

HEALTH INFRASTRUCTURE

Review of Environmental Factors

Temora Health Service Redevelopment

13 March 2025

FINAL

REF Template Version: December 2023.



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 single-storey hospital at 169-189 Loftus Street, Temora (Temora Health Service). The site is legally described as Lot 2 in Deposited Plan (DP) 572392.

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)* and *State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP)*.

This REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses to the fullest extent possible all the factors listed in Section 3 of the *Guidelines for Division 5.1 Assessments* (DPE June 2022), and *Addendum – Consideration of environmental factors for health services facilities and schools* (DPHI October 2024), the EP&A Regulation and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

Based upon the information presented in this REF, it is concluded that, subject to adopting the recommended mitigation measures, it is unlikely there would be any significant environmental impacts associated with the activity. Consequently, an Environmental Impact Statement (EIS) is not required.

Declaration	
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Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Aboriginal Cultural Heritage Assessment Report	AMAC Archaeological GML Heritage	18 December 2024 September 2024
B	Architectural Schematic Design Report	HDR	10 March 2025 v4.0 10032025
C	Architectural Plans	HDR	31 January 2024
D	Preliminary Construction Management Plan	Health Infrastructure	V2.3 September 2024
E	Sustainable Development Strategy	GHD	12600017 02 April 2024
F	Flooding Assessment	GHD	12600017 19 June 2024
G	Green Travel Plan	GHD	12600017 08 August 2024
H	Noise and Vibration Impact Assessment	GHD	12600017 08 August 2024

I	Preliminary Site Investigation	JK Environments	E35822PRrpt 08 June 2023
J	Detailed Site Investigation	JK Environments	E35822PRrpt3Rev1 09 May 2024
K	Human Health Risk Assessment	Environmental Risk Sciences Pty Ltd	17 October 2024
L	Remediation Action Plan	JK Environments	13 November 2024 Ref: E35822PRrpt4-RAP
M	Hazardous Building Materials Survey	JK Environments	E35822PLrpt-HAZ 06 June 2023
N	Biodiversity Development Assessment Report (BDAR)	Abel Ecology	AE23 2612 Issue 3 13 August 2024
O	Communications and Engagement Plan	Health Infrastructure	V1.7 07 August 2024
P	Connecting with Country Report	Yerrabingin	December 2023
Q	Engagement Outcomes Report : Concept Design	NSW Health Infrastructure	February 2024
R	Civil and Structural Engineering Report	Tonkin Engineering	29 January 2024
S	Traffic and Access Impact Assessment Report	GHD	12600017 16 April 2024
T	BCA Assessment Report	BM+G	230267 01 February 2024
U	Landscape Report	Site Image	August 2024
V	Visual Impact Assessment	Urbis	P0048038 August 2024
W	Preliminary Waste Management Plan	NSW Health Infrastructure	3.1-3.2 20 August 2024
X	Wayfinding and Signage: Design Development	Studio Semaphore	Revision D 30 August 2024
Y	Planning Certificate	Temora Shire Council	21 November 2024
Z	Statement of Heritage Impact	NGH	9 September 2024
AA	Social Impact Assessment	Urbis	September 2024
BB	Crime Prevention Through Environmental Design	Urbis	undated
CC	Arboricultural Impact Assessment	Wade Ryan	4 April 2024
DD	Geotechnical Report	JK	26 May 2023
EE	Aboriginal Archaeological Technical Report	AMAC Archaeological	18 December 2024
FF	Mitigation Measures	Urbis	2 February 2024

Abbreviations

Abbreviation	Description
AEC	Area of Environmental Concern
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AHIMS	Aboriginal Heritage Information Management System BC Regulation
AMG	Australian Map Grid
BC Act 2016	<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 Development Activity

NSW Health Infrastructure (HI) seek to redevelop Temora Health Service (*health services facilities*) (the '**Proposed Activity**') at 169-189 Loftus Street, Temora, which is legally described as Lot 2, DP 572392 (the '**Site**') as part of the delivery of infrastructure solutions and services to support the healthcare needs of NSW communities. A detailed description of the proposed activity is contained in **Section 3** of this Review of Environmental Factors ('**REF**'). Summarily, the project will include:

- Demolition of the existing hospital building, nurses' accommodation and associated buildings and new build on the existing site;
- Construction of a single-storey hospital building on the site of the demolished building. The new building is proposed to retain the character of the 'Hospital on the Hill' with landscaped gardens as key features of the site;
- Improved car parking for patients, staff and visitors;
- Separate emergency and service vehicle entry; and
- Hydraulic, ICT, fire and electrical infrastructure services upgrades.

New services to be delivered include an additional procedure room in the perioperative suite and expansion of the medical imaging unit to include new ultrasound and CT services. The construction will be staged to enable the continued safe operation of the existing facility during works.

The existing hospital and associated outbuildings (including the nurses accommodation building) are collectively a heritage item of local significance ('1108') under the *Temora Local Environmental Plan 2010* ('**TLEP 2010**'). The Statement of Heritage Impact (**SOHI**) concludes that the Proponent has considered various options to avoid or minimise any heritage impacts from the proposed activity, which comprises the removal of a building with moderate heritage significance. Further details are contained in **Section 6.2.8** of this REF.

Need for the Development Activity

The project is part of a broader suite of rural health developments which seek to enhance the current service and facilities, ensuring healthcare services meet the needs of the community, including remote areas, now and into the future.

The existing development was completed in 1939. The infrastructure on site is at the end of its useful economic life and requires substantial upgrade and replacement to support the delivery of the contemporary health services envisaged as part of the rural health boost.

Options Considered

The project team considered several options including partial retention of the existing building. Each option was assessed against project budget, project priorities and the functional requirements of the brief.

The proposed activity to demolish the existing hospital and replace it with a single storey health facility best met the functional requirements of the health service within the available budget.

Site Details

The site is legally known as Lot 2 in DP 572392 at 169-189 Loftus Street, Temora and is approximately 3.177ha in area. The site is within the Temora Shire Local Government Area ('**LGA**') in the Riverina Region of NSW. The site contains Temora Health Service which is a rural health service providing medical/surgical inpatient beds, an emergency department, medical imaging, perioperative, community health services and clinical/non-clinical support services. A separate staff accommodation building is located behind the main hospital building. The hospital currently operates 24 hours a day, 365 days per year.

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 ('TI SEPP') aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TI SEPP outlines the approval requirements for health services facilities. A 'hospital' is defined as a health services facility under this division as 'health services facility' has the same meaning as in the *Standard Instrument – Principal Local Environmental Plan (2006 EPI 155a)* ('**Standard Instrument LEP**'). This terminology 'hospital' is used interchangeably with 'health service' in the supporting documents appended to this REF.

The site is zoned SP2 Hospital under the *Temora Local Environmental Plan 2010 ('TLEP 2010')*. SP2 Hospital is a prescribed zone under the TI SEPP.

The proposed activity involves the erection of health services facility which is classified as 'development without consent' pursuant to Section 2.61 of the TI SEPP.

2.61 Development permitted without consent

(1) Any of the following development may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility—

- (a) the erection or alteration of, or addition to, a building that is a health services facility,*
- (b) development for the purposes of restoring or replacing accommodation or administration facilities,*
- (c) demolition of buildings carried out for the purposes of a health services facility,*
- (d) development for the purposes of patient transport facilities, including helipads and ambulance facilities,*
- (e) development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility (or to service staff of, or visitors to, other premises within the boundaries of the facility).*
- (f) development for the purposes of health research (or development) industries, including medical research (or development) industries,*
- (g) development for the purposes of high technology industry for an industrial activity that involves biological, pharmaceutical, medical or paramedical systems, goods or components,*
- (h) development for the purposes of a building or place used for the training or education of health and other professionals.*

(2) Development must not be carried out under this section unless—

- (a) the public authority is satisfied that appropriate consultation has been undertaken having regard to—*
 - (i) the SSCP—new health services facilities and schools, and*
 - (ii) the community participation plan, and*
- (b) the public authority has considered the design guide, and*
- (c) the development will not involve more than 30,000m² of gross floor area on the site being created or affected.*

Section 2.61(1) of the TI SEPP permits development by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility.

A public authority is defined under the EP&A Act as:

Public authority means:

- (a) A public or local authority constituted by or under an Act, or*
- (b) A Public Service agency, or*
- (c) A statutory body representing the Crown, or*
- (d) A Public Service senior executive within the meaning of the Government Sector Employment Act 2013, or*
- (e) A statutory State-owned corporation (and its subsidiaries) within the meaning of the State-Owned Corporations Act 1989, or*
- (f) A chief executive officer of a corporation or subsidiary referred to in paragraph (e), or*
- (g) A person prescribed by the regulations for the purposes of this definition.*

HI falls within the above definition and so a “public authority” as defined in Section 1.4 of the EP&A Act. HI is therefore both the proponent and the determining authority for the purposes of Division 5.1 of the EP&A Act.

In respect to Section 2.61(1)(a) above, the proposed activity involves the erection of a building that is a health services facility. Accordingly, the proposed activity can be classified as ‘development without consent’, consistent with clause 2.61 of the TI SEPP.

Therefore, as the proponent is a public authority and the proposed activity is within boundaries of a health services facility, the project becomes an ‘activity’ for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment. The proposed activity is considered an ‘activity’ in accordance with Section 5.1 of the EP&A Act because ‘the carrying out of a work’, is explicitly referenced under the definition of ‘activity’ in Section 5.1(1)(d).

Consultation and Engagement

Section 2.62 of the TI SEPP outlines the notification requirements for development carried out by or on behalf of a public authority under section 2.61(1).

2.62 Notification of carrying out of certain development under section 2.61(1)

(1) This section applies to development carried out by or on behalf of a public authority under section 2.61(1) (other than section 2.61(1)(b) or (c)).

(2) Before development to which this section applies is carried out, the person carrying out the development or the public authority concerned must—

(a) give written notice of the intention to carry out the development to each of the following—

(i) the council for the area in which the relevant land is located (unless the public authority is the council),

(ii) the occupiers of any adjoining land, and

(b) take into consideration any response to the notice that is received within 21 days after the notice is given.

*(3) In this section, **relevant land** means the land on which the development is proposed to be carried out.*

In accordance with Section 2.62, the activity must be notified to Temora Shire Council and occupiers of adjoining and adjacent properties.

Section 2.61(2), replicated above, also outlines that development must not be carried out under Section 2.61 unless the public authority is satisfied that appropriate consultation has been undertaken having regard to the community participation plan. In accordance with HI’s *Community Participation Plan (October 2024)* (CPP), the REF will be publicly exhibited for a period of 28 days. Any submissions received during the notification and exhibition period will be addressed in the final REF.

In addition to the statutory consultation requirements, the Temora Health Service Redevelopment project team has undertaken consultation at all stages from project initiation, master planning, concept and schematic design and activities are ongoing. Consultation activities involved stakeholders (Temora Health Service staff, Local Health

Advisory Committee (LHAC), project user groups (PUGs), Executive User Groups (EUGs), and Temora Council) as well as the broader community. Yerrabingin, an Aboriginal engagement consultancy, facilitated specific engagement with community members including Temora High School to inform the Connecting with Country process.

At the concept design stage over 70 people engaged with the project team at drop-in information sessions at Temora and Arianah Park, and face-to-face briefings were held with Temora Youth. The community was encouraged to complete an online survey and to provide feedback to the project team via a dedicated project phone and email address. Following concept design consultation, the project team collated all feedback from stakeholders, staff and community. Activities were collated in an Engagement Outcome Report. Feedback received within the scope of the project is being used to inform further design activities.

Environmental Impacts

As part of its obligations under Section 5.5 of the EP&A Act, HI is required to take into account, to the fullest extent possible, all matters likely to affect the environment. To comply with this obligation, a wide range of potential environmental impacts have been assessed for this REF. The proposed works are not likely to significantly affect the environment given the siting of the project within the grounds of the existing hospital and the minor external alteration proposed. Where considered necessary, mitigation measures have been proposed to ensure that all environment impacts of the proposed works including impacts to biodiversity, traffic and parking are not likely to significantly affect the environment.

Justification and Conclusion

The proposed activity 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 proposed activity 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.

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

- The proposed activity responds to an existing need within the community;
- The extent and nature of potential impacts will not have significant adverse effects on the locality, community and the environment;
- Potential impacts can be appropriately mitigated and managed to ensure that there is minimal effect on the locality and community;
- The environmental impacts of the proposed activity are not likely to be significant and therefore it is not necessary for an Environmental Impact Statement ('EIS') to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5.1 of the EP&A Act;
- The proposed activity will not have any effect on matters of national significance and approval of the activity under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* is not required;
- An ancillary remediation development application under Part 4 of the EP&A Act is required prior to the commencement of any remediation works and this will be sought from Temora Council; and
- There are no other separate approvals, authorisations or notifications required in relation to the proposed activity prior to determination under Part 5 of the EP&A Act or under any other Acts.

On this basis, it is recommended that HI approve the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures recommended in this report.

1. Introduction

NSW Health Infrastructure (HI) proposes to redevelop the existing health service facility at 169-189 Loftus Street, Temora (Lot 2 DP 572392) (the '**Site**') as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities. This Review of Environmental Factors ('**REF**') has been prepared by Urbis on behalf of HI to determine the environmental impacts of the proposed activity at the site. 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 proposed activity, to document the likely impacts of the proposed activity 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 section 170 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), that is, the *Department of Planning and Environment's Guidelines for Division 5.1 assessments – June 2022*, and *Addendum – Consideration of environmental factors for health services facilities and schools* (DPHI October 2024), as well as the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

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 Homes under Part 5 of the EP&A Act; and
- The potential for the proposed activity 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 examines, and considers to fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

2. Site Analysis and Description

2.1 The Site and Locality

The site is located in the Temora Shire Local Government Area (LGA) in the Riverina Region of NSW. Temora Shire LGA covers approximately 2,802km², 423km southwest of Sydney and 80km north of Wagga Wagga. The population is 6,274 residents. The LGA comprises the town of Temora, villages of Aria Park and Springdale and rural settlement on farming properties and small localities. Temora's main employment sector is agriculture, followed by retail trade, health care and social assistance, education and training, accommodation and food services and construction.

The site address is 169-189 Loftus Street, Temora which is legally described as Lot 2 DP 572392 with a total area of 3.177ha. The site is on the traditional land of the Wiradjuri People. The site is owned by the Health Administration Corporation (HAC). It is within the Murrumbidgee Local Health District (MLHD).

The location of the site is illustrated in **Figure 1**.

Figure 1 Local Context



Source: Urbis

2.1.1 Existing Development

The site is occupied by the existing Temora Health Facility, which includes the following:

Main Hospital Building

The main hospital building is a 28-bed facility inclusive of 22 inpatient beds and six maternity beds. The existing three-storey hospital was built in 1939 in the Interwar International style. The hospital is at the top of the hill overlooking the surrounding district.

Services provided include a Role Delineation Level (RDL) 2 emergency department, general medical, surgical, obstetric, pathology and radiology services. Community health services include community nursing, domestic violence, counselling, physiotherapy, mental health and transitional aged care. Additional services by visiting staff include speech pathology, dietetics and occupational therapy.

The site includes extensive well-maintained gardens and arboretum.

Ancillary Buildings

- Single-storey brick storage building with metal roof to the west of the main hospital building.
- Single-storey brick building with metal roof to the north-west of the main hospital building.
- Single-storey brick building to the north of the main hospital building.
- Single-storey brick building with metal roof north-east of the main hospital building.
- Small single-storey brick plant room to the east of the main hospital building.
- Two-storey brick and metal building with tile roofing to the south-east of the main hospital building used for staff accommodation.
- Small, open sided pavilion with metal roofing to the south of the main hospital building.

Refer **Figure 3** for the location of the following buildings on site:

- Staff Accommodation (1).
- Hospital Main Building (2).
- Hospital Additions (3).
- Outbuildings (4).

Photographs of the existing development are contained below in **Figure 2 (overleaf)**.

Figure 2 Site Photographs



Picture 1 West side of the Main Hospital Building and Front of Boiler and Waste Room

Source: Northrop



Picture 2 Back of Main Hospital Building.

Source: Northrop



Picture 3 Main Entrance (right) and pathology entrance (left)

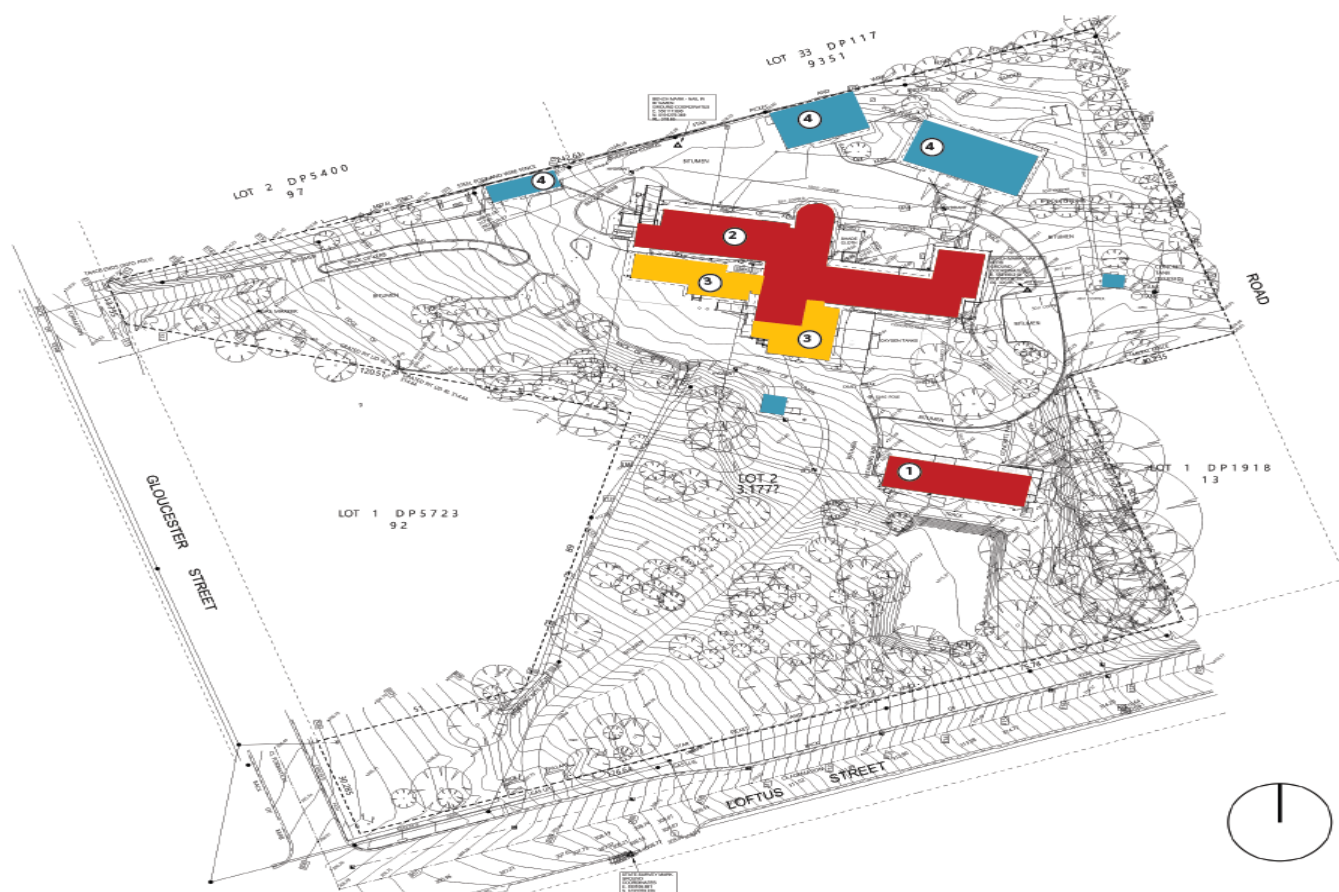
Source: Northrop



Picture 4 Back of Main Building (Northern side) behind Consultation Rooms.

