential properties neighbouring the site. The additional road traffic will also not exceed noise limits for day and night time periods.

Vibration

The Noise and Vibration Report concludes that it should generally be possible to allow sufficient distance between construction plant and other properties, so as to mitigate vibration levels and not exceed the limits applicable for structural damage. Safe working distances will be developed to establish a trigger point for further detailed evaluation to occur. A detailed Vibration Impact Assessment will be prepared as part of the CNVMP, once a Contractor is engaged.

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?	✓	

An Air Quality Assessment has been provided within the Services Design Statement (**Appendix L**) and found that construction activities could generate short-term emissions of particulates with local effects that could be felt by neighbours as amenity impacts and will not be associated with health-related impacts. There may be very small-scale localised engine-exhaust emissions from construction machinery and vehicles.

Potential air emission sources would include toilet exhaust outlets and emissions associated with road traffic, in line with a typical urban environment.

Before commencement of works, the Principal Contractor will prepare and implement a dust prevention strategy, which may include precautions such as water spraying, covering all haulage truck loads with tarpaulins and monitoring weather conditions (including wind). Management and contingency plans will be developed to prevent any foreseeable impacts from dust. Appropriate mitigation measures to manage potential impacts are outlined in the mitigation measures at **Appendix A**.

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?	✓

A Geotechnical Report has been prepared by Fortify Geotech and is available at **Appendix R**. The Report identifies the regional geology of the site as Early Ordovician Age Abercombe Formation Bedrock and finds that there is a low probability of Acid Sulfate Soils within 1-3m of the ground surface. The Report also confirms that there is no groundwater present within at least 7m of the ground surface.

Based on these findings, Fortify Geotech has provided recommendations in regard to the following:

- Geotechnical parameters.
- Site classification.
- Building footings.
- Excavation conditions and use of excavated material.
- Stable excavation batters.
- Low retaining walls.
- Controlled fill construction.
- Earthquake site factor.
- Exposure classification.
- Geotechnical inspections.

A Concept Erosion and Sediment Control Plan, with associated notes and details, has been provided within the Civil Engineering Plans (**Appendix K**) to manage sediment-laden stormwater run-off. The REF is also accompanied by a Preliminary Site Investigation which assesses the potential for contamination at the site. The findings of this investigation are outlined in **Section 6.2.13**.

6.2.4 Coastal Risks

Questions to consider	Yes	No
Are the works affected by any coastal risk/hazard provisions?	✓	
Is any coastal engineering advice required, proportionate to the proposed activity?		✓

The Section 10.7 Certificate issued for the subject site states *'the land is mapped as within a Coastal Vulnerability Area because it is at risk from coastal hazards. The Eurobodalla Coastal Hazards Code applies to development on this land'*.

A review of Council's Coastal Vulnerability Maps suggests that the north-eastern corner of the site, well removed from the proposed development, falls within the mapped area (see extract at **Figure 8** above). As the provisions relating to Coastal Vulnerability Areas apply to mapped land only and not 'sites' more broadly, the Eurobodalla Coastal Hazards Code does not apply to the proposed development.

6.2.5 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse?		✓
Are the works within a Sydney Drinking Water Catchment?		✓

Questions to consider	Yes	No
Are the works located within or near a floodplain?		✓
Will the works intercept groundwater?		✓
Will a licence under the <i>Water Act 1912</i> or the <i>Water Management Act 2000</i> be required?		✓
Has stormwater management been adequately addressed?	✓	

Flooding

A Flooding Assessment has been prepared by Southeast Engineering and Environmental Pty Ltd and is available at **Appendix S**. The Assessment concludes that the Hospital site is flood free, except for a small portion of land in the south-eastern corner, which is subject to some minor flooding (0.15-0.3m in depth) during the PMF. The site of the proposed BBCH is not flood affected, and will not have any adverse impact on flood behaviour. Further, access and egress would be available via Pacific Street during a major flood event.

Groundwater

The Geotechnical Report prepared by Fortify Geotech and available at **Appendix R**, confirms that there is no groundwater present within at least 7m of the ground surface.

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 proposed development will be visible from the public domain from Pacific Street, as well as from surrounding low density residential properties, particularly those to the south and west. The low density residential context of the existing Hospital has been considered in the design and siting of the Proposal.