Source: Northrop

Figure 3 Existing Development



Site plan highlighting current building assets

Source: HDR

2.1.2 Other Site Elements

The key features of the site which have the potential to impact or be impacted by the proposed activity are summarised in the table below.

Table 1: Site Features

Descriptor	Site Details
Land Configuration	The site is an irregular shaped allotment of approximately 31,795m ² . The site topography is gently undulating and slopes from +320 to +306 AHD towards the western boundary (subject to land survey). The existing hospital is located on the elevated northern part of the site. The area occupied by the existing hospital has been levelled to accommodate the existing development.
Land Ownership	The site is owned by the Health Administration Corporation.
Local Context	<p>The site is located on the corner of Loftus Street and Gloucester Street, Temora. The surrounding locality is described below:</p> <ul style="list-style-type: none"> ▪ North: Temora TAFE adjoins the site. Temora High School is located north-west of the site. ▪ East: Utilities infrastructure (transmission tower, substation, pumping station) and vacant agricultural land beyond. ▪ South: The land uses are predominantly general residential. ▪ West: Whiddon Temora Residential Care and beyond this is Gloucester Park, a local open space with playground facilities.
Regional Context	<p>Temora Shire Local Government Area covers approximately 2,802km², located in the Riverina region of NSW, 423km southwest of Sydney and 80km north of Wagga Wagga. The population is 6,274 residents (2018). The population comprises the town of Temora, villages of Aria Park and Springdale, and rural settlement on farming properties and small localities.</p> <p>Temora's main employment sector is agriculture, followed by retail trade, health care and social assistance, education and training, accommodation and food services and construction.</p>
Infrastructure	The site is serviced by existing power, water, sewer and utility services. Water mains are located underneath the existing buildings and will be relocated during the construction of the new hospital. Consultation with all service providers will be conducted as part of the approval process.
Site Access	<p>The main access point is via Loftus Street, a local road which directly connects the site to the B85 Goldfields Highway which connects south to Wagga Wagga. There is an additional exit only to Gloucester Street. A minor service entrance provides access to the eastern side of the site from an unsealed road.</p> <p>Temora Railway Station is located approximately 2.5km west of the site. It is not served by passenger routes but retains a function as signalling facility and a stop on the Lachlan Valley tourist railway.</p>

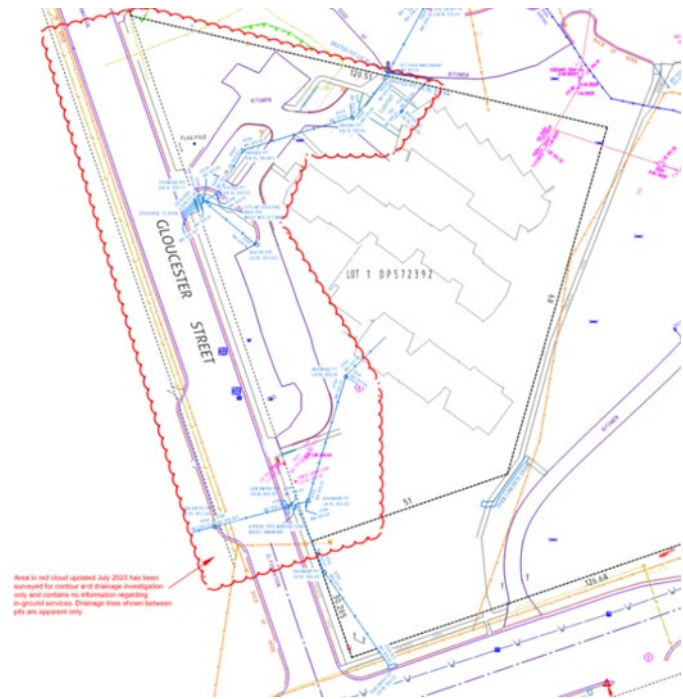
Descriptor

Site Details

Easements and Covenants

The site contains drainage crossings within Gloucester Street. There is existing stormwater infrastructure within a drainage easement through the downstream neighbour, Whiddon Temora. The location of these elements is illustrated in **Figure 4** below.

Figure 4 Drainage Survey of Easement and Gloucester Street



The status of the existing easements should be reviewed post construction by a property lawyer to determine whether any easements are redundant and need to be extinguished or can be rationalised. The proponent should establish benefit of the easement for stormwater purposes.

Services

As part of the proposed activity, existing services will be capped, removed, retained or augmented as required.

Acid Sulfate Soils

There are no Acid Sulfate Soil designations affecting the site.

Contamination

The site has historically been used for residential and agricultural (grazing) purposes until the late 1930s and has been used for a hospital since.

A Preliminary Site Investigation Report (**PSI**)(**Appendix I**) and a Detailed Site Investigation Report (**DSI**) (**Appendix J**) have been undertaken. A Human Health Risk Assessment (HHRA) (**Appendix K**) was subsequently undertaken by Environmental Risk (Enrisk). The purpose of the HHRA was to determine if the concentrations of chemicals reported in the soil posed an unacceptable risk to human health or ecosystems at the site, and to determine if a Remediation Action Plan (RAP) was required to address potential risk issues related to contaminants in the soil.

Based on the data provided and in relation to heavy metals, TRH and PAHs in soil EnRisk concluded that a RAP was not required for the site. However the HHRA did not consider asbestos, and management and remediation of asbestos is required. JK Environments has prepared a RAP (**Appendix L**) to provide the framework for the remediation of the known localised asbestos impacts. It also address data gaps, and provides remediation approaches as a contingency in the event that soil contamination that poses a potentially unacceptable risk to receptors is identified through the data gap investigation process.

Section 4.7 of the State Environmental Planning Policy (Resilience and Hazards) 2021 (**RH SEPP**) identifies that Category 1 remediation work can only be undertaken with consent. The RH SEPP identifies that remediation work to a heritage item area is Category 1 remediation work and therefore requires consent. As the site is a heritage item the remediation work proposed under the RAP cannot be approved under the Part 5 REF process. Accordingly, development consent is being sought from Temora Shire Council (Council) as part of a separate local development application in accordance with Part 4 of the Environmental EP&A Act. The extent of remediation required will be determined following demolition and excavation.

Descriptor	Site Details
Stormwater and Flooding	<p>The area to be developed under the proposed activity is elevated and the site is not identified as flood prone land.</p> <p>The proposed management of stormwater in the re-development aims to resemble the existing catchment split and re-use the existing discharge locations. A stormwater assessment was undertaken to inform the capacity of the existing system, and its ability to cater for the re-development flows and estimate impacts to downstream public road reserve.</p>
Bushfire Prone Land	The site is not identified as bushfire prone land.
Flora and Fauna	The site currently contains many mature trees, planted in the 1940s by the Board of Directors of the hospital. These trees form an arboretum that is recognised as high heritage significance.
Aboriginal Heritage	<p>A due diligence investigation has been prepared by NGH Environmental. Based on the visual inspection of the proposal area, the development of a predictive model for Aboriginal sites, and the observed level of disturbance it is considered unlikely that in situ Aboriginal heritage objects or areas of archaeological potential are present within the site.</p> <p>AMAC Archaeological conducted a program of Aboriginal test excavation within the zone of moderate archaeological (SZ3) in order to address the potential for Aboriginal objects and/or features of archaeological and cultural significance to be present. The test excavation did not identify any Aboriginal objects or materials.</p> <p>The Aboriginal Archaeological Technical Report prepared by AMAC Archaeological (Appendix EE) confirms that there are no gazetted Aboriginal places in the study area and that it has nil archaeological potential for intact Aboriginal objects and/or features to be present.</p>
European Heritage	The main hospital building, staff accommodation block and arboretum are a heritage item of local significance 1108 under the <i>TLEP 2010</i> . Heritage assessment undertaken to support the master planning process found that the existing hospital building is of moderate heritage value as a representative example of its type, and the staff accommodation building is also of low significance. The landscaped arboretum is of high heritage significance.

2.1.3 Site Considerations and Constraints

Section 10.7 Planning Certificate No. 145/2023 dated 21 November 2024 identifies that the site is located within the SP2 Infrastructure zone under *Temora Local Environmental Plan 2010* ('**TLEP 2010**'). The Planning Certificate is provided at **Appendix Y**.

Table 2: Section 10.7 Planning Certificate

Affectation	Yes	No
Critical habitat		✓
Conservation area		✓
Item of environmental heritage	✓	
Affected by coastal hazards		✓
Proclaimed to be in a mine subsidence district		✓
Affected by a road widening or road realignment		✓
Affected by a planning agreement		✓
Affected by a policy that restricts development of land due to the likelihood of landslip		✓
Affected by bushfire, tidal inundation, subsidence, acid 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		✓

2.2 Surrounding Development

The surrounding land uses are predominantly rural, large lot residential and rural village. Development surrounding the site comprises the following:

- **North:** Temora TAFE adjoins the site to the north. Temora High School is located across Gloucester Street west of the site.
- **East:** Utilities infrastructure (transmission tower, substation, pumping station) is located to the east with vacant agricultural land beyond.
- **South:** The land uses are predominantly general residential.
- **West:** Whiddon Temora Residential Care and beyond this is Gloucester Park, a local open space with playground facilities.

2.3 Related Projects

In accordance with Section 4.8 of *State Environmental Planning Policy (Resilience and Hazards) 2021* the ancillary remediation of the site is Category 1 remediation requiring development consent, due to the site being a heritage item.

The ancillary remediation cannot be classified as 'development without consent' and included within the Part 5 approval. An application for development consent was lodged with Temora Shire Council on 17 February 2025 for the remediation of the site (DA reference 17/2025) and is under assessment. Development consent for the remediation is required prior to the commencement of any remediation works on the site.

3. Proposed Activity

3.1 Proposal Overview

The NSW Government has committed \$95 million to the Temora Health Service redevelopment as part of the \$500 million rural health boost. The aim of the proposal is to deliver a hospital that provides a welcoming and safe environment, delivering innovative, sustainable and contemporary health services in the Region. The activity includes the demolition and replacement of the existing hospital buildings to support the delivery of contemporary healthcare services.

A key objective of the proposed activity is to enhance the current services to address the health care needs of the community and surrounding areas now and into the future. The works will address existing facility condition and functionality concerns and deliver the service capacity requirements defined within the Temora Health Service Plan (HSP).

The proposal is illustrated in 3D in the figure below.

Figure 5 3D View



Source: HDR

3.1.1 Design Approach

The design approach of the proposed activity encapsulates the following vision and objectives which were derived from a project visioning workshop held on 13 February 2023:

- Deliver the current and future service capacity requirements defined within the Temora Health Service Plan (HSP) fulfilling its role within the MLHD.
- Occupy the top of the hill to continue the legacy of the hospital on the hill and enhance the building's relationship with the arboretum.
- Provide for staged construction, continued operation of the hospital and allow for efficient future expansion.
- Improve access for Temora residents and surrounds to patient-centred health services that are effectively integrated with the MLHD networks and service delivery partners.
- Deliver a facility that is a focal point for and is valued by the community, acknowledging the history of service delivery and heritage associated with the site.
- Provide a pleasant workplace that promotes a collaborative and efficient working environment and contributes to recruitment, attraction and retention of skilled staff.

Figure 6 Proposed Entry Façade 3D Image



Source: HDR

Placemaking and Design

The Architectural Design Report enclosed at **Appendix B** has been prepared with regard to:

- The *Design Guide for Health: Spaces, Places and Precincts*.
- Government Architect, Connecting with Country Framework.
- HI Policies, Guides or Frameworks relating to Design, Placemaking and Sustainability.

Design Review

The preferred design has evolved based on the functional needs of the facility and consultation with project user groups (PUGS).

The project has also been subject to:

- State Design Review Panel (three reviews)- on 10 May 2023, 9 August 2023 and 14 February 2024. A summary of the feedback received and how the project has responded is contained in Section 7.2 of the Architectural Design Report (**Appendix B**).

Design Guide for Health

This REF is accompanied by an Architectural Design Report (Appendix B) which provides a detailed response to each the Design Guide for Health principles. The responses have been reproduced below for completeness.

Design for Dignity

The Temora Hospital redevelopment focuses on creating a welcoming and comforting environment. This begins with a meandering driveway through an established landscape, offering a calm arrival. Landscaping and wayfinding guides visitors to the main entrance. Inside, the reception area overlooks an arboretum, enhancing the sense of calm. Clear wayfinding is provided by a central corridor and a large landscaped courtyard, which helps de-institutionalise the experience. The centrally located courtyard, easily accessible from the waiting area, offers a private and calming space for respite.

Design for Wellbeing

The building maximises amenity through ample daylight in key areas and views of the garden, with access to external gardens and recreation spaces. Human health and wellbeing are enhanced by outdoor spaces with landscaped shading and connected pathways. Staff and patients benefit from several courtyards, including the main central courtyard, IPU lounge courtyard, birthing courtyard, and rehabilitation courtyard, which support recovery and rehabilitation. Staff wellbeing is further supported by a dedicated landscaped staff courtyard, an administration area with expansive views, and a meeting space opening onto the central courtyard. An integrated arts strategy creates a welcoming environment and provides positive distractions for patients, visitors, and staff.

Design for Efficient and Flexible Care

Efficient clinical adjacencies, functional relationships, and circulation flows are crucial for effective care delivery. A detailed consultation process with various stakeholders ensured that departmental planning adhered to the Australasian Health Facility Guidelines and incorporated lessons from the existing Temora Hospital and other regional hospitals in NSW. Future expansion opportunities for inpatient, ambulatory care, and admin units were considered, with key principles promoting hospital flexibility. These include open-ended corridors for future extensions, standardised IPU bedrooms for service type changes, and provisions for larger spaces within specific clinical rooms.

Design with Country

The redevelopment of Temora Health Service utilised design thinking and collaborative events such as a Walk on Country, Design Jam, and Community Feedback Session. Despite not all discussions occurring on-site, the cultural landscape and context of Wiradjuri Country were prioritised during community engagement. This empathetic design approach ensured that First Nations cultures remained central to the project. Collaboration with First Nations community members and a multidisciplinary design team brought diverse ideas and knowledge to the process. Community engagement identified key insights, recommendations, and opportunities, leading to three key themes: Journeys within Country, Familiarity and Reflection, and Working Gently Together. These themes aim to provide a foundation for cultural care, celebration, and well being in the facility.

Design for the Neighbourhood and Surrounding Environment

The new Temora Health Service is designed with a deep understanding of its contextual setting, from macro to micro scales, and honours the site's long-standing role in providing healthcare to the Temora community. Although the existing 1930s building is outdated for contemporary care, the arboretum and hilltop location are valued by locals. The new hospital respects this heritage, offering the community a valuable space.

The new building maintains garden views and continues the tradition of the hospital on the hill. The architecture draws inspiration from the Temora region's vernacular, including monumental nineteenth-century masonry public buildings and simple, authentic grain silos and storage sheds. The material palette is inspired by Temora Greenstone, a jade-like rock native to the area.

Design for Connection

Transport to the hospital is primarily by private vehicle, as it is located on the outskirts of town without public transport or cycling infrastructure. To accommodate this, a dedicated entrance driveway for the public carpark and drop-off area leads directly to the front of the building. The landscape design and building form offer intuitive wayfinding from the carpark to the main entrance. A covered walkway from the drop-off area, featuring blade wall columns, guides visitors to the main entrance. The landscaped areas around the carpark, front entry, reception, and central courtyard provide both formal and informal spaces for people to pause and foster community interactions.

Design for Sustainability

The design of the new Temora Hospital incorporates strategies to reduce energy consumption and generate renewable energy, including all-electric air conditioning using heat recovery pump systems, LED lighting with controls, and roof-mounted onsite renewables. It follows circular economy principles to minimise waste, keep products and materials in use, and contribute to the regeneration of natural systems. The project targets 60 points against HI ESD targets and aims for future net-zero achievement. Upcoming phases will include climate change risk and embodied carbon assessments.

The building features passive design elements, such as large eaves to the north to reduce direct summer sun and heat gains, and aims for a 10% reduction in water use through initiatives like rainwater tanks for irrigation. Landscaping incorporates water-sensitive urban design principles, connections with Country, and supports ecological, cultural, and clinical outcomes with new native vegetation to enhance biodiversity and regeneration.

Connecting with Country/Engagement

Temora Health Service is located on Wiradjuri Country that connects throughout the Riverina Region. The Wiradjuri People are a strong community who have thrived since European Settlement. The proposed activity is an opportunity to celebrate the all-encompassing nature of Country. In accordance with the GANSW Connecting with Country Framework, the following five outcomes have formed an integral and continuing part of the design process and will continue through ongoing maintenance and continuing objectives of the proposed activity:

- Healthy Country
- Healthy Community
- Protecting Aboriginal Cultural Heritage
- Cultural Competency
- Better Places

Design Concepts and Precedents

The following themes identified in a Design Jam and two subsequent feedback sessions have been utilised to guide the design of the proposed activity through the design process:

- Integrate the six Wiradjuri seasons displaying images on the materials, forms and patterns of the seasonal shifts. i.e. planting scheme.
- Weaving floral prints and images throughout the textiles, reflecting the biodiversity of the thriving Country.
- Design a native garden, allowing users to participate in watering and care taking. Providing an educational and interactive experience. Opportunity for community to provide plantings.
- Source medicinal plantings from surrounding regions for consumers to be able to access day to day.
- Allowing a place of reflection and pause along entryways.
- Consider incorporating the rich Wiradjuri language throughout the spaces, reflecting the many environments within the site.
- Incorporate immersive and interactive elements of Water Country on the site.
- Design a language space for users to participate in with sensory engagement methods: sound, sight, and touch.

Sustainability and Climate Resilience

A key requirement of the proposed activity is that it meets the sustainability expectations of the NSW Government which have been carried through in the HI Design Guide Note (**DGN**) 58 Ecological Sustainable Design and Evaluation Tool (DGN 58). DGN 58 requires the building to achieve a minimum of 45 points whilst targeting 60 points from the HI ESD tool. The proposed activity has also been subject to a climate change risk assessment process and a climate adaptation plan. Measures have been incorporated into the design to account for projected 2040 temperatures as well as future rainfall scenarios.

Key ESD objectives include:

- Maximise re-use of materials from demolition.
- Maximise building utilisation.
- Design for longevity, adaptability and disassembly.
- Avoid unnecessary use of materials and components.
- Maximise material efficiency.
- Reduce use of virgin materials.
- Reduce use of carbon intensive materials.
- Design out use of hazardous and polluting materials.

For further details refer to the accompanying Sustainable Development Strategy at **Appendix E** and Architectural Design Report (**Appendix B**).

3.1.2 Proposed Activity

The proposed activity will provide a modern health facility and enhanced healthcare services for Temora and the surrounding region. The redevelopment will deliver enhanced care in a contemporary setting to meet the needs of the local community now and into the future.

Project Area

The site is 3.177ha. The existing and outbuildings have a total floor area of approximately 4,700m². The proposed health service has a gross floor area of 3,384m².

Demolition

The proposed activity comprises demolition of the existing main hospital building and all ancillary buildings as shown below in **Figure 7**. The existing nurses' accommodation building will be retained throughout construction for decanting purposes. This building will require interim works including new power, lighting and data and minor alterations to achieve accessibility. This building will be demolished at the completion of the construction works.

Tree Removal

The proposed activity will require the removal of 26 trees that are directly impacted by the works.

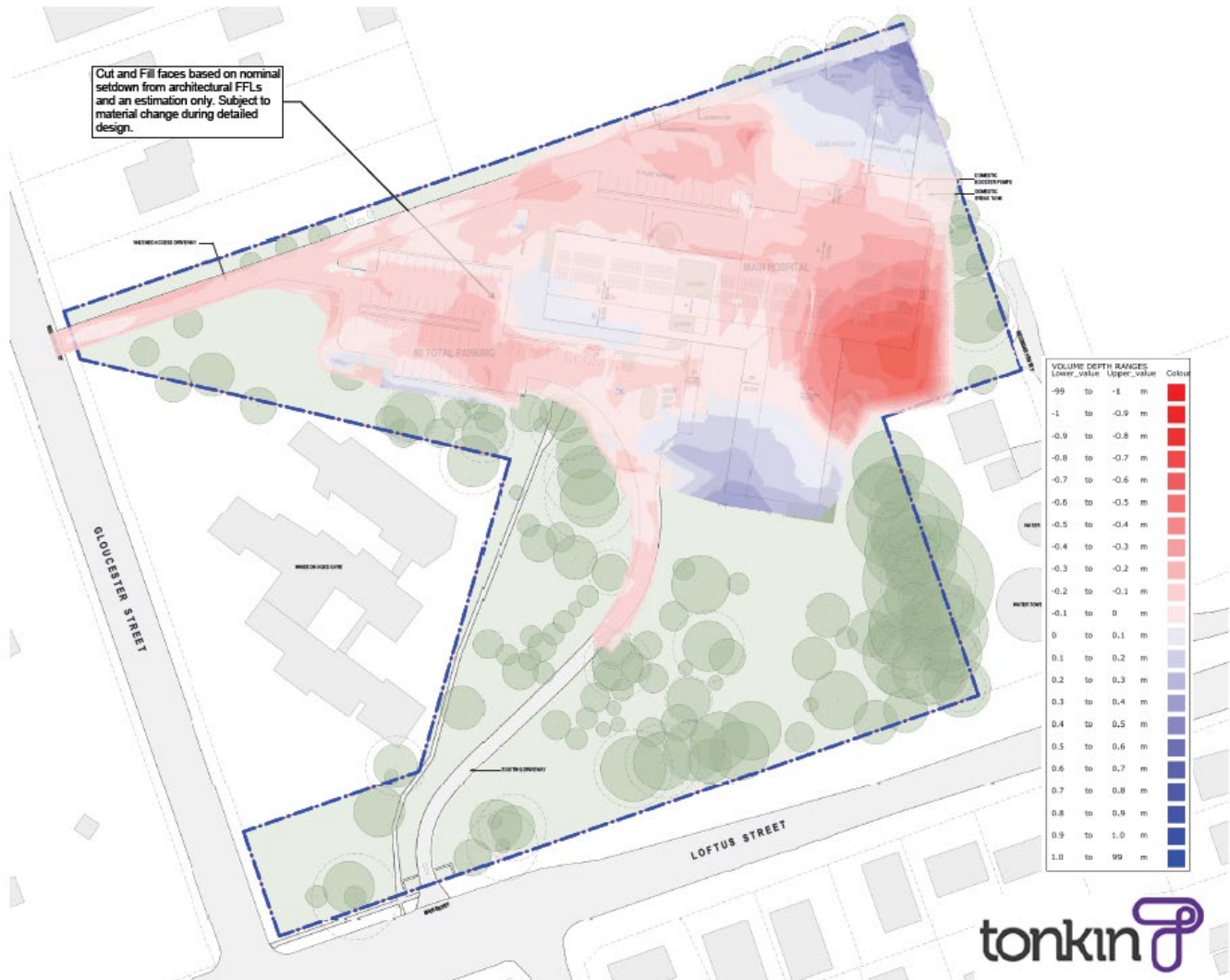
Figure 7 - Demolition Plan



Earthworks

Cut and fill is required to achieve an optimal building level and level access around the buildings. The most significant area of cut required is to the east of the perioperative department. A retaining wall of maximum 2m in height is required in this area of the site. The extent of cut and fill across the site is illustrated in **Figure 8** below.

Figure 8 Extent of Cut and Fill



Tonkin Engineering

Physical Layout and Design

Site Layout

The proposed site layout preserves the existing driveway arrangement and the siting of the health service building on the hill. The site layout is shown below.

Figure 9 Site Layout



Source: HDR

Traffic and Parking

Vehicular Access

Vehicular access to the health service site will be via existing crossings from Loftus and Gloucester Streets. These currently provide a one-way direction of flow with entry from Loftus and egress to Gloucester Street.

Entry to the public carpark and drop off will continue to be from Loftus Street with egress in a one-way direction to Gloucester Street. The Gloucester Street access will be widened and upgraded to provide a two-way crossing enabling access and egress for ambulance and logistics vehicles.

Pedestrian Access

Pedestrian access from the street is facilitated within an existing pathway from Loftus Street to the carpark. A new pedestrian pathway will be provided from Gloucester Street through to the new carpark and main health service entrance. The proposed site access arrangements are shown below in **Figure 10** below.

Figure 10 Site Access Arrangements



Source: HDR

Parking

The proposed activity involves the reconfiguration and consolidation of the internal car park into two parking areas as follows:

- A main parking area for visitors and staff (65 spaces, including 4 accessible spaces).
- A secondary parking area in proximity to the loading dock and for fleet vehicles (15 spaces). These spaces will be provisioned for EV charging.
- Four accessible parking spaces located in the main carpark will provide access to the front door via a compliant gradient.

The proposed parking arrangements are shown below in **Figure 11**.

Figure 11 Proposed Parking Arrangement



Source: HDR

Design and Built Form

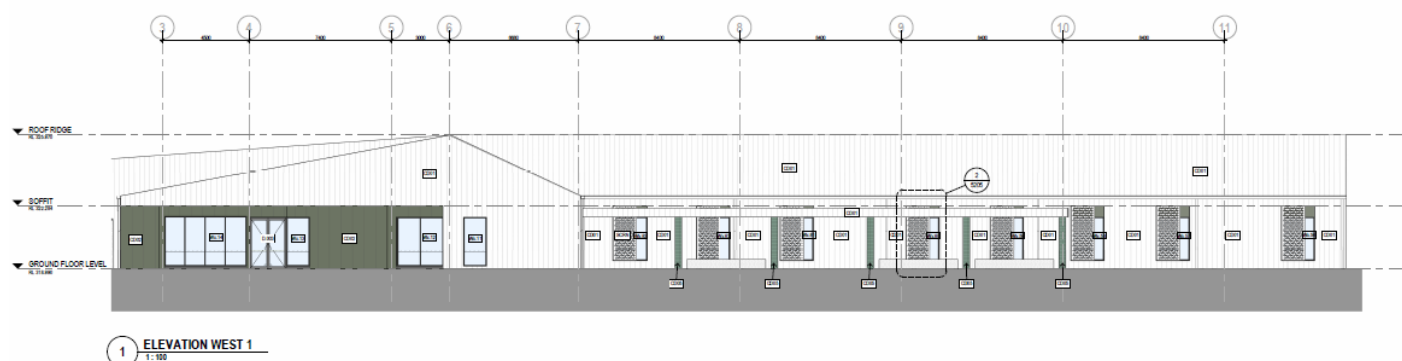
The architectural intent of the new health service is driven by the opportunities and constraints of the site and the required building functionality. The historical entrance route and entrance gates have been retained. The single-storey building form respectfully engages with the topography of the site as well as the surrounding areas. The Main Entry and front of house facilities are located such that they are immediately recognisable on entry into the site from the main road, an important wayfinding strategy.

The proposed roof form takes inspiration from the recognisable building silhouettes of the agricultural grain stores in the Temora region with contextual reference to the architectural vernacular of verandahs and semi indoor / outdoor environments. Materiality consists of expressed verticality of metal sheet making reference to the agricultural context with a contrasting green facade making reference to the local Temora greenstone.

The façade has been developed with durability, maintenance, ease of construction and sustainability in mind while keeping in line with the project budget. Access to natural light has informed the locations of a majority of clinical rooms for both patient and staff well-being.

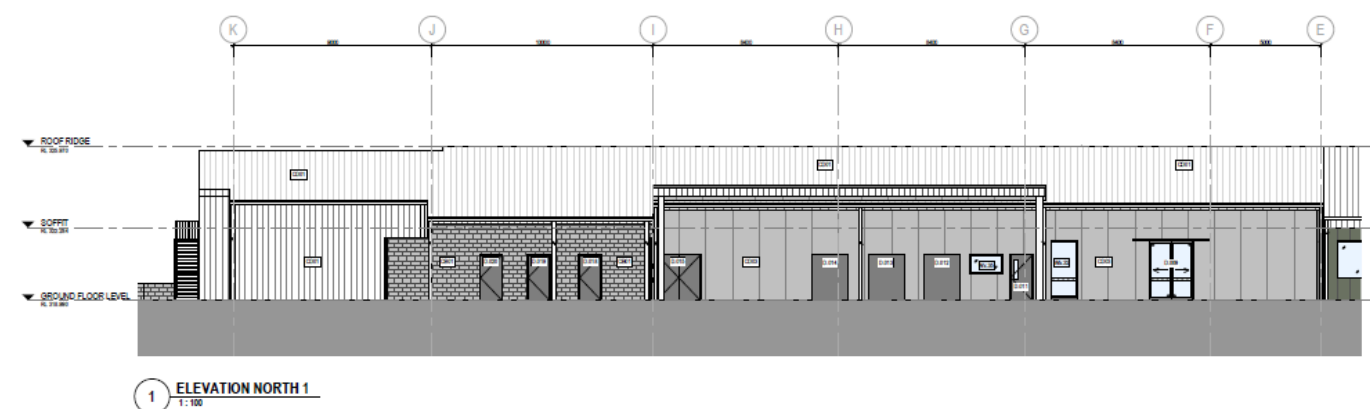
The maximum height of building will be 6.98m with a total gross floor area (GFA) of 3,384m². The excerpts from the architectural plans below shows the building elevations.

Figure 12 Elevation (West)



Source: HDR

Figure 13 Elevation (North)



Source: HDR

Landscaping

The overall landscaping strategy will utilise and enhance the existing landscaping treatments. The landscaping design and planting strategy has been guided by the design principles developed during from Connecting with Country engagement, including:

- Journeys within Country – allowing the existing planted character and arboretum to provide a guided entry and a range of curated experience within the landscape.
- Familiarity and Reflection – creating areas for reflection and respite.
- Working gently together – allowing users to participate in caring for the garden.

The landscape masterplan provides a welcoming green area at the patient drop off and building entrance, and five key landscaped courtyard spaces within and surrounding the building as shown at **Figure 12**. There are secure outdoor spaces that provide patients, visitors and staff with access to outdoor areas to support their clinical care and wellbeing.

Figure 14 Landscape Plan



Staff Courtyard

Within the staff courtyard the curved wall of the original paediatric unit has been retained, to reflect the heritage significance of the site. This space acts as a breakout from the adjacent staffroom and includes a variety of seating and a lawn area to provides a space for respite.

Central Courtyard

Key to the amenity on the site is the landscaped central courtyard. The central courtyard creates a breakout space for the users with access directly from the main corridor and waiting area. Access is also provided from the community lounge and staff meeting room. This space will form the focal point of the health service and will be an area which provides for an open outlook to landscape from the main circulation corridor.

Being a space which is carved away from the main building mass, this courtyard reveals the green façade finishes on all sides representing the Temora greenstone. This finish provides a calming and welcoming backdrop to the landscaped area. The panel sizes of the FC sheet will be narrow and tall emphasising the verticality of the space and making reference to the established trees of the site.

Small portions of the glazed brick / tile cladding will be used adjacent to the glazed main corridor. This material is utilised in locations that are key touchpoints where the users will engage closely with the material.

Figure 15 Central Courtyard



Source: HDR

Materials and Finishes

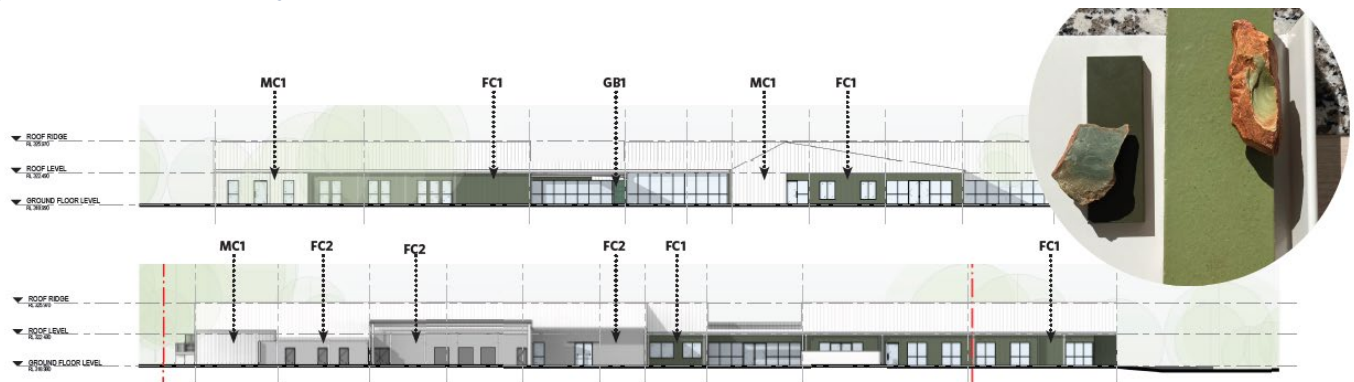
External Materials and Finishes

The health service is delineated into two wings of gable form and pitched roofs. The green facade is expressed where the building form is cut away. The bulk of the green façade will be pre-finished fibre cement cladding. Most of the materiality of the façade of the health service comprises the following:

- Lysaght Snapseam Façade and Roof.
- Fairview Pre-Finished Fibre Cement Façade.
- Austral Glazed Brick Cladding.
- Equitone Prefinished Natural Fibre Cement Façade.

The above materiality and finishes are illustrated in **Figure 16** below.

Figure 16 Overall Materiality – External



Source: HDR

Internal Materiality and Finishes

The overall interior colour palette consists of creams, greens, blue and timber effect finishes as illustrated below in **Figure 17** and **Figure 18**.

Figure 17 Overall Materiality – Internal



Source: HDR

Figure 18 Interiors – Renders



Source: HDR



Source: HDR



Source: HDR



Source: HDR

Signage

A Wayfinding and Signage Strategy is enclosed at **Appendix X**. The purpose of this is to:

- Create a clear and welcoming arrival experience to the site and building enhances for all users;
- Provide clear directions to key destinations externally and internally. Apply best-practice progressive disclosure principles to give users the right information at the right point in their journey;
- Provide clear identification of key destinations including departments, rooms and amenities;
- Use clear, simple and accessible naming and numbering for key destinations (addressing). Naming should be plain English terminology. Numbering should be logical and easy to infer; and
- Use design to celebrate the local and historical context of the facility.

The external signage is illustrated in **Figure 20** and **Figure 21** below and includes:

- Removal of the existing illuminated NSW identification sign;
- Retention of the existing black lettered 'Temora Hospital' sign at the entrance gates;
- Provide a primary vehicular directional sign at site campus corners along Loftus Street. Include:
 - Directions to Main Entry, Emergency and Parking.
 - Directions to Deliveries and Ambulances.
 - Health service name and MLHD brand.
- Provision of a secondary vehicular directional sign directing to Drop-off, Pick-up, Parking and to the Way Out.

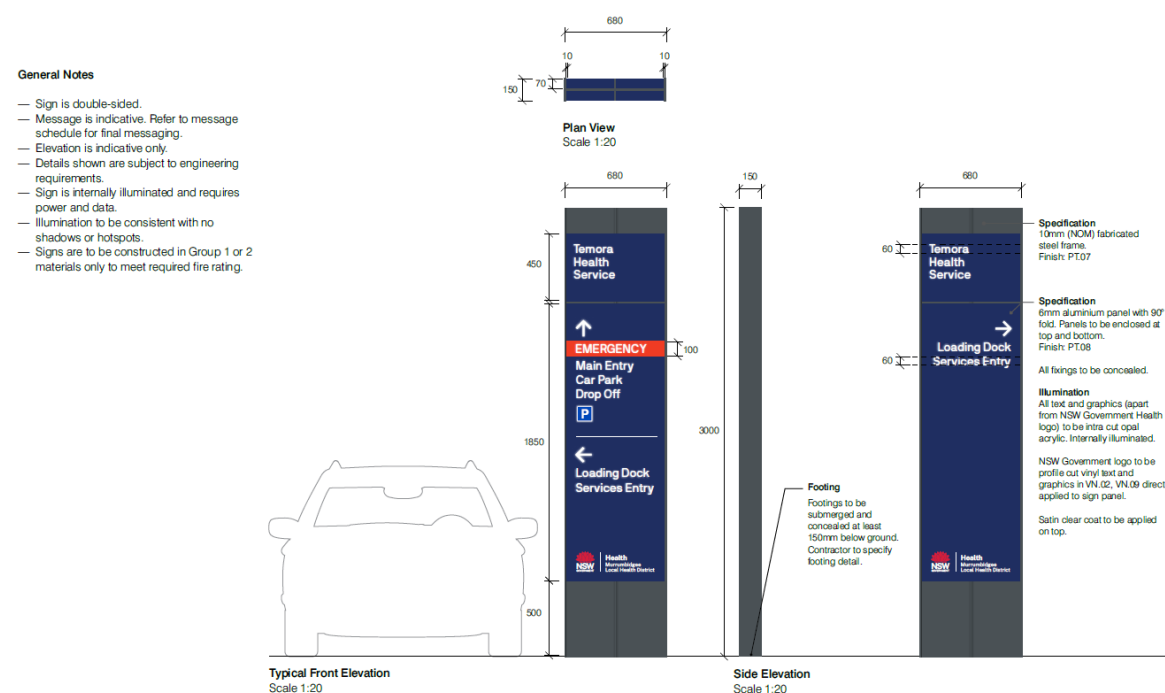
- Provision of pedestrian directional as reassurance that users are heading in the right direction, including directions to the Main Entry and Emergency.