The building will have a single-storey rectangular form, with a single 5-degree pitch roof to match the residential scale and feel of the surrounding area. The building includes a curved front façade, and a curving roof eave over the front entry corner to reinforce natural wayfinding from the street. A graphic design will be incorporated into the curved façade adjacent to the entry, to be visible by the public domain at Pacific Street.

The subject site is located on a hill, with a level difference of approximately 5m between the front (west) and rear (east) of the proposed building. The design takes advantage of the topography, providing an undercroft at the rear of the site (away from sensitive receivers) to house plant and equipment, allowing the building to present as a single storey to Pacific Street where it interfaces with low density residential uses. Further, the site offers views to the east overlooking the coastline. These views are not available from the adjoining residential property to the south of the site, and as a result the BBCH facility will not impact on the ocean views of surrounding properties.

Finally, the proposed signage has been appropriately sized and located so as not to detract from the amenity or visual quality of the streetscape. The signage has been thoughtfully considered, and will feature high quality finishes.

Photomontages of the Proposal, as viewed from Pacific Street and the pedestrian entry path, are provided at **Figure 21** and **Figure 22**. They demonstrate that the BBCH has been sensitively designed to minimise any potential visual impacts, and will make a positive contribution to the Hospital site and the public domain.



Figure 21 Aerial perspective from Pacific Street
Source: Architectus Conrad Gargett



Figure 22 Footpath approach from Pacific Street
Source: Architectus Conrad Gargett

6.2.7 Aboriginal Heritage

Questions to consider	Yes	No
Will the activity disturb the ground surface or any culturally modified trees?		✓
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)?	✓	
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?		✓
<ul style="list-style-type: none"> • 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?		N/A
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?		N/A
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?		✓

An Aboriginal Heritage Due Diligence Report has been prepared by Past Traces in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (OEH 2010). It includes an Aboriginal Heritage Information Management System (AHIMS) search, and is available at **Appendix T**. The report has found no previously recorded heritage sites within the project area, with five (5) sites identified within the wider 1km search area. The Report has also found that the potential for impacting on unrecorded heritage sites within the project area is extremely low, based on landform analysis and a field survey.

The scope of works proposed within the REF does not seek significant ground work, built form works or works with biodiversity impacts. The Due Diligence Report concludes that there is no need for further assessment or an Aboriginal Cultural Heritage Assessment Report.

The Due Diligence Report makes the following recommendations in the unlikely event that Aboriginal objects or landscape features are discovered during the works. These have been included in the mitigation measures at **Appendix A**.

- All work must cease in the vicinity of the find and project manager notified immediately.
- A buffer zone of 10m should be fenced in all direction of the find and construction personnel made aware of the 'no go' zone.
- NSW Heritage must be notified of the find and advice sought on the proper steps to be undertaken.
- After confirmation with NSW Heritage a heritage consultation should be engaged to undertake assessment of the find and provide appropriate management recommendations to the proponent.

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?		✓
<ul style="list-style-type: none"> • NSW heritage database (includes Section 170 and local items); • Commonwealth EPBC heritage list. 		
Will works occur in areas that may have archaeological remains?		✓

Questions to consider	Yes	No
Is the demolition of any heritage occurring?		✓

The site is not a heritage item, nor is it located within a heritage conservation area or in the vicinity of a heritage item. Therefore, the Proposal will not have an adverse heritage impact.

6.2.9 Ecology

Questions to consider	Yes	No
Could the works affect any <i>Environmental Protection and Biodiversity Conservation Act 1999 (Cth)</i> listed threatened species, ecological community or migratory species?		✓
Is it likely that the activity will have a significant impact in accordance with the <i>Biodiversity Conservation Act 2016 (BC Act)</i> ? 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:		✓
<ul style="list-style-type: none"> 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?		✓
Will clearing of native vegetation be required?	✓	

Tree Removal

The Proposal seeks to remove trees throughout the development area to facilitate the proposed construction. These trees are identified in the Arboricultural Impact Assessment and Tree Protection Plan prepared by Tree Survey Pty Limited (see **Appendix H**). A total of 31 trees were assessed. Of these, 5 trees are proposed to be retained and 26 trees are recommended for removal (see **Figure 16** above). Trees proposed for removal have the following retention values:

- 17 trees with a low priority for retention.
- 8 trees with a medium priority for retention.
- 1 tree with a high priority for retention.

All tree removal work is to be carried out by an arborist with a minimum AQF Level 3 qualification in Arboriculture, in accordance with Australian Standard AS4373-2007, Pruning of Amenity Trees (AS4373), the Work Health and Safety Act 2011, and Work Health and Safety Regulations 2017, see Arborist Report at **Appendix H**.

All trees to be removed will be replaced at a ratio of 1:1 on the site.

Flora and Fauna

As vegetation is to be cleared on the site, an Ecological Statement has been prepared by Lesryk Environmental Pty Ltd and is included at **Appendix P**. The Statement considers the possible impacts of the proposal in accordance with the EPBC Act, EP&A Act, BC Act and any relevant SEPPs. Lesryk's assessment involved the application of a range of flora and fauna field survey methods undertaken during a site investigation.

Vegetation Communities

Vegetation in the locality has been mapped at a broad scale in State Vegetation Type Map (State Government of NSW and DCCEEW 2022). The vegetation communities are described in terms of dominant species and understorey characteristics. With reference to the State Vegetation Type Map (State Government of NSW and DCCEEW 2022), the following PCTs are mapped within the study area (see **Figure 23**):

- PCT 4052 – South Coast Low Hills Red Gum Grassy Forest.

- PCT 0 – No native vegetation.



Figure 23 Vegetation mapping

Source: Lesryk

In relation to the conservation status of PCT 4052 within the study area, it is noted that:

- Batemans Bay is not identified as being present within the Sydney Basin Bioregion
 - Illawarra Lowlands Grassy Woodland is only identified as being present within the Sydney Basin Bioregion (NSW Threatened Species Scientific Committee 2024)
- The existing hospital site is at an elevation of 24 m Above Sea Level
 - Lowlands Grassy Woodland in the Sydney Basin Bioregion occurs at higher elevations and on different soils to those present within the study area (NSW Threatened Species Scientific Committee 2024).

The plants present within the proposed redevelopment site are not considered to meet either the key diagnostic characteristics, or minimum condition thresholds, required to be compliant with the Federal listing for Illawarra and South Coast Lowland Forest and Woodland ecological community. Based on the results of the site investigation, the tree canopy is not composed of Forest Red Gum (*Eucalyptus tereticornis*), nor any of the other characteristic tree species, there is no native ground cover or shrub layer and the site is not near a drainage line or periodically inundated area. In total, the stands of native vegetation present are less than 0.5ha and none support an understory of native plants.

Therefore, the State Vegetation Type Map is considered inaccurate, and the vegetation present is considered more consistent with PCT 0 as opposed to a native plant community type.

Given the highly disturbed and modified nature of subject site, the area is not considered to contain habitat suitable for any of the threatened plant species previously recorded within the surrounding region.

Based on the results of the field investigation, it is considered that no listed threatened plant species would be present within the proposed redevelopment site, including within the soil seed bank.

Fauna

As would be expected for a highly disturbed and essentially cleared urban site, few native species were recorded. Those that were detected are not listed, nor are they currently being considered for listing under the EPBC or BC Acts. Within the area investigated, no bird nests, white-wash accumulations, chewed eucalyptus fruits, characteristic diggings or scats/scratching were observed, and the ground cover layer supported limited to no leaf litter or natural ground debris. There were no hollow-bearing trees, or any other habitats that may be relied upon by those species recorded or expected to be present at other times of the year.

The removal of the vegetation present within the area investigated would not compromise the quality or connectivity of any important local or regional fauna movement corridors. The redevelopment of the site will not further fragment or isolate any habitat areas that are currently interconnected.

Threatened flying species that have previously been recorded in this part of the Eurobodalla LGA may traverse the site during their dispersal and foraging periods. That stated, the extent of site redevelopment would not have an impact on these species, their movement patterns or foraging/breeding requirements.

Summary

Lesryk concludes that the redevelopment of the southern portion of the existing Batemans Bay Hospital site will not have a significant effect on species, ecological communities or their habitats. The investigation has concluded that there are no ecological constraints with the proposal proceeding as planned.

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 <i>Rural Fires Act 1997</i> (RF Act) that applies to the area or locality in which the activity is proposed to be carried out?	N/A	

The site is not identified as bushfire prone land.

6.2.11 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?		✓

The proposed works include the development of an additional community health facility on the existing Batemans Bay Hospital site. They will not result in the loss or permanent disruption of an existing land use.

Whilst the works will take place in the context of an operational Hospital, they will be staged and managed to minimise impacts on the existing services available at the site, see **Section 3** for more information.