Figure 19 External Signage



Source: Semaphore

Figure 20 Wayfinding Signage



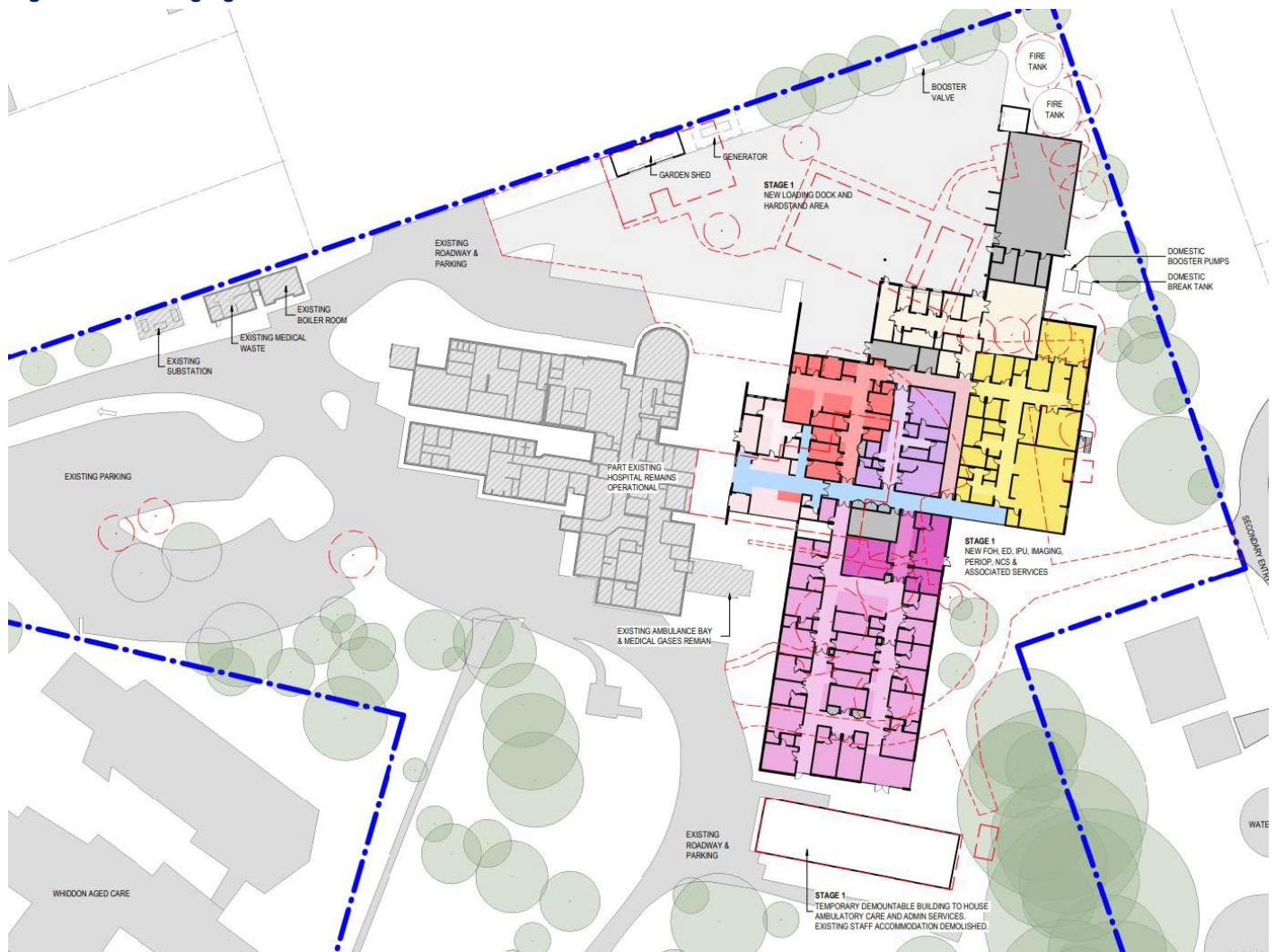
Source: HDR

Staging

The staging, methodology and delivery (including all services utilities and infrastructure upgrades) of the project will be in accordance with the Project Construction Program which is to be confirmed. Initially there are two main parts to the staging:

- Part A: It is intended that the eastern portion of the old hospital will be demolished to clear the footprint for construction of stage A scope (new front of house, emergency department, medical imaging, perioperative suite, inpatient unit, non clinical support services).

Figure 21 Site Staging Plan – Part A



Source: HDR

- Part B: Demolition of the western portion of the existing health service building and construction of the remainder of the new health service facility (including activity based working, ambulatory care centre, car park and landscaping).



Utilities

The project area is serviced by water, sewerage, power and telecommunications. A suite of works will be required as detailed in the accompanying Architectural Design Report and **Section 6.2.11** of this REF.

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

A summary of the strategic merit of the proposed activity is as follows:

Future Transport Strategy

The Future Transport Strategy (**Future Transport**) was released on 5 September 2022. Future Transport updates Future Transport: 2056, to take into account events such as the COVID-19 Pandemic, drought, bushfires, flood and global upheaval which have altered the trajectory of many social, economic and cultural trends in NSW. Future Transport provides a refreshed take on the vision established under Future Transport 2056 and outlines a vision and strategy for the management of transport services and infrastructure across NSW. The strategy is underpinned by 14 strategic directions, with associated actions to realise these directions and outcomes. The key outcomes relevant to the development activity are:

- Develop an inclusive transport system enabling access to services and places for all; and
- Successful places for communities.

The proposed activity will enhance road and pedestrian access within the site and is considered to be consistent with Future Transport.

Riverina Murray Regional Plan 2041

The Riverina Murray Regional Plan 2041 (**Regional Plan**) establishes strategic priorities and actions to deliver its land use planning vision, including to ‘Strategically plan for health and education precincts’. The proposed activity will provide an upgraded health facility to support the region which supports this priority.

Temora Shire Local Strategic Planning Statement

The *Temora Shire Local Strategic Planning Statement (LSPS)* is a document used by Temora Shire Council, the community and developers to guide the current and future land use for Temora Shire over the next 20 years. The LSPS provides details of the shared outcomes agreed by the community, to be maintained and enhanced, supported by an overarching vision for Temora Shire. The LSPS is outcome focused and sets out Temora Shire’s land use planning priorities and actions over the short-medium term. The LSPS provides a line of sight from global and national trends, through to national and local planning matters. The following objectives are relevant to the proposed activity:

- Planning Priority 9: Plan, deliver and maintain a range of community, recreational and cultural facilities that support liveability within Temora Shire.
- Planning Priority 10: Deliver a range of community services to enable our population to enjoy a high quality of life.

The project is valuable social infrastructure that will support a high quality of life through the provision of an enhanced health facility.

3.2.2 Alternatives and Options

An overview of the alternatives, and an identification of the preferred alternative, for the activity are provided in the table below.

Table 2: Alternatives considered for the proposal

Alternative description	Advantages and disadvantages	Preferred alternative
Do Nothing	Retaining the existing health service in its current configuration does not enable improved functionality and service delivery to meet future healthcare delivery requirements. The ‘Do Nothing’ approach would not address fundamental functionality concerns.	
Alterations to existing health service	Retention of the existing building would be positive from a heritage perspective however would have required extensive retrofitting of services and remediation of degraded materials to make existing structure fit for purpose and equivalent to modern health care facility. The complexity of providing these upgrades as well as making the existing two storey building accessible and was cost prohibitive.	
Demolish existing health service and construct new single storey health service facility.	Due diligence investigations confirmed that the 85-year-old building had reached the end of its useful life and asset renewal was required. New structure to provide for the delivery of contemporary standards of health care. Single storey building designed to address the arboretum and create a prominent main entrance and sense of arrival.	✓

3.3 Construction Activities

The works are long term (36 months). The table below describes the key aspects of the construction activities.

Table 3: Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	Programmed to commence August 2025.
Work Duration/Methodology	Estimated 36 months - to be confirmed as part of the main work tender package.
Work Hours and Duration/Construction	Standard construction hours: Monday – Friday 7am – 6pm. Saturday 8am – 1pm. Sunday and Public Holiday: No work.

Construction activity	Description
Workforce/Employment	Construction workforce to be confirmed by contractor. Existing staffing levels will be maintained in the new health service facility.
Ancillary Facilities	A temporary site office will be established on site during construction with construction worker amenities including toilets and a lunchroom. Construction workers will park off site in the designated construction parking area. HAC owned land. Short term loading facilities will be provided on site.
Plant Equipment	To be confirmed as part of the main work tender package.
Earthworks	Following demolition, the proposed activity will require preparatory bulk earthworks as follows: <ul style="list-style-type: none"> • Cut: -4,200m³ • Fill: 2,150m³ • Balance: -2,050m³
Source and Quantity of Materials	To be confirmed as part of the main work tender package.
Traffic Management and Access	The proposed activity seeks to utilise the secondary access laneway at the east of the site for construction traffic to enable a separation from the health service operations during building works. The vacant land to the east of the laneway will be used for parking and delivery of materials for the main contractor.

3.4 Operational Activities

Use

New services to be delivered include an additional procedure room in the perioperative suite and expansion of the medical imaging unit to include a new ultrasound and CT service.

Operation Hours

The main entrance will be open from 7am to 7pm. After this time, visitors will use an after-hours intercom at the Main Entry to access services within the 24-hour zone. The 12-hour zone comprising Ambulatory Care and Staff Admin areas will be locked and inaccessible to public and visitors after hours.

Staff/Patients

The existing services will continue to be provided and staffing levels will be maintained to support the delivery of those services.

Safety

Access to public entry points is clearly defined and signposted, while restricted access areas use security hardware to ensure unauthorised personnel are deterred from entering the building. Security measures on site will include:

- Coverage of front of house areas with CCTV monitoring. CCTV is monitored on-site (IPU and ED). Administrative staff will review CCTV during business hours and 24 hour staff have overview for 24 hours.
- Provision of Security services on a 24-hour, seven day a week basis, carried out off-site;
- The ability to send and respond to security duress calls;
- Provision of solutions that responds to the access and egress requirements;
- Access and security for relatives and visitors to each department within the health service will be controlled via Triage as well as ED and IPU staff stations;
- Fencing of external courtyards to prevent access via secondary entries; and
- Lighting and CCTV provided to both the main carpark and the dock.

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 ('TI SEPP') aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TI SEPP outlines the approval requirements for health service facilities.

The site is zoned SP2 Infrastructure under the *TLEP 2010*. SP2 is a prescribed zone under the TI SEPP.

Section 2.61(1) 'Development permitted without consent' of the TI SEPP permits development by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility.

The relevant provision within Division 10 that provides the permissibility and the planning pathway is Section 2.61, as follows:

2.61 Development permitted without consent—existing health services facilities

(1) Any of the following development may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility—

- (a) the erection or alteration of, or addition to, a building that is a health services facility,*
- (b) development for the purposes of restoring or replacing accommodation or administration facilities,*
- (c) demolition of buildings carried out for the purposes of a health services facility,*
- (d) development for the purposes of patient transport facilities, including helipads and ambulance facilities,*
- (e) development for the purposes of any of the following that service patients or staff of, or visitors to, the health services facility, or other premises within the boundaries of the facility—*
 - (i) car parks,*
 - (ii) centre-based child care facilities,*
 - (iii) commercial premises,*
 - (iv) community facilities,*
 - (v) information and education facilities,*
 - (vi) recreation areas, recreation facilities (indoor) or recreation facilities (outdoor),*
 - (vii) residential accommodation,*
- (f) development for the purposes of health research (or development) industries, including medical research (or development) industries,*
- (g) development for the purposes of high technology industry for an industrial activity that involves biological, pharmaceutical, medical or paramedical systems, goods or components,*
- (h) development for the purposes of a building or place used for the training or education of health and other professionals.*

(2) *Development must not be carried out under this section unless—*

(a) *the public authority is satisfied that appropriate consultation has been undertaken having regard to—*

(i) *the SCPP—new health services facilities and schools, and*

(ii) *the community participation plan, and*

(b) *the public authority has considered the design guide, and*

(c) *the development will not involve more than 30,000m² of gross floor area on the site being created or affected.*

(3) *(Repealed)*

In respect to Section 2.61(1)(c) above, the proposal involves the demolition of a building carried out for the purposes of a health services facility.

In respect to Section 2.61(1)(a) above, the proposal involves the erection of a building that is a health services facility.

In respect to Section 2.61(2)(b) above, the public authority has considered the *Design Guide for Health published by the Government Architect in April 2023* in designing the proposal.

In respect to Section 2.61(2)(c) above, the proposed activity will not involve more than 30,000m² of gross floor area on the site being created or affected.

The project becomes an 'activity' for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment. The project is considered an 'activity' in accordance with Section 5.1 of the EP&A Act because 'the carrying out of a work', is explicitly referenced under the definition of 'activity' in Section 5.1(1)(d).

The development activity solely comprises the above elements and is therefore considered an 'activity' for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment via an REF.

TI SEPP consultation is discussed within Section 5 of this REF.

Table 4: Description of proposed activities

Division and Section within TI SEPP	Provision	Proposed Activity	Satisfied Yes/No
Division 10 – Section 2.61 – ‘Development permitted without consent’.	<p>(1) Any of the following development may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility—</p> <p>(a) the erection or alteration of, or addition to, a building that is a health services facility,</p> <p>(b) development for the purposes of restoring or replacing accommodation or administration facilities,</p> <p>(c) demolition of buildings carried out for the purposes of a health services facility,</p> <p>(d) development for the purposes of patient transport facilities, including helipads and ambulance facilities,</p> <p>(e) development for the purposes of any of the following that service patients or staff of, or visitors to, the health services facility, or other premises within the boundaries of the facility—</p> <p>(i) car parks,</p> <p>(ii) centre-based child care facilities,</p> <p>(iii) commercial premises,</p> <p>(iv) community facilities,</p> <p>(v) information and education facilities,</p> <p>(vi) recreation areas, recreation facilities (indoor) or recreation facilities (outdoor),</p> <p>(vii) residential accommodation,</p> <p>(f) development for the purposes of health research (or development) industries, including medical research (or development) industries,</p> <p>(g) development for the purposes of high technology industry for an industrial activity that involves biological, pharmaceutical, medical or paramedical systems, goods or components,</p> <p>(h) development for the purposes of a building or place used for the training or education of health and other professionals.</p>	<p>The development activity will take place within the grounds of an existing health services facility and comprise demolition of an existing health services facility, ‘erection of a health services facility and construction of carparking.’</p> <p>The works fall into category 2.61(1) (a), 2.61(1)(c) and 2.61(1)(e)(i).</p>	Yes.
	<p>((2) Development must not be carried out under this section unless—</p> <p>(a) the public authority is satisfied that appropriate consultation has been undertaken having regard to—</p> <p>(i) the SCPP—new health services facilities and schools, and</p> <p>(ii) the community participation plan, and</p> <p>(b) the public authority has considered the design guide, and</p> <p>(c) the development will not involve more than 30,000m² of gross floor area on the site being created or affected.</p> <p>(3) (Repealed)</p>	<p>In respect of Section 2.62 (2)(a) and the Community participation Plan, the proposed activity will be publicly exhibited for 28 days. In accordance with Section 2.62, the activity must be notified to Temora Shire Council and occupiers of adjoining and adjacent properties. The public notification will occur concurrently with the public exhibition of the proposal.</p> <p>In respect of Section 2.61(2)(b) the design has been prepared with reference to the design guide.</p> <p>In respect of Section 2.61(2)(c), the proposed activity will not involve more than 30,000m² of gross floor area on the site being created or affected.</p>	Yes.

Division and Section within TI SEPP	Provision	Proposed Activity	Satisfied Yes/No
Division 10 – Section 2.63 – ‘Exempt Development’	<p>(1) Any of the following development is exempt development if it is carried out within the boundaries of an existing health services facility and complies with section 2.20—</p> <p>(a) development for the purposes of roads and cycleways,</p> <p>(d) development for the purposes of landscaping, including landscape structures or features (such as art work) and irrigation systems.</p>	The proposed landscaping could be carried out as exempt development but as it is associated with the building works it is considered holistically throughout this REF.	Yes.

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 activity affect any matters of national significance. An assessment against the EPBC Act checklist is provided in the table below.

Table 5: 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.

*Two (2) Threatened Ecological Communities are likely to occur within the area:

An assessment of potential impacts to MNES was undertaken by Abel Ecology. This found:

- Two Threatened Ecological Communities are likely to occur within the area:
 - Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia; and
 - White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.
- No Threatened ecological communities were recorded on the subject lands during the surveys.
- Five EPBC listed threatened species are known to occur in the area; Regent Honeyeater (*Anthochaera phrygia*), Major Mitchell's Cockatoo (*Lophochroa leadbeateri*), Superb Parrot (*Polytelis swainsonii*), Southern Whiteface (*Aphelocephala leucopsis*) and White-throated Needletail (*Hirundapus caudacutus*).

The proposed activity is unlikely to have a significant impact on any Matters of National Environmental Significance and therefore, the proposal does not require referral.

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 6: Consideration of the Objects of the EP&A Act

Object	Comment
<i>(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,</i>	The proposed activity will promote social welfare and economic welfare of the community by providing an improved health service for the Temora community.
<i>(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	The proposed works will update and improve an existing health service building thereby promoting the sustainable use of materials and resources. The scope of works includes sustainability initiatives.
<i>(c) to promote the orderly and economic use and development of land,</i>	The proposed works represent an orderly and economic use of land.
<i>(d) to promote the delivery and maintenance of affordable housing,</i>	N/A
<i>(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i>	The proposed works will not impact on threatened species, ecological communities and their habitats.
<i>(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i>	<p>The site is a local heritage item and as assessment of potential heritage impacts has occurred. The proposed activity has been assessed as acceptable in terms of heritage impacts, refer Section 6.2.8.</p> <p>No Aboriginal sites, objects or places, or areas of potential Aboriginal archaeological sensitivity have been identified.</p>
<i>(g) to promote good design and amenity of the built environment,</i>	The proposed activity will deliver a modern facility suitable to its setting and that will improve the amenity of the built environment.
<i>(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i>	The proposed activity is a significant and essential improvement which is required to improve the working environment of Temora Health service for health service staff and patients.
<i>(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,</i>	The proposal is an activity categorised as 'development without consent' which complies with relevant statutory controls and guidelines and provides for self assessment by HI and alleviates pressure on local government and the planning system.
<i>(j) to provide increased opportunity for community participation in environmental planning and assessment.</i>	<p>The proposed activity facilitates increased opportunities for community participation in environmental planning and assessment. Consultations with external stakeholders has occurred during the planning and design phases for the proposed activity; including staff and Temora community, as well as the local Aboriginal community, General Practitioners, Temora Shire Council and Temora/Murrumbidgee Local Health Advisory Committee.</p> <p>The REF will be notified to Temora Shire Council and occupiers of adjoining lands in accordance with statutory requirements. This will occur concurrently with the public exhibition.</p>

Duty to Consider Environmental Impact

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

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

Section 171 of the EP&A Regulation defines the factors which must be considered when assessing the likely impact of an activity on the environment under Part 5 of the EP&A Act. Section 6 of this REF specifically responds to the factors for consideration for the activity.

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

Table 7: 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.	The proposed activity will not be carried out in a wilderness area (within the meaning of 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 Environmental Planning and Assessment Regulation (2021) 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 6 of this REF.

In addition, Section 171A of the Environmental Planning and Assessment Regulation (2021) requires the consideration of the impact of 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 8: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
<i>Rural Fires Act 1997</i>	The site is not identified on the Bushfire Prone Land Map.	No.
<i>Biodiversity Conservation Act 2016</i>	A Biodiversity Development Assessments Report - Streamlined Assessment has been undertaken by Abel Ecology (Appendix N) that concludes the site does not contain any critical habitat, threatened species or ecological population or communities. The project area is located in a modified urban environment with areas of planted landscaping. It is not within a declared area of outstanding biodiversity value. The report concludes that the proposed works will not have a significant effect on species, ecological communities or their habitats.	Yes.
<i>Water Management Act 2000</i>	The works are not within 40 metres of a watercourse.	No.
<i>Contaminated Land Management Act 1997</i>	The site has not been regulated by the EPA under the Contaminated Land Management Act 1997.	No.
<i>Heritage Act 1977</i>	The Heritage Act 1977 (Heritage Act) was passed for the purpose of conserving items of environmental heritage. The Heritage Act is designed to protect both known heritage items and potential archaeological remains or 'relics'. The Heritage Act establishes the State Heritage Register. There are no State Heritage listed items within the project area.	No.

Legislation	Comment	Relevant? Yes/No
<i>Roads Act 1993</i>	The existing vehicular crossings on Loftus Street and Gloucester Street will be refurbished to Temora Shire Council standards with suitable layback, footpath continuations, and splays to suit the design traffic movements. Approval will be sought from Temora Shire Council to conduct these works in accordance with the requirements of the <i>Roads Act 1993</i> .	Yes.
<i>Environmental Planning and Assessment Act 1979</i>	<p>Section 4.2 of the EP&A Act concerns development that requires consent and identifies that approval is required and that development must be carried out in accordance with consent.</p> <p>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.</p> <p>Part 5 of the EP&A Act identifies the environmental assessment of activities undertaken 'without consent' is required and that a determining authority is required to take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity. This report fulfils that requirement.</p>	Yes
<i>National Parks and Wildlife Act 1974</i>	<p>The NPW provides statutory protection for all Aboriginal 'objects' (consisting of any material evidence of the Aboriginal occupation of NSW), and for 'Aboriginal Places' (areas of cultural significance to the Aboriginal community).</p> <p>The updated ACHAR was prepared by AMAC, in response to the GML ACHAR. The GML ACHAR is an appendix to the AMAC ACHAR. The AMAC ACHAR (Appendix A) concluded that archaeological test excavation, and possible salvage, was required on zones of the site identified as of moderate archaeological potential. Test excavation was undertaken in accordance with the <i>Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales</i>, Part 6 National Parks and Wildlife Act 1974, (DECCW 2010). No Aboriginal objects and/or features were located during the programme of test excavation.</p> <p>The Aboriginal Archaeological Technical Report prepared by AMAC Archaeological (Appendix EE) confirms that there are no gazetted Aboriginal places in the study area and it has nil archaeological potential for intact Aboriginal objects and/or features to be present.</p>	Yes.
State Legislation Planning Policies		
<i>State Environmental Planning Policy (Planning Systems) 2021</i>	<p><i>State Environmental Planning Policy (Planning Systems) 2021</i> comprises the following repealed SEPPs:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (State and Regional Development) 2011</i>. • <i>State Environmental Planning Policy (Aboriginal Land) 2019</i>. • <i>State Environmental Planning Policy (Concurrences and Consents) 2018</i> <p>The proposed works are not State Significant Infrastructure to which the Planning Systems SEPP applies.</p>	No.
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	<p>All relevant provisions of the Biodiversity and Conservation SEPP have been considered in this REF.</p> <p>Chapter 2 Vegetation in non-rural areas aims to protect the biodiversity value of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</p> <p>Chapter 3 incorporates the provisions of Koala Protection 2020. The site is not within an Local Government Area (LGA) to which Chapter 3 of the SEPP applies.</p>	Yes.

Legislation	Comment	Relevant? Yes/No
<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	<p>SEPP Sustainable Buildings 2022 include requirements aimed at reducing environmental impact, promoting energy efficiency, and encouraging the use of sustainable materials in construction. Key requirements applicable to the project include:</p> <ul style="list-style-type: none"> • The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials. • A reduction in peak demand for electricity, including through the use of energy efficient technology. • A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design. • The generation and storage of renewable energy. • The metering and monitoring of energy consumption. • The minimisation of the consumption of potable water. <p>The Sustainable Buildings SEPP does not apply to Part 5 activities. However, the provisions of the SEPP have been considered as part of the environmental assessment of the proposal. The proposed activity meets the sustainability expectations of HI as laid out in the HI DGN 58 Ecological Sustainable Design and Evaluation Tool. DGN 58 requires the building to achieve a minimum of 45 points from the HI ESD tool.</p>	Yes
<i>State Environmental Planning Policy (Industry and Employment) 2021</i>	<p>Chapter 3 of State Environmental Planning Policy (SEPP Industry and Employment) 2021 regulates the development of signage. It contains aims and objectives and assessment criteria that a consent authority is required to consider before granting consent for signage, to ensure is compatible with the desired amenity and visual character of an area. The types of signage proposed under this activity can be undertaken as exempt development under State Environmental Planning Policy (Transport and Infrastructure) 2021 and therefore this act does not apply to the proposed activity.</p>	No

Legislation	Comment	Relevant? Yes/No
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP)</i> provides a state-wide planning approach for the remediation of land to reduce the risk of harm to human health or the environment.</p> <p>Under Chapter 4, where a DA is made concerning a land portion that is contaminated, the consent authority must not grant development consent unless:</p> <ul style="list-style-type: none"> It has been considered whether the land is contaminated, and If the land is 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, and If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. <p>Section 4.7 of the RH SEPP identifies that Category 1 remediation work can only be undertaken with consent.</p> <p>A Preliminary Site Investigation Report (PSI)(Appendix I), Detailed Site Investigation Report (DSI) (Appendix J) have been undertaken. A Human Health Risk Assessment (HHERA) (Appendix K) was subsequently undertaken to determine if a Remedial Action Plan (RAP) was required address potential risk issues related to contaminants in the soil. The purpose of the HHERA was to determine if the concentrations of chemicals reported in the soil posed an unacceptable risk to human health or ecosystems at the site, and to determine if a Remedial Action Plan (RAP) was required to address potential risk issues related to contaminants in the soil.</p> <p>Based on the data provided and in relation to heavy metals, TRH and PAHs in soil EnRisk concluded that a RAP was not required for the site. However, the HHERA did not consider asbestos, and management and remediation of asbestos is required. JK Environments has prepared a RAP (Appendix L) to provide the framework for the remediation of the known localised asbestos impacts. It also address data gaps, and provides remediation approaches as a contingency in the event that soil contamination that poses a potentially unacceptable risk to receptors is identified through the data gap investigation process.</p> <p>In summary, the environmental investigations undertaken have concluded that the site can be made suitable for the proposed activity however remediation is required.</p> <p>Section 4.7 of the State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP) identifies that Category 1 remediation work can only be undertaken with consent. Section 4.8 of the RH SEPP defines Category 1 remediation work as remediation work carried out in an area or zone to which heritage conservation classification applies. Therefore, the remediation work proposed under the RAP requires development consent.</p> <p>Development consent for the remediation of the site was lodged with Temora Shire Council on 17 February 2025 (DA reference 17/2025). The remediation DA has been notified and is under assessment. The site will be remediated to ensure it is suitable for the health service use.</p>	Yes
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	<p><i>State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP)</i> aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TI SEPP outlines the approval requirements for <i>health services facilities</i>.</p> <p>Section 2.61 sets out the criteria for 'development without consent for health service facilities (i.e. matters that do not require consent under Part 4 of the EP&A Act, but require an environmental assessment under Part 5, i.e. via an REF).</p>	Yes
Temora Local Environmental Plan 2010		
Zone	<p>SP2 Infrastructure (Hospital). The objectives of the zone are:</p> <ul style="list-style-type: none"> To provide for infrastructure and related uses. To prevent development that is not compatible with or that may detract from the provision of infrastructure. <p>The proposed activity is permitted in the zone without consent in accordance with Clause 2.61(1) 'Development permitted without consent' of the TI SEPP that permits development by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility.</p>	Yes
Height of Buildings	There is no numerical maximum building height under the TLEP2010.	No
Floor Space Ratio	There is no numerical floor space ratio control that applies to the site under the TLEP2010.	No

Legislation	Comment	Relevant? Yes/No
Heritage	The main health service building, staff accommodation block and arboretum are a heritage item of local significance I108. A heritage impact assessment has bene prepared to support the REF and finds that the heritage impacts of the proposed activity are acceptable. Refer Section 6.28 .	Yes

5. Consultation

5.1 Statutory Consultation

Consideration was given to the notification requirements set out in the TI SEPP, refer to the table below. The proposed activity will be notified in accordance with requirements to the stakeholders identified through this process. In accordance with HI's Community Participation Plan (October 2024) (CPP), the REF will be publicly exhibited for a period of 28 days. Any submissions received during the notification and exhibition period will be addressed in the final REF.

Table 9: Stakeholders required to be notified

Relevant Section	Stakeholder
Section 2.10 of the TI SEPP 2021. Consultation with councils – development with impacts on council-related infrastructure or services.	Not triggered as no substantial impacts on Council related infrastructure or services.
Section 2.11 of the TIP SEPP 2021 Consultation with councils – development with impacts on local heritage	Triggered as the site is a local heritage item. Temora Shire Council.
Section 2.12 of the TI SEPP 2021 Consultation with councils – development with impacts on flood liable land	Not triggered as not flood liable land.
Section 2.13 of the TI SEPP 2021 Consultation with State Emergency Service – development with impacts on flood liable land	Not triggered as not flood liable land.
Section 2.14 of the TI SEPP 2021 Consultation with councils – development with impacts on certain land within the coastal zone	Not triggered as the project area is not a coastal vulnerability area.
Section 2.15 of the TI SEPP 2021 Consultation with authorities other than councils	Not triggered as the redevelopment is not a type specified in this section.
Section 2.16 of the TI SEPP 2021 Consideration of Planning for Bush Fire Protection	Not triggered as the site is not bushfire prone land.
Section 2.61(2) of the TI SEPP 2021 (2) <i>Development must not be carried out under this section unless—</i> (a) <i>the public authority is satisfied that appropriate consultation has been undertaken having regard to—</i> (i) <i>the SCPP—new health services facilities and schools, and</i> (ii) <i>the community participation plan, and</i> (b) <i>the public authority has considered the design guide, and</i> (c) <i>the development will not involve more than 30,000m² of gross floor area on the site being created or affected.</i>	In accordance with HI's <i>Community Participation Plan (October 2024)</i> (CPP), the REF will be publicly exhibited for a period of 28 days. Any submissions received during the exhibition period will be addressed in the final REF.
Section 2.62(2)(a) of the TI SEPP 2021 (2) <i>Before development to which this section applies is carried out, the person carrying out the development or the public authority concerned must—</i> (a) <i>give written notice of the intention to carry out the development to each of the following—</i> (i) <i>the council for the area in which the relevant land is located (unless the public authority is the council),</i> (ii) <i>the occupiers of any adjoining land, and</i> (b) <i>take into consideration any response to the notice that is received within 21 days after the notice is given.</i> (3) <i>In this section, relevant land means the land on which the development is proposed to be carried out.</i>	The activity must be notified to Temora Shire Council and occupiers of adjoining and adjacent properties. This will be carried out concurrently with the public exhibition of the REF.

5.2 Community and Stakeholder Engagement

Consultation regarding the project has occurred since the project initiation in 2022 and is ongoing. Dates for meetings are noted in the table below. MLHD has prepared a Consultation Engagement Outcomes Report (**Appendix Q**) that focusses on the engagement activity undertaken during the concept and schematic design phases. An overview of the comments received and project responses as detailed in this report are also included in the table below.

Table 10: Other consultation (non-statutory)

List of community engagement activities	Date	Feedback	Project response
Community	Pop up community information sessions were held to provide opportunity for the community, consumers, and staff to view and provide feedback.	Project feedback from the project initiation and master plan stages was captured and informed the consultation undertaken in the Concept Design and Schematic Design stages.	
	Session were held on the following dates:		
	Project Initiation 2022		
	30 November 2022 morning and evening		
	30 November 2022 -online community session		
	Master Plan 2023		
	20 July 2023 - Arian Park		
	21 July 2023 Temora		
	24 July 2023 - Online – info session		
	22 September 2023 -LHAC Open Day		
	Concept Design 2024		
	15 and 16 February 2024 - Three pop-up community information sessions were held at the Temora Council and Arian Park on to provide an opportunity for the community, consumers, and staff to view and provide feedback. These sessions included discussion with youth from Temora concerning the project.	Queried why existing hospital building could not be kept, desire to keep and reuse it for another purpose.	Renovation was cost prohibitive and the site was required to be repurposed.
	19 February 2024 - online community session.	What are the opportunities to contribute to the arts program and heritage integration?	An Arts Working Group with five community representatives has been established.
	Schematic Design 2024		
	4 July 2024	Would like to see more beds to address growing community.	Bed numbers are based on HSP and determined by data and occupancy.
		Queried process of construction procurement.	There are a number of builders who are accredited with HI to construct new health services. Contracts are awarded inline with NSW Government procurement policy.
Connecting with Country Engagement	18th October 2023, Wagga Wagga RSL Time: 5pm - 7:30pm First Nations community members. 19th October 2023 Temora High School - Feedback Event Time: 2pm - 4pm Feedback sessions were facilitated by Yerrabingin and included the attendance of Kate Roberts from HI. Attendees were presented with project updates and Yerrabingin's Connecting with Country Concepts Report. All attendees were invited to discuss the	The number one thing for wellbeing and connection is access to nature and Country. Suggesting participation in NAIDOC week events in Temora. Allow community to contribute to cultural use plantings to help create a sense of connection. Indigenous cultural visibility is very important for all projects. Share clearly a Wiradjuri world-view of well-being and recovery. A culturally safe and expressive place for all.	There will be continued consultation with community throughout the entire project all the way through to construction and beyond completion. This will facilitate the expression of community ideas in the project.

List of community engagement activities	Date	Feedback	Project response
	design, provide comments, ask questions and suggest additional ideas.	Youth opportunities for traineeships during and after construction. Engage community to be part of putting it all on the ground. Culture needs to be upfront and visible from when you first arrive. Incorporate a local story through the design.	
Staff Forum	Project Initiation 2022 20 October 2024 30 November 2022 – morning and evening staff visiting medical officers (VMOs).	Parking and access. Entry and exit arrangements.	There is a separate car park for fleet vehicles (15 spaces). All other vehicles will use the same carpark (65 spaces). The carpark will be on-grade and rectify the current slope. The front entrance is for patients and visitor vehicles to access to the public carpark. The back entrance is for ambulance and service vehicles.
	Master Plan 2023 20 March 2023 – GP VMOs 20 July 2023 – GP VMOs		
	16 November 2023 - all staff pop-up information session, facilitated by HI and MLHD representatives, attended by 20 staff.	Retention of parts of the existing building.	Yes, the round section at the rear of the health service will be retained and become part of the staff outdoor area.
	Concept Design 2024 16 February 2024	Is computed tomography (CT) really needed? Suggestion that the private service in town will compete with this service.	IT will be provided to support CT as well as recruiting to fill the position.
	Schematic Design 2024 June/ July 2024	Are there enough Activity based working (ABW) spaces for staff?	ABW is determined on staffing numbers and modelled on occupancy and this is managed operationally by MLHD.
		Is there a chapel or prayer room in the new design? The chapel is not used.	There will be a multi purpose room for community that will open to a garden.
Temora Local Health Advisory Committee (LHAC). The LHAC is a volunteer committee connected to their community under the auspices of the MLHD.	Project Initiation 2022 20 October 2024	Will the rotunda be retained?	Rotunda will stay in the gardens and more landscaping is planned.
	Master Plan 2023 21 July 2023	Expressed approval for building design including layout, access to external areas and opportunity for expansion.	
	4 December 2023	Queried whether the budget allocation for the project was adequate.	The redevelopment can be delivered within the allocated budget.
	Concept Design 2024 15 February 2024 one hour in-person briefing at the Temora Health Service.		
	Schematic Design 2024 1 July 2024 4 November 2024		
Temora Council Heritage Advisor and Heritage Committee	Consultation with Temora Council Heritage Advisor and Heritage Committee was undertaken to present the proposed activity in consideration of the site's heritage values.	The strategy of continuing the social history via a new Hospital on the Hill in place of the existing was presented and supported. A key outcome of this consultation was the Committee's desire for physical retention of a portion of the existing facility.	Noted. A portion of the existing façade has been incorporated into the Staff courtyard.
	Master Plan 2023 19 June 2023 – Council Heritage Advisor 17 August 2023 - Council Heritage Committee		
	Concept Plan 2024	The inclusion of the existing north-facing ground floor curved wall	HDR investigated this request and made a determination that this outcome was not

List of community engagement activities	Date	Feedback	Project response
	16 February 2024, (in person) meeting between the Temora Council Heritage Advisor and the project team.	into the design for the staff courtyard was well received by Council. Council requested that a modification to the design include retaining the current roof, balustrade and windows of the curved room.	possible in the new hospital design. The retention of these elements could not easily or sympathetically be integrated with the new building, and in addition the roof would need to be removed (which is integrated with the concrete window heads) as it is currently unstable and lined with bonded asbestos for waterproofing.
Temora Council	<p>The Project Team has briefed the Temora Council several times.</p> <p>Project Initiation 2022</p> <p>20 October 2022</p> <p>Master Plan 2023</p> <p>20 March 2023</p> <p>21 June 2023- Council planning staff</p> <p>20 July 2023</p>	Project feedback from the project initiation and master plan stages was captured and informed the consultation undertaken in the Concept Design and Schematic Design stages.	
	<p>Concept Plan 2024</p> <p>15 February 2024 (in-person) briefing.</p> <p>Temora Council were presented with the proposed activity plans via a presentation and were provided the opportunity to comment on the designs.</p> <p>25 June 2024- further meeting with Temora Council.</p>	<p>Queried the extent of tree removal required.</p>	Tree removal will be minimised. The Arboricultural impact assessment has determined that no trees of high significance or very high significance are required to be removed.
		Queried the uses and services available at the hospital, including air ambulance service.	A range of health services specific to the needs of the local Temora community will be provided.
		Queried service arrangements during construction and staging process.	All services will be maintained during construction with the works staged appropriately.
		Does the projected plan allow for future growth of the community and expansion?	Yes, there are opportunities for expansion included in the plan to ensure the hospital meets not only the needs of today but the needs of the future.

6. Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

Section 171(1) of the *Environmental Planning and Assessment Regulation* (2021) notes that when considering the likely impact of an activity 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) and *Addendum – Consideration of environmental factors for health services facilities and schools* (DPHI October 2024) apply to the activity. The relevant assessment considerations under Section 3 of these Guidelines are provided below: The relevant assessment considerations under Section 3 of these Guidelines are provided below:

Table 11: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment		
(a) Any environmental impact on a community	The proposed activity relates to health infrastructure upgrades within the boundaries of the existing Temora Health Service. It is located in proximity to an aged care facility, dwellings and school and there is some potential for construction impacts on the community due to increased traffic on Loftus Street, construction noise and dust. However, these impacts will be minor and temporary. There will not be any long-term impacts on the surrounding community from the redevelopment activity. These impacts will be further mitigated through the measures contained in this REF.	-ve	
		Nil	✓
		+ve	
(b) Any transformation of a locality	The proposed activity will not have a transformational impact on the locality. The proposed activity will contribute to addressing the increased need for health care services and operationally enhance Temora Health Service. The proposed activity is complementary to the existing character of the locality, being both within the existing site and of the same land use.	-ve	
		Nil	✓
		+ve	
(c) Any environmental impact on the ecosystems of the locality	Abel Ecology has prepared a Biodiversity Development Assessment Report (BDAR). The report concludes that the site does not contain threatened species and is isolated from intact vegetation areas. The proposed works will result in tree removal and minor clearing of vegetation but will not impact on the ecosystems of the locality.	-ve	
		Nil	✓
		+ve	
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	The redevelopment will not reduce the aesthetic, recreational, scientific, or other environmental quality or value of a locality. The development activity will address the historical arboretum and include landscaping which will enhance the amenity of the facility for visitors and staff.	-ve	
		Nil	
		+ve	✓
(e) Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	The redevelopment activity will remove the existing heritage listed hospital buildings. The proposed impacts of the activity on heritage values has been assessed and found to be acceptable. Whilst the demolition of the existing hospital this will lead to a non-reversible impact on the original buildings and materials, the significance of the site has been identified to also lie within the historic associations with the 'hospital on the hill', as well as the landscape and natural significance of the site. These elements will be retained and enhanced within the proposed works. The continued use of the site for a hospital will preserve the social importance of the site as a valuable community facility.	-ve	
		Nil	✓
		+ve	
(f) Any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	The BDAR (Appendix N) concludes that the site does not provide habitat for threatened species or populations.	-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 BDAR accompanying this REF (Appendix N) confirms that the site does not have any vegetation mapped as having Biodiversity Value and it does not provide habitat for threatened species. The proposed works will not endanger any animal or plant species.	-ve	
		Nil	✓
		+ve	

Relevant Consideration		Response/Assessment		
(h)	Any long-term effects on the environment	The redevelopment activity will not result in any long-term effects on the environment.	-ve	
			Nil	✓
			+ve	
(i)	Any degradation of the quality of the environment	The redevelopment activity will not result in any degradation to the quality of the environment. Mitigation measures are provided in Appendix FF to ensure that construction activities will not cause pollution or contamination.	-ve	
			Nil	✓
			+ve	
(j)	Any risk to the safety of the environment	The risk of noise and vibration, air, water, soil and light pollution arising from carrying out the works will be mitigated by the implementation of a Construction Management Plan. There may be short term negative amenity impacts but there will be no long-term degradation of the quality of the environment as a result of the redevelopment.	-ve	
			Nil	✓
			+ve	
(k)	Any reduction in the range of beneficial uses of the environment	The development activity will not present any risk to the safety of the environment. Mitigation measures are provided Appendix FF to ensure that construction activities will not cause pollution or contamination.	-ve	
			Nil	
			+ve	✓
(l)	Any pollution of the environment	The proposed activity will facilitate a new and improved health facility. It will not limit or reduce the range of beneficial uses of the environment.	-ve	
			Nil	✓
			+ve	
(m)	Any environmental problems associated with the disposal of waste	The development activity will not present any significant risk to the safety of the environment. Mitigation measures are provided in Appendix FF to ensure that construction activities will not cause pollution or contamination. A detailed Construction Waste Management Plan will be implemented to ensure waste is disposed of in a respectful manner.	-ve	
			Nil	✓
			+ve	
(n)	Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	Construction will be carried out in accordance with a Construction Waste Management Plan. The operation of the health services facility will be in accordance with an Operational Waste Management Plan.	-ve	
			Nil	✓
			+ve	
(o)	Any cumulative environmental effects with other existing or likely future activities	The development activity incorporates a range of ESD initiatives which will limit demands on natural resources. These include:	-ve	
			Nil	✓
			+ve	
(p)	Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	<ul style="list-style-type: none"> Using a range of native plant species to improve biodiversity Selecting fixtures and fittings with high water and energy efficiency ratings Use of Forestry Stewardship Certified (FSC) timber Inclusion of photovoltaic cells for solar electricity generation Using natural materials and limiting materials with a high carbon footprint 	-ve	
			Nil	
			+ve	
(q)	Any cumulative environmental effects with other existing or likely future activities	The development activity is contained entirely within the site boundary. There are no other projects planned or approved close to the site that will result in cumulative impacts.	-ve	
			Nil	✓
			+ve	
(r)	Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	The development activity is consistent with the strategic policies identified in Section 3.2 of this REF.	-ve	✓
			Nil	
			+ve	
(r)	Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act	The redevelopment is consistent with the strategic policies identified in Section 3.2 of this REF.	-ve	
			Nil	
			+ve	
(r)	Any other relevant environmental factors	There are no other relevant environmental factors	-ve	
			Nil	✓

Relevant Consideration	Response/Assessment
	+ve

6.2 Assessment of Key Items

6.2.1 Built Form

The design activity has been developed with consideration for the principles of the Design Guide for Health. It has also been subject to review by the SDRP and HI's Design Assurance Process and responded to feedback provided in those reviews.

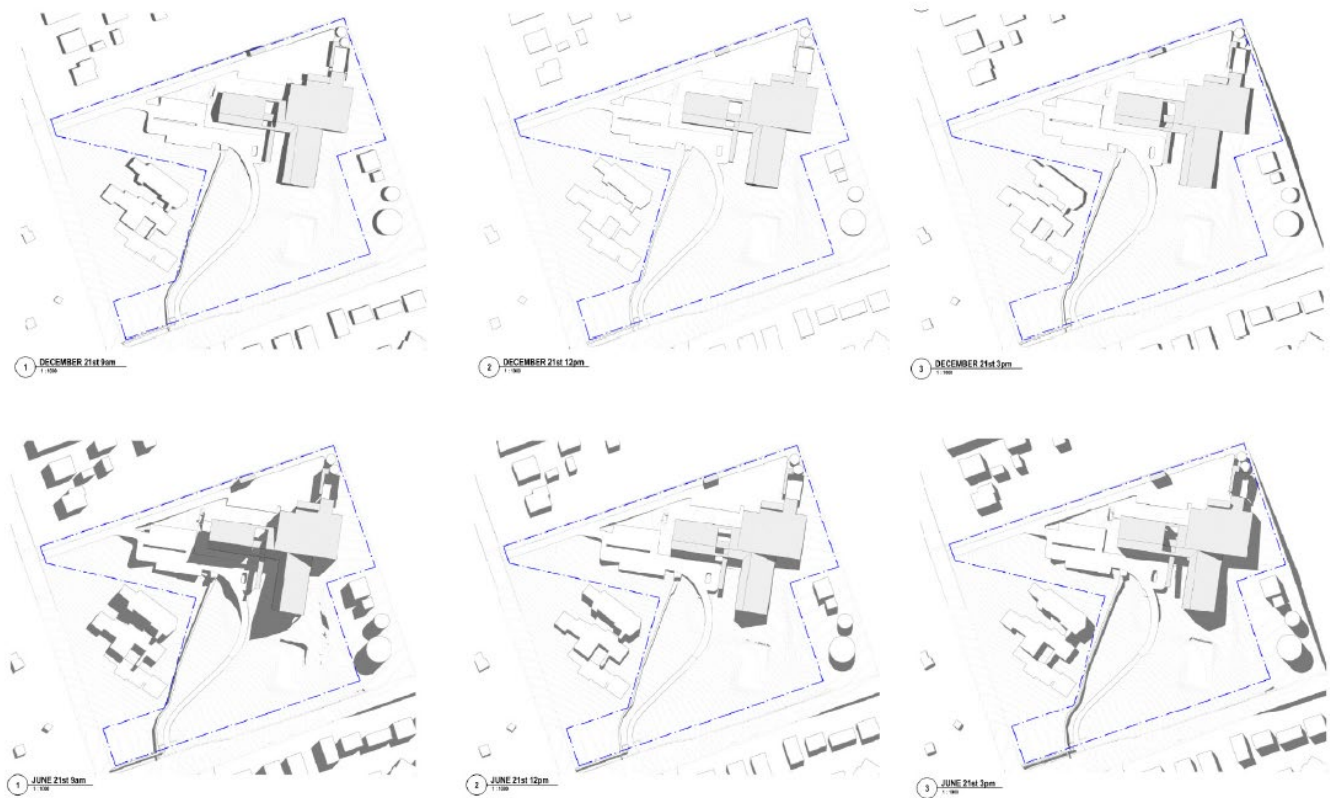
Bulk and Scale

The proposed activity will provide a single storey building located on the largest flat portion of the site and set at the existing level. The design sits comfortably in the surrounding environment, with the building form sited at the high point of the site taking advantage of the site topography and addressing the arboretum. The new building embraces garden views and continues the tradition of the hospital on the hill. The architecture takes inspiration from the vernacular of the Temora region, which is characterised by monumental nineteenth-century masonry public buildings and simple, authentic grain silos and storage sheds.

Shadow Impact

Shadow Diagrams are enclosed at **Appendix B** and extracted below in **Figure 23** These illustrate that the proposed building will cast minimal shadows with the exception of 9am in winter on the forecourt or arrival point for the hospital. There are no shadow impacts on neighbouring properties and no impact in summer.

Figure 23 Shadow Diagrams



Source: Urbis

Solar Access

The west facing IPU rooms will have direct solar access in summer and winter. The windows will be shaded by a deep reveals. Passive design principles utilised include using the overhang of eaves to shade the external walls and windows in northern and western orientations. Any residual glare will be controlled using internal blinds.

Visual Privacy

The building visual privacy of adjoining neighbours will not be impacted due to the distance from the new building to adjoining properties.

6.2.2 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 proposal will not change the quantum of carparking. However, selected carparking will be relocated elsewhere on site.

The proposed activity is accompanied by a Traffic and Access Impact Assessment Report enclosed at **Appendix S**.

Existing Conditions

The existing traffic, access and parking provisions are characterised by single ingress and egress points. All vehicles enter the site via Loftus Street and exit the site via Gloucester Street. The key roads in proximity to Temora Health Service currently operate with a good level of service in terms of traffic flow.

The site currently contains at grade carparking of 80 parking spaces for workers and visitors.

The site is not currently serviced by public transport services.

Methodology

The Traffic Report supports the proposed activity through an assessment of potential traffic impacts, construction options and construction traffic management measures. The Traffic Report used traffic count data from Temora Shire Council to ascertain peak hour flows, daily flows and other network activity.

Assessment

Construction impacts

The Traffic Report provides swept path analysis to analyse construction vehicle access and egress to the site during construction works. The Traffic Report also considers sufficient parking would be available for construction works, including a dedicated on-street parking lane on the southern side of Loftus Street which currently has negligible demand.

The Traffic Report recommends several mitigation measures to minimise construction impacts including:

- Develop a construction traffic management sub-plan, prior to construction. Include, at a minimum, the following management measures:
 - Preparation of a Traffic Guidance Scheme, detailing adequate road signage at construction work sites to inform motorists and pedestrians of the work site ahead to ensure that the risk of road accidents and disruption to surrounding land uses is minimised.

- Maintain accessibility for pedestrians and cyclists.
- Identify the requirement (if needed) for traffic controllers.
- Identify parking locations for construction workers.
- Identify routes to be used by heavy construction-related vehicles to minimise impacts on sensitive land uses and businesses.
- Liaison with local government as the road authority re construction access, and proposed use of kerb space for construction worker parking.
- Separate construction vehicles from hospital vehicles including ambulances (where possible).
- Monitor the roads leading to and from the project site and take necessary steps to rectify any road deposits caused by site vehicles, to maintain the safety of road users.
- Where possible, offset the construction vehicle activity from peak periods of road network/hospital activity.
- Induct employees and contractors to raise awareness and understanding of traffic and transport mitigation measures to be implemented during construction via the CEMP.

The mitigation measures are included at **Appendix FF**.

Operational impacts

- The swept path analysis concludes that the upgraded hospital will provide sufficient space to accommodate the vehicles expected to access it.
- The Traffic Report concludes that the proposed activity is not expected to generate significant additional traffic volumes and is expected to have a negligible impact on the proximate road network.
- The widening of Gloucester Street to allow two way traffic will provide for service vehicle and emergency access and egress from this entrance.
- The proposed activity comprises the reconfiguration of existing parking areas. The resultant total parking numbers will be like-for-like with the existing development with adequate car parking provided to accommodate the staff, fleet, site servicing and visitor requirements. A total of 80 spaces will be provided on site, which aligns with estimated current provision and usage.

The proposed activity is accompanied by a Green Travel Plan (GTP) (**Appendix G**) which seeks to encourage the use of sustainable modes of transport and decrease the volumes of single occupancy vehicle trips to and from the Temora Hospital site during its operation. The GTP recommends establishment of a carpooling system for staff, provision of end of trip facilities and mapping of main cycle routes to encourage cycling.

6.2.3 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. 		✓
Will the works result in vibration being experienced by any surrounding properties or infrastructure?		✓
Are there any impacts to the operation of helipads on the activity site?		N/A

The proposed activity is accompanied by a Noise and Vibration Impact Assessment (NVIA) prepared by GHD and enclosed at **Appendix H**. The assessment considers the potential noise and vibration impacts that may result from the construction and operation of the proposed activity.

Noting the location of the site, background noise monitoring has not been undertaken for this project by GHD. The minimum assumed background noise levels from the EPA's Noise Policy for Industry have conservatively been used for the assessment of operational noise impacts and are considered appropriate.

The assessment of construction noise impacts has been carried out in accordance with the *Interim Construction Noise Guideline* (ICNG).

Potential impacts from vibration during construction and operation have been assessed in accordance with *Assessing Vibration: a technical guideline* (AVTG) (2006).

Existing Conditions

Given the location of the site, background noise monitoring has not been undertaken for this project. The minimum assumed background noise levels from the EPA's Noise Policy for Industry have conservatively been used for this assessment.

The NVIA has identified the following sensitive receivers and land uses in its assessment:

- Temora TAFE College
- Residential receivers located along Loftus Road
- Residential receivers located along George Street
- Temora High School
- Residential receivers located along Gloucester Street
- Community facilities located along Gloucester Street
- Commercial premises located along Gloucester Street
- Commercial premises located along Kitchener Road
- Residential receivers located along Kitchener Road
- The location of these sensitive receivers and land uses are illustrated in **Figure 24**.

Noise impacts to buildings on site will be considered individually, via the Construction Noise and Vibration Management Plan (CNVMP).

Figure 24 Location of sensitive receivers and land uses proximate to the site



Source: GHD (2024)

Based on the results the project noise criteria are:

- Day (7am – 6pm): 40dB(A)
- Evening (6pm – 10pm): 35dB(A)
- Night (10pm – 7am): 35dB(A)

Potential Impacts

Construction Noise

The construction noise modelling has found that the project NML will be exceeded at several receivers during construction. Due to these predicted exceedances, noise mitigation strategies will be necessary to manage noise impacts.

Noise levels are not predicted to exceed the Highly Noise Affected criteria (75 dBA) at the identified receivers.

The noise modelling of construction traffic shows that compliance is predicted for the daytime period, being 55 dBA ($L_{Aeq, 1hr}$), at the most-affected sensitive receivers along Loftus Street and Milvale Road.

Construction Vibration

No external sensitive receivers have been identified within the safe working distances for vibratory intensive work. As such, no adverse (structural damage or human comfort) vibration impacts are anticipated.

- Works may occur within the safe working distances at the hospital building directly adjacent to where works are occurring. In addition to the above,

As part of the construction noise and vibration management plan (CNVMP) detailed in Section 6.4, a detailed assessment of the vibration impacts should be conducted, including the identification of any sensitive equipment within the hospital and additional noise mitigation strategies may be required.

Operational Noise

The operational noise modelling has found:

- No residential receivers are predicated to experience highly intrusive noise levels.
- Predicted noise levels during operation are anticipated to be compliant at all sensitive receivers during the daytime period.
- There are minor exceedances at two (2) sensitive receivers during the night-time period. Predicted noise levels will exceed the recommended noise level at COMME 01 (Whiddon Temora Aged Care) The predicted exceedance at COMME 01 is 1 dB and is considered negligible as its source was from cars entering and existing the site via Gloucester Street which the receiver would already be exposed to.
- The receiver at R19 is predicted to experience a 'marginal exceedance' of the NPI trigger level by 3dB, mainly due to the heat pumps proposed in the new open plan area at the north-eastern corner of the site.

Mitigation Measures

GHD has identified mitigation measures within the NVIA at Section 4.2 for operational noise and Section 6.4 for construction noise and vibration to sufficiently mitigate potential impacts.

- A CNVMP should be developed after the construction contractor has been engaged and a detailed construction method has been developed. The construction noise and vibration management plan would include a review of the construction noise predictions during the environmental impact assessment phase. The plan would be based on the construction contractor's method and include a detailed examination of feasible and reasonable work practices and noise and vibration mitigation measures to manage sensitive receivers that are predicted to be 'noise affected'. The construction noise and vibration management plan would also include:
 - Details of the construction methodology
 - Feasible and reasonable mitigation measures to be implemented
 - Updated noise predictions at sensitive receivers
 - Assessment of noise impacts for light and heavy vehicle movements
 - A noise monitoring procedure and program for the duration of works
 - A community consultation plan to liaise with the noise affected receivers, including: Notification to residences a minimum of seven calendar days prior to the start of works which should include information such as total building time, expected noisy works, their duration, noise minimisation activities and when respite periods will occur.
 - A procedure for complaints, including maintaining a complaint register on site
 - A review of sensitive equipment within the hospital to determine whether additional mitigation measures are required.
 - Assessment of noise impacts to buildings on site.
- Indicative noise mitigation measures for operational noise impacts include:
 - Selection of quieter units where possible
 - Use of acoustic louvres / attenuators
 - Increase height of plant area wall

These mitigation measures have been included at **Appendix FF**.

6.2.4 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?	✓	

A Preliminary Construction Management Plan (CMP) has been prepared and is enclosed at **Appendix D**. The CMP provides an overview of safety, health, traffic and environmental considerations for the construction of the proposed activity.

The Principal Contractor shall be responsible for developing a project specific dust prevention and management plan which shall form part of the CMP for the works. The contractor will be required to implement safe works methods for the use and containment of solvent-based paints, adhesives and sealants.

All plant and machinery involved in the works will be regularly serviced and checked for exhaust emissions.

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? (refer to Section 6.2.13)	✓	

JK Australia prepared a Geotechnical Investigation to support the proposed activity (refer **Appendix DD**). The boreholes drilled disclosed a generalised profile of fill overlying residual silty clay underlain by andesite bedrock. Tonkin Engineering has subsequently prepared a structural design and bulk earthworks assessment (**Appendix R**). The foundation system for the main hospital building will consist of pad footings under external columns, localised bucket piers under the internal columns and a grillage of bucket piers or bored piers supporting the slab. These will all be founded onto the high-level weathered rock (Andesite) that is found between 0.5-2m below existing ground level.

The proposed bulk earthworks will comprise the following:

- Cut: -4,200m³
- Fill: 2,150m³
- Balance: -2,050m³

The bulk earthworks are illustrated in **Figure 25**.

Figure 25 Bulk Earthworks Plan



Source: Tonkin Engineering

Mitigation Measures

Tonkin Engineering has recommended the following mitigation measures that have been included at **Appendix FF**.

- Siteworks to be supported by sediment erosion controls in accordance with the Blue Book – Managing Urban Stormwater: Soils and Construction (Landcom, 2004).

6.2.5 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?		✓

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?		✓
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?		✓

Questions to consider	Yes	No
Has stormwater management been adequately addressed?	✓	

The Flooding Assessment (enclosed at **Appendix F**) confirms that the site is not located in any flood planning areas and that the flooding controls in the LEP and DCP do not apply. The site is located on high grounds in Temora and the Temora Flood Study (WMS 2019) does not identify the site as flood prone land. The site is located above the Probable Maximum Flood (PMF) level. As such, there is no flood risk associated with the proposed activity.

Stormwater

Tonkin Engineering has prepared a Stormwater Management Plan (**Appendix R**) which includes engineering design plans for the proposed stormwater system that will service the site. The proposed management of stormwater in the re-development aims to resemble the existing catchment split and re-use the existing discharge locations. A stormwater assessment was undertaken to inform the capacity of the existing system, its ability to cater for the re-development flows and estimate impacts to downstream public road reserve.

A summary of the assessment is provided below.

- The overall site had a slight increase of imperviousness from pre (approximately 35% impervious percentage) to post (approximately 45% impervious percentage) and generated similar levels of runoff.
- On-site detention is provided within the proposed carpark to ensure that the post-development flow in the 5% and 1% AEP do not exceed the pre-development flow at this location.
- Other catchments (draining to the eastern, northern and southern boundaries) were noted to not be in excess of pre-development flow.
- The existing drainage network and infrastructure within the easement can cater for the re-development flows, as the proposed on-site detention is able to attenuate the increased proportion of site catchment flow discharging to this location.
- The majority of roof runoff will be directed to rainwater tanks. The roof water will be conveyed through the rainwater tanks overflow with majority of the hardstand drainage network designed to drain underground to OSD and ultimately discharge into existing drainage easement within Whiddon Aged Care.

Recommended mitigation measures have been included at **Appendix FF**.

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?		✓

A Visual Impact Assessment (VIA) accompanies this REF and is enclosed at **Appendix V**.

Existing Conditions

The existing, surrounding visual context comprises largely flat agricultural land to the east and Temora township to the west. The VIA involved an analysis of a range of viewpoints from which the proposed activity may have a potential visual impact. An extract of the viewpoint location map is provided at **Figure 26**.

The viewpoints are as follows:

- **View 01:** View east from northern corner of Gloucester Park.
- **View 02:** View north-east from outside 168 Loftus Street.

- **View 03:** View north from outside 182 Loftus Street.
- **View 04:** View south-west from outside 26 Bundawarra Road.

Figure 26 Viewpoint Location Map



Source: Urbis (2024)

Methodology

The methodology of the VIA is based on widely adopted concepts and terminology included in multiple LVIA methods, guidelines, objectives, academic research and industry publications. It also adheres to:

- *The Landscape Institute Technical Guidance Note – Visual Representation of Development Proposals (AILA 2019).*
- *Guidance note for Landscape and Visual Assessment (AILA 2018).*
- *Guidelines for Landscape Character and Visual Impact Assessment, Environmental Impact Assessment practice note EIA – NO4 prepared by the Roads and Maritime Services 2018 (RMS LCIA).*

Potential Impacts

The VIA methodology identifies objective 'visual baseline' information about the site and surrounds, analyses the extent of visual effects or quantum of change using visual aids from key locations, and considers the importance of that change.

The VIA method takes into consideration other relevant factors such as the underlying strategic planning intent of the site, its immediate or wider setting. The methodology adopted also distinguishes and places weight on key factors such as view place and viewer sensitivity, and physical absorption capacity. It also considers impacts on unique settings

near the site that could be potentially affected, including for example heritage items, conservation areas, views to icons and areas of high scenic quality.

A visual effects analysis was undertaken to determine the extent of the visual change based on the seven representative modelled views (photomontages). In determining the base visual analysis, the following factors were considered:

- Visual character of the site;
- Scenic quality;
- View place sensitivity; and
- Viewer sensitivity.

Urbis then applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating. The weighting factors include sensitivity, visual absorption capacity and compatibility with urban features. The photomontages and a summary of the overall visual impacts for each of the selected viewpoints is provided in the table below.

Table 12 Summary of Overall Visual Impacts

Viewpoint	Visual effects of Proposed Activity	Overall
View 01 View east from northern corner of Gloucester Park	<p>The foreground composition will remain unaffected by the proposed activity. The proposed activity introduces new, low height contemporary built form to the mid-ground composition, with a small selection of the western wing (ambulatory care and administration) of the hospital partially visible (identified by the sold yellow boundary in the image below). Due to the upward slope of the ground from the viewpoint location and the proposal, the lower part of the hospital is blocked from view. Retained vegetation within the site largely blocks views of the rest of the hospital, with only small sections of the southern wing of the hospital visible beneath the tree canopy.</p> 	Low
View 02 View north-east from outside 168 Loftus Street	<p>The foreground composition is unaffected by the proposed activity. The proposed activity introduces a small section of new, low height contemporary built form to the mid-ground composition visible between retained vegetation along a narrow view corridor. Retained vegetation within the site blocks views to the rest of the hospital.</p> <p>The proposed activity does not block views to any items or areas of unique scenic quality.</p>	Low

Viewpoint

Visual effects of Proposed Activity

Overall



The foreground composition is unaffected by the proposed activity. The proposed activity introduces new, low height contemporary built form to the mid-ground composition. Retained vegetation within the southern part of the site filters views of the hospital's southern elevations.

Low

The removal of the nurse's accommodation building and replacement with the proposed hospital results in a reduction of the perception of built form from this location and an increase in views of open sky beyond the site.

The proposed activity does not block views to any items or areas of unique scenic quality.

View 03

View north
from outside
182 Loftus
Street



View 04

View south-
west from
outside 26

The foreground and mid-ground compositions are unaffected by the proposed activity. The upward slope of the ground between the viewpoint and the proposed activity blocks lower sections of the proposed activity, with retained vegetation along the site boundary within the neighbouring agricultural land almost entirely blocks the proposed hospital, with only sections visible between the vegetation.

Low

The proposed activity does not block views to any items or areas of unique scenic quality.

Viewpoint	Visual effects of Proposed Activity	Overall
Bundawarrah Road		

The VIA makes the following conclusions regarding the potential visual impacts:

- The visual catchment of the proposed activity is small and limited by topography and intervening elements including vegetation and built form;
- Views from the public domain are predominantly from surrounding streets and as such, visibility is typically from moving situations for short durations of time;
- Views of the proposed activity from public recreation space is limited and restricted to a small section of proposed built form from Gloucester Park west of the site;
- Physical Absorption Capacity (PAC) within the surrounding context is high and lessens the visual effects and impacts of the proposed activity;
- Analysis of the four public domain photomontages found that:
 - The visual impact for all assessed viewpoints is low.
 - The proposed activity does not block views to any heritage items or areas of unique scenic quality.
- The proposed activity has a high level of compatibility with the surrounding visual character; and
- The proposed activity can be supported on visual impact grounds.

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)?	✓	

Questions to consider	Yes	No
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?	✓	
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?	✓	
Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?		✓
Is the activity likely to affect the cultural value or significance of the site?		✓

GML Heritage Pty Ltd. (GML) was initially engaged to prepare an ACHAR (January 2024) for the entire Temora Hospital Redevelopment site to support a State Significant Development (SSD) application on the site. Based on the management recommendations in GML Heritage's ACHAR (January 2024), AMAC Group conducted a program of Aboriginal test excavation on behalf of HI to address the potential for Aboriginal objects and/or features of archaeological and cultural significance to be present. Any Aboriginal sites and objects are protected by the National Parks and Wildlife Act 1974.

Archaeological Management and Consulting Group (AMAC Group) was commissioned in September 2024 by HI to prepare an Aboriginal Cultural Heritage Assessment Report (ACHAR) and accompanying Aboriginal Archaeological Technical Report (AATR) and test excavation for the proposal.

The AMAC ACHAR revises the original GML ACHAR and, together, they function collectively as the final ACHAR document for the project (**Appendix A**).

Existing Environment

Temora is situated on Wiradjuri Country, on the undulating plains that span between the Lachlan and Murrumbidgee rivers. The study area is situated on an upper to mid-slope landform that gently slopes west. The underlying geology of the study area is Ordovician-period Temora volcanics, while the underlying soil landscapes are the erosional Temora soil landscape and the transferral Reynolds soil landscape. Prior to colonisation, the study area would have been forested with eucalypt and pine woodlands, which would have supported a rich range of flora and fauna, which were utilised by the Wiradjuri for food, medicines and tools.

The desktop study and predictive modelling undertaken by NGH in 2023 concluded the study area had low potential for artefact scatters, there was potential for isolated finds, and should there be remnant mature vegetation present, high potential for modified trees. The site has been significantly disturbed from the construction of buildings, carparks, driveways, pathways, landscaping, and utility services.

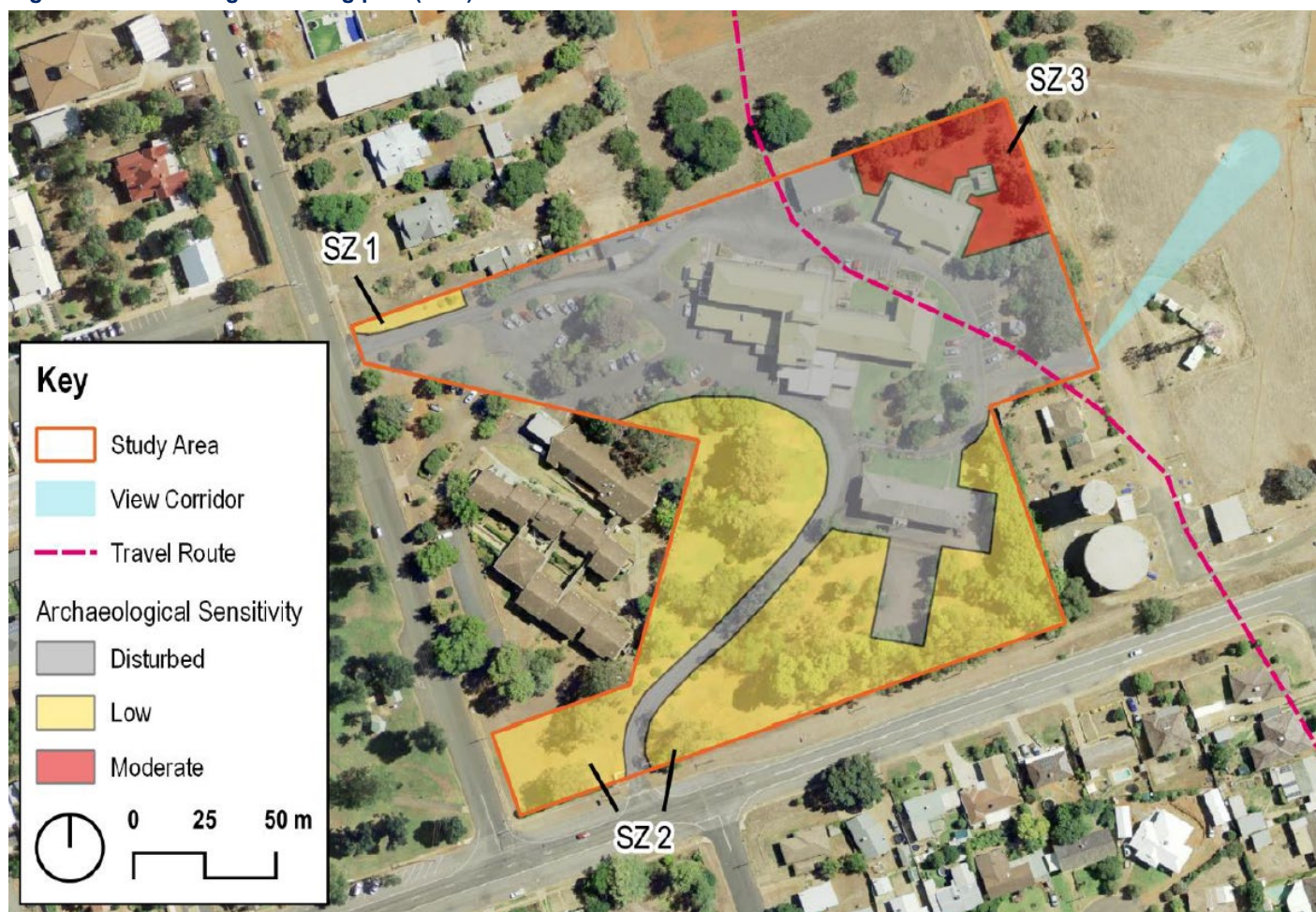
Methodology

The following sequence of Aboriginal Archaeological investigation has been undertaken on the site:

- An Aboriginal Heritage Information Management System (AHIMS) search identified 114 recorded Aboriginal sites and no Aboriginal places within the study area. No AHIMS sites were located on the site;
- Field surveys undertaken by GML Heritage in 2024 identified three areas of archaeological potential, of which SZ1 and SZ2 were classified as low potential and SZ3 as moderate archaeological potential, as shown in **Figure 27** below. The GML Heritage ACHAR recommended targeted archaeological test excavation of SZ3.

- AMAC Archaeological subsequently undertook test excavation consisting of 15 test trenches (50cm x 50cm) in accordance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales*, Part 6 National Parks and Wildlife Act 1974, (DECCW 2010).

Figure 27 Archaeological zoning plan (AZP)



Source: GML Heritage (2024)

Potential Impacts

- The test excavation did not identify any Aboriginal archaeological objects or deposits. The proposed activity will not affect any Aboriginal heritage as it does not exist on the site.
- The site contains intangible heritage values comprising a walking route (along the ridgeline) and viewing corridor (taking advantage of the site's location at a high point within the region). There remains the possibility of partially affecting the value of the walking route, view corridor, as well as any social and aesthetic value associated with the study area.

Mitigation Measures

The GML Heritage and AMAC Archaeological ACHAR has recommended the following mitigation measures:

- Consultation with the registered Aboriginal stakeholders should continue.
- Development should 'proceed with caution;'
- Interpretation plan: A cultural interpretation plan should be developed into the landscape design.
- Heritage induction: All site workers should undertake a heritage induction which will outline their responsibilities under the National Parks and Wildlife Act 1974 (NPW Act) and Heritage Act 1977 (Heritage Act), the penalties for breaches of these acts and provide resources on Aboriginal objects and relics.

- Unexpected finds protocol: An Unexpected Finds Procedure should be implemented during any works that will disturb the ground surface of the study area. This should ensure any unanticipated Aboriginal objects or relics are assessed and managed appropriately and in accordance with legislation and best practice.

AMAC Archaeological conclude the site is suitable for development, subject to the implementation of the above mitigation measures. These mitigation measures have been included at **Appendix FF**.

6.2.8 Non-Aboriginal Heritage

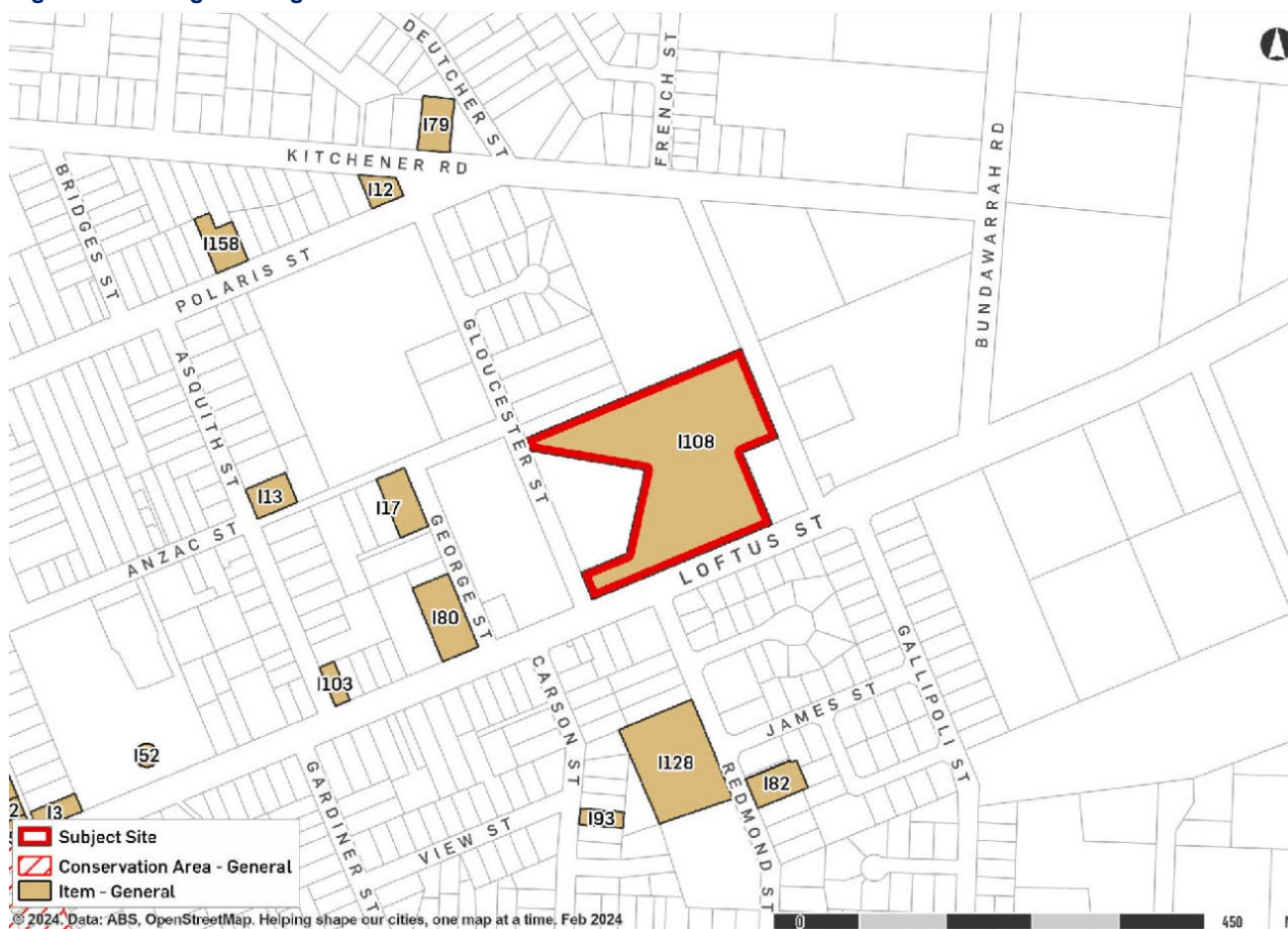
Questions to consider	Yes	No
Are there any heritage items listed on the following registers within or in the vicinity of the work area? <ul style="list-style-type: none">• NSW heritage database (includes Section 170 and local items);• Commonwealth EPBC heritage list.	✓	
Will works occur in areas that may have archaeological remains?	✓	
Is the demolition of any heritage occurring?	✓	

A heritage assessment has been undertaken which found that the existing hospital building is of moderate heritage value as a representative example of its type, and the staff accommodation building is of little significance. The landscaped arboretum is of high heritage significance. The Statement of Heritage Significance (SOHI) enclosed at **Appendix Z** provides the following statement of significance for the site:

The Temora & District Hospital site is a good representative example of an Interwar Era International-style regional hospital building and has historical significance as the central location for health services in Temora since the early 20th century: represented primarily by the 1930s hospital building, by extant memorial and other plantings/landscaping, and by extant ancillary buildings, including the nurses’ quarters. The Temora & District Hospital has aesthetic/technical significance as a 1930s Interwar, International-style purpose built regional hospital, including design features that are both functional for hospital services and have some aesthetic significance. The Temora and District Hospital is a good representative example of a 1930s-1940s era regional hospital building in a formal landscape setting. (NGN, 2024, p. 11).

The site is listed in Schedule 5 of the *Temora Local Environmental Plan 2010* as an item (‘1108’) of local heritage significance - #Temora and District Hospital as illustrated below in **Figure 28**.

Figure 28 Heritage Setting



Source: Urbis

The double brick outer wall of the existing rounded wing will be retained and used as the outer wall of a dedicated staff outdoor courtyard with a new shade structure sympathetically and conceptually replacing the heavy line of the concrete roof slab. The remaining wall will be physically detached from the new building structure and integrated with landscaping and seating elements. This outdoor space will retain the existing openings in the outer wall to continue to frame the views out from this space. The staff courtyard is illustrated below in **Figure 29**.

Figure 29 Staff Courtyard



Source: HDR

Potential Impacts

The SOHI concludes that:

- The new hospital building will be constructed on the same footprint as the existing 1930s hospital building and will replace the existing building. Additionally, the modified nurses' quarters building is to be removed;
- This results in the loss of two locally listed heritage items within the wider hospital site. The demolition of the structures will result in the removal of a building identified as having moderate heritage significance, which is of moderate heritage impact;
- The retention of the heritage listed buildings is not possible due to the space available for the new health service and the need to provide a modern health care service;
- The proposed design has recognised the significance of the aesthetic setting of the hospital. The heritage impacts are mitigated by the proposed design which maintain the 'hospital on the hill' location and has retained the gardens and the tree plantings within the site;
- The gardens and tree plantings (identified as being of high heritage significance to the site) will be retained and expanded;
- The retention of the existing curved wall within the staff courtyard aims to incorporate a key design element of the original building into the new design;
- The one storey structure will retain the historic 'hospital on a hill' significance without overpowering the surrounding landscape. The hospital presents as a modern building, sympathetic to the history of the setting, reflective of local vernacular and capable of supporting the delivery of wellbeing and healthcare outcomes for the wider Temora community; and
- The proponent has engaged in a thorough master planning process that has considered the heritage values of the place and has considered various options to avoid or minimise any heritage impacts from the proposal.

Mitigation Measures

The SOHI makes the following recommendations:

- Temora Shire Council should continue to be consulted at relevant stages of the project;
- The historic garden setting should continue to be prioritised for retention in its current location and layout;
- Prior to demolition, an archival recording of the site in line with the relevant Heritage NSW guidelines should be undertaken to record the existing physical aspects of the site;
- An interpretation plan for the site should be undertaken by a qualified heritage consultant;
- All opportunities for retention of significant/existing spaces or settings that allow or promote public/visitor amenity are to be considered, to promote heritage outcomes and to promote health and community outcomes;
- Significant examples of heritage fabric or moveable heritage are to be salvaged prior to the demolition of hospital buildings, subject to a salvage plan developed in consultation with Temora Shire Council; and
- Any unexpected heritage finds will be managed in accordance with Council's Unexpected Heritage Find Procedure (version 2) (PMHC, July 2020).

Mitigation measures have been recommended (**Appendix FF**) to ensure compliance with the recommendations of the SOHI.

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?		✓

Questions to consider	Yes	No
Is it likely that the activity will have a significant impact in accordance with the <i>Biodiversity Conservation Act 2016</i> (BC Act)? In order to determine if there is a significant impact, the REF report must address the relevant requirements of Section 7.2 of the BC Act:		✓
<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?	✓	

A Biodiversity Development Assessment Report – Streamlined Assessment (native planted vegetation) has been prepared by Abel Ecology and accompanies this REF -refer **Appendix N**. An Arboricultural Assessment Report has been prepared by Wade Ryan – refer **Appendix CC**.

Existing Environment

- The site is predominately cleared with vegetation on site being a mix of planted native and exotic species, both forming canopy species, and almost complete cover of exotic ground cover species.
- 146 Trees were logged and evaluated in the Arboricultural assessment.
 - 76 of the 146 Trees were identified as Australian or NSW native species - 52% of the tree population.
 - 62 Trees were identified as NSW Native Vegetation as defined by *State Environmental Planning Policy (Biodiversity and Conservation) 2021* - section 2.2.
 - 64 of the 146 trees are identified as exotic in origin - 44%.
- The vegetation on the subject land is largely isolated for many species (other than strong fliers) from surrounding remnant vegetation and connective corridors.
- The native vegetation on the subject land occurs as part of an 'Arboretum' planted in the 1920's.
- No threatened ecological communities were recorded on the subject lands during the surveys.
- No threatened fauna were recorded on site during the surveys or incidentally.
- Superb Parrot was recorded on the subject lands during the surveys. However, was not observed to be roosting in any of the hollows and is likely using the subject land for foraging.

Potential Impacts

The proposed activity will result in the following impacts:

- Removal of 26 trees. Of these:
 - 16 have been identified as priorities for removal due to age/ condition or species suitability;
 - 10 have been identified as retain if possible, with 2 considered to be of moderate retention value and 8 of low retention values.
- No trees of high significance or very high significance are required to be removed.
- clearing of planted native vegetation (approximately 0.035ha);
- clearing of planted non-native vegetation (approximately 0.560 ha);

- clearing of approximately 0.595 ha of foraging habitat for the Superb Parrot, and potentially other threatened species not observed on site;
- the demolition of 0.452ha existing human-made structures which contain openings which Large-eared Pied Bats could enter by and use as habitat. Large-eared Pied Bat are at risk of serious and irreversible impacts. Surveys would determine if the Large-eared Pied Bats are using the structures for breeding. If they are found to be using the structures for breeding, mitigation is to occur through installation of alternative roosting structures and pre-clearance surveys; and
- due to the retention of most site trees the habitat connectivity of the site is not deemed likely to significantly change.

Mitigation measures

Abel recommends the following mitigation measures:

- pre-clearance surveys of fauna;
- clearing the site outside of the breeding season for species that could be utilising the site, hollow salvage or replacement of hollows at 3:1 with nest boxes;
- tree protection fencing to protect the retained arboretum;
- slow vehicle speeds on site to reduce the chances of vehicle strike; and
- sediment fencing to reduce indirect impacts and weed control within the construction footprint.
- a Tree Protection Plan shall be prepared to inform the demolition and construction.
- replanting should occur to improve canopy coverage on the site.
- a Project Level 5 Arborist should be appointed prior to the demolition and construction phase to review the conditions of consent, final drawings and develop the Tree Protection Plan.
- all trees marked for removal need to be positively identified on site before demolition occurs to ensure that the correct trees are removed and retained.
- trees identified for retention should have effective Tree Protection fencing effected prior to commencement of demolition and construction - at the limit of the Tree Protection Zone (TPZ) – or the limit of identified and planned works within the TPZ

The mitigation measures have been included at **Appendix FF**.

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 proposal is not located on bushfire prone land. Accordingly, no additional environmental assessment is required.

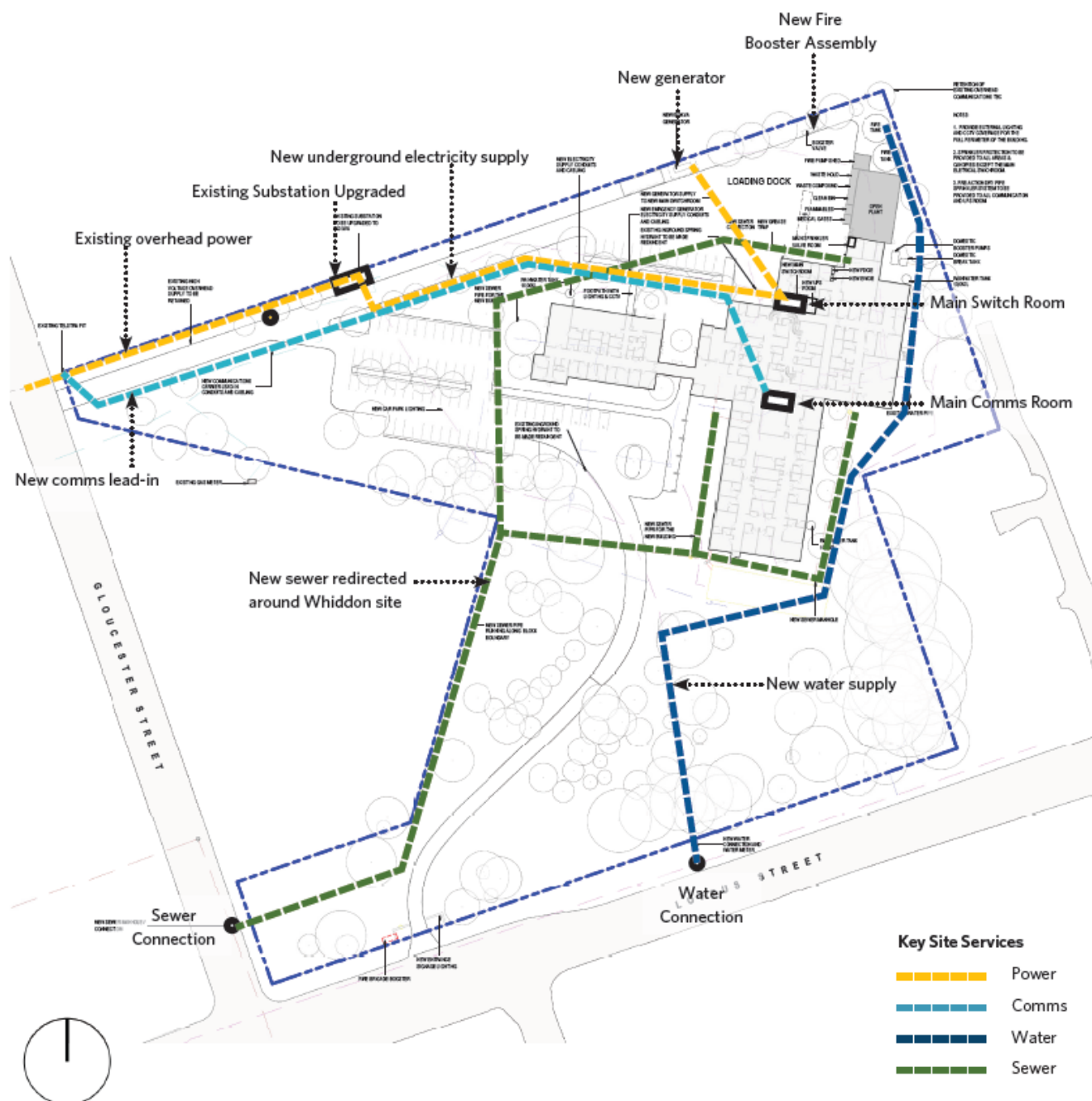
6.2.11 Land Uses and Services

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?		✓

Existing services (water, power sewer, gas and telecommunications) are available to the site and will be available to the development. It is noted that natural gas will not be provided to the new facility in line with HI ESD objectives.

Figure 30 below identifies the key infrastructure mains servicing the existing facilities.

Figure 30 Existing Infrastructure



Source: HDR

Existing infrastructure will be augmented to support the development as follows:

- The electricity supply substation will be upgraded in accordance with Essential Energy (EE) requirements to a 500kVA substation;

- A new back-up generator;
- Two central uninterrupted power supplies (UPSs) will be provided, one UPS for clinical services and the other for ICT services;
- Temporary electrical connections provided to maintain operational continuity through the redevelopment.
- All new ICT, Security and Nurse Call infrastructure will be provided.
- The following facilities and associated spatial requirements will be provisioned for.
 - Retention of existing Ø100mm and provision of new Ø150mm fire main service from the existing Loftus Street mains water supply connection.
 - A new internal sewer line will be constructed around the Whiddon residential aged care facility to a new sewer connection point on the Gloucester Street footpath.

BCA Compliance

BM+G has prepared a BCA assessment with respect to the proposed activity (**Appendix S**). BM+G confirm that the proposed activity can achieve compliance with the relevant provisions of the BCA. The assessment identifies any matters are required to be addressed by Performance Solutions. Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at the Crown Certificate stage.

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?	✓	
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 preliminary Waste Management Plan (WMP) prepared by HI accompanies this REF and is enclosed at **Appendix V**. The WMP considers the generation of non-hazardous waste, generation of hazardous waste and the augmentation of existing operational waste management measures.

Potential Impacts

Construction Waste

The demolition of the existing hospital buildings, and associated infrastructure will generate building waste. The construction stage will generate waste from packaging of building materials as well as domestic waste from the construction workforce. Demolition and construction waste will be handled as follows:

- A landfill diversion target of 80% will be adopted for construction and demolition waste in line with the EPA Waste and Sustainable Materials Strategy 2041. Construction and demolition will occur with stringent consideration and implementation of the methodology for recycled materials and recycling of construction and demolition waste streams outlined in the Waste Management Plan;
- The generation, storage, treatment and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any applicable WH&S legislation administered by WorkCover NSW; and
- All friable and non-friable asbestos-containing material shall be handled and disposed of off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classifications Guidelines – Part 1 ‘Classifying Waste (EPA 2014).

Operational

Temora Health Service is committed to achieving a high sustainability performance in waste management. For operational waste, MLHD will adopt a landfill diversion target of 70%, aligning with its sustainability strategy. The operation of the facility will not result any new or significant increase in waste generation, including hazardous waste. Waste removed from site will be transported to an approved waste or recycling facility.

Mitigation measures for waste have been included at **Appendix FF**.

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?	✓	

A PSI (**Appendix I**) and DSI (**Appendix J**) have been undertaken by JK Environments. The DSI included analysis of soil samples from the site for a range of chemicals. A range of potential sources of contamination were identified relating to current and historical activities at the site, and the use of imported fill material. The concentrations of most chemicals were below the Limit Of Reporting (LOR). However, asbestos, some heavy metals, Polycyclic Aromatic Hydrocarbons (PAHs) and petroleum hydrocarbons were reported in the soils.

A Human Health Risk Assessment (HHERA) (**Appendix K**) was subsequently undertaken by Environmental Risk. The purpose of the HHERA was to determine if the concentrations of chemicals reported in the soil posed an unacceptable risk to human health or ecosystems at the site, and to determine if a Remedial Action Plan (RAP) was required to address potential risk issues related to contaminants in the soil.

Based on the data provided and in relation to heavy metals, TRH and PAHs in soil EnRisk concluded that a RAP was not required for the site. However the HHERA did not consider asbestos, and management and remediation of asbestos is required. JK Environments has prepared a RAP (**Appendix L**) to provide the framework for the remediation of the known localised asbestos impacts. It also addresses data gaps, and provides remediation approaches as a contingency in the event that soil contamination that poses a potentially unacceptable risk to receptors is identified through the data gap investigation process.

The environmental investigations have therefore concluded that the site can be made suitable for the proposed activity however remediation is required. Development consent for the remediation of the site will be sought from Temora Council.

A hazardous materials survey was conducted by JK Environments (**Appendix M**). This report concludes that the site contains various hazardous materials, including asbestos, lead paint, synthetic mineral fibres and Polychlorinated Biphenyls (PCBs) in light fittings. In the report JK recommends that an intrusive hazardous building materials survey be undertaken (including sampling and laboratory analysis), prior to undertaking any refurbishment or demolition works at the site. The Preliminary Construction Management Plan recommends that the future Contractor complete a full hazardous materials assessment prior to any works commencing on site. These mitigation measures have been included at **Appendix FF**.

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?	✓	

Questions to consider	Yes	No
Are climate resilient design measures to be incorporated in the activity?	✓	

The proposed activity will comply with Design Guidance Note DGN58 (rev B) and will achieve a minimum 45 points using the HI ESD rating tool, whilst targeting 60 points against the ESD performance targets. This version of DGN058 continues to apply to projects that progressed beyond their Final Business Case (FBC) on or before 9 November 2023, and thus remains applicable to the proposed activity.

To achieve this, the proposed activity incorporates sustainable design initiatives including use of recycled material, water and energy efficient fixtures and fittings and a 99KW solar photo voltaic panel system. The proposed activity is designed to be climate resilient with 3 x 10,000L rainwater tanks provided for capture and reuse for irrigation and landscaping purposes. The tank overflow will be connected to the civil stormwater network.

The proposed activity has been designed with consideration to the following circular economy principles to design out waste, keep products and materials in use and contribute to the regeneration of natural systems:

- Maximise re-use of materials from demolition;
- Maximise building utilisation;
- Design for longevity, adaptability and disassembly;
- Avoid unnecessary use of materials and components;
- Maximise material efficiency;
- Reduce use of virgin materials; and
- Design out use of hazardous and polluting materials.

The project sustainability objectives are further detailed in the Sustainable Development Strategy -refer **Appendix E**.

6.2.15 Community Impact/Social Impact

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

A Social Impact Assessment (SIA) was prepared by Urbis (**Appendix AA**) to identify and analyse the potential positive and adverse social and economic impacts associated with the proposed activity. The SIA has been prepared in accordance with DPHI's Social Impact Assessment Guideline 2023. This included face to face consultation with Temora Council, identified stakeholders and the local community.

It provides an overview of the locality, its 'social baseline' and the existing social infrastructure. Following from this, it provides an assessment of the social infrastructure needs of future residents, and the economic and social impacts that are expected to be generated by the proposal.

Potential Impacts

Positive impacts regarding community and social that will derive from the redevelopment include:

- Enhanced quality of health services supporting