6.2.12 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?	✓	

Questions to consider	Yes	No
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 Waste Management Plan has been prepared by BD Infrastructure and is available at **Appendix U**. The main types of waste to be generated during demolition and construction and how they will be handled and disposed of are detailed below:

- Solid waste (demolition and clearance material, such as concrete, steel, cabling, timber and scrap metal) – opportunities for re-use and recycling will be utilised, with material to be transported to a building waste recycling facility to be specified at a later date, where possible. Alternatively, materials will be disposed of at a licensed landfill site and receipts to be recorded.
- Solid waste ('domestic' debris, such as everyday waste such as paper, aluminium cans and other materials generated by construction and maintenance workers) – the size of the bins within the garbage rooms on the site will accommodate the requirements of the private contractors.
- Solid waste (putrescibles, such as 'green' waste comprising of food scraps) – waste will be collected and stored separately from other wastes produced during construction and disposed offsite by a licensed contractor to either a 'green waste' facility or landfill.
- Hazardous waste (such as oils, sludges, and contaminants) A Hazardous Buildings Materials Register prepared by Getex Pty Ltd has not found any contaminants on the site, additionally a current HAZMAT report is available for the existing Batemans Bay Hospital Facility. Any waste oils accumulated during the maintenance of heavy machinery will be disposed offsite by the contractor in accordance with their own licence agreements. Minor waste, oil spills will be contained and impacted soils disposed of according to legislation and council requirements.

6.2.13 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

A Hazardous Materials Report has been prepared by Getex and is available at **Appendix V**. The Report provides a Hazardous Building Materials Register for the site, and assesses the ambulance awning, LPG oxygen tank frames for possible hazardous materials. The Report did not find any hazardous materials such as asbestos or lead in its analysis of samples of materials at the site.

Contamination

A Phase 1 Preliminary Site Contamination Investigation (PSI) has been prepared by Getex and is available at **Appendix W**. Based on the findings from the site historical review and walkover inspection there was potential for contamination due to the previous and current site activities (agriculture and healthcare), imported fill and an above ground LPG tank.

Soil samples were collected and analysed for potential contaminants. Concentrations of TRH, BTEX, Metals, PAHs, OCPs, PCBs, Phenols and Asbestos were all found to be within the adopted criteria and at acceptable levels. Therefore, Getex concludes that contaminants within the soils do not represent an unacceptable risk to either human or environmental health and that the site is suitable for the Proposal in accordance with Section 4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021*.

6.2.14 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?	✓	

ESD Principles

The EP&A Regulation lists four principles of ecologically sustainable development. **Table 17** below provides an assessment of the Proposal's impact against these principles.

Table 18: Assessment against the Principles of Ecologically Sustainable Development

Principle	Assessment
Precautionary Principle If there is a threat of serious irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.	There are no threats of serious irreversible environmental damage associated with the Proposal. The site is highly developed and as confirmed in the Flora and Fauna Assessment, no threatened species or threatened ecological communities were observed at the site. It provides mitigation measures to minimise potential direct and indirect impacts. Therefore, there are no anticipated significant impacts on threatened species or threatened ecological communities.
Intergenerational Equity The present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations.	The Proposal has integrated short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long-term implications, such as waste disposal, will be avoided and/or minimised through construction planning and the application of safeguards and management measures described in this REF and the appended technical reports. Furthermore, the Proponent will incorporate a range of sustainability initiatives (as discussed in Section 3) and the ESD Report (Appendix F) to minimise impacts on inter-generational equity.
Conservation of biological diversity and ecological integrity Maintaining the diversity and quality of ecosystems and enhancing their capacity to adapt to change and provide for the needs of future generations.	The Proposal will not significantly impact the site's biological diversity and ecological integrity. As described, no threatened species or threatened ecological communities were observed at the site.
Improved valuation, pricing and incentive mechanisms Environmental factors should be included in the valuation of assets and services.	The Proposal will incorporate the sustainability measures outlined in the ESD Report (Appendix F) and mitigation and management measures presented in Appendix A to minimise environmental impacts. The cost of implementing these measures is included in the project.

Sustainable Design

The Environmentally Sustainable Design (ESD) Report prepared by Climatewise Design and available at **Appendix F**, details the sustainability approach for the BBCH project, and has identified the initiatives for the development which will ensure that the following sustainability requirements are met:

- Exceeding NCC Section J by 10%.
- Achieving at least 60 points under the HI DGN-058 ESD Framework (Rev C, dated November 2023).
- Meeting the *State Environmental Planning Policy (Sustainable Buildings) 2022*.

Sustainable design measures have been integrated into the building design to meet the aforementioned sustainability requirements. The proposed development has been constructed in a rectangular, linear plan to ensure all habitable rooms will have access to natural light, with the building being oriented to the north. Sustainable design practices will be enabled for services to the site, including a rainwater tank to provide water for toilet flushing and landscape irrigation, and internal blinds on external windows to minimise glare and for insulation purposes. As the proposed design is 100% electric, there is a strong potential for future procurement of renewable energy, additional to the 60kW solar PV array to be installed with the development. The outcome of the climate risk assessment is provided at **Appendix F**.

6.2.15 Community Impact/Social Impact

Questions to consider	Yes	No
Is the activity likely to affect community services or infrastructure?	✓ Positive impact	
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?	✓ Positive impact	
Is the activity likely to have an impact on the safety of the community?		✓
Will the activity affect the visual or scenic landscape? This should include consideration of any permanent or temporary signage.	✓ Positive Impact	
Is the activity likely to cause noise, pollution, visual impact, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners?		✓

This REF and the accompanying technical documents confirm that the Proposal is unlikely to result in adverse noise, pollution, visual impact and loss of privacy impacts to members of the community and adjoining landowners. Any potential negative impacts associated with the construction or operation of the community facility have been addressed and suitably mitigated by the proposed mitigation measures (**Appendix A**). The Proposal will deliver the following positive impacts:

- Better community health outcomes for the region.
- The provision of employment opportunities during both the construction and operational phases.
- The delivery of a development that is compatible with the low-density residential character of the locality, and will make a positive contribution to the streetscape.

Further, as shown in the shadow diagrams included in the Architectural Plans and presented in **Figure 24** below, the BBCH will not cause adverse overshadowing impacts to the neighbouring dwelling to the south. The Proposal will ensure that adequate solar access is maintained to primary living and outdoor spaces between 9am and 3pm at the Winter Solstice.

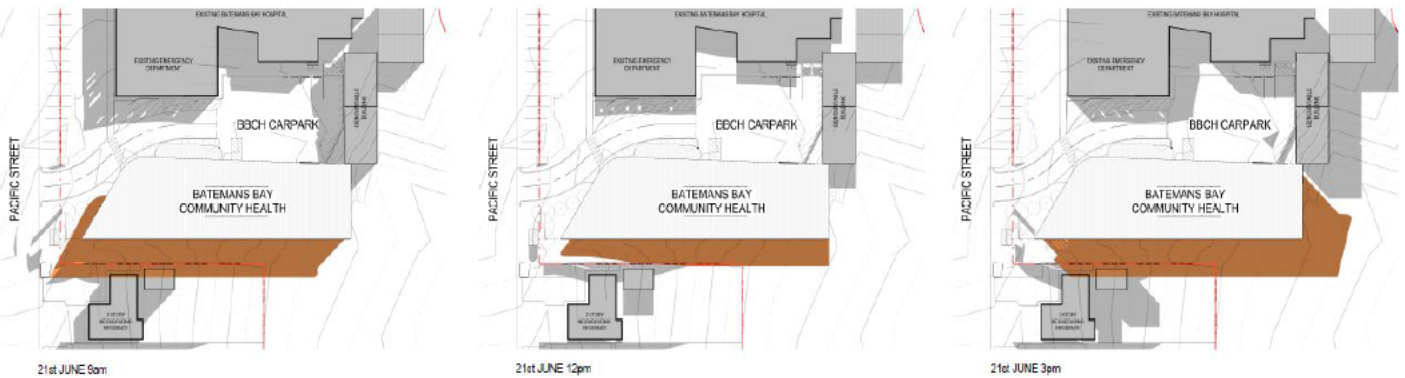


Figure 24 Shadow diagrams
Source: Architectus Conrad Gargett

6.2.16 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 project's' 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 the DPHI's Major Projects Register, the Sydney and Regional Planning Panels Register, and Eurobodalla Shire Council's Development Application Tracker did not identify any of these development types within the site's vicinity. Therefore, a Cumulative Impact Statement is not required.

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 A**.

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 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.
- Given the above, it is determined that an EIS is not required for the proposed development activity.

8. Justification and Conclusion

The proposed community health facility at the Batemans Bay Hospital at 7 Pacific Street, Batemans Bay 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.
- 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 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 and Public Spaces 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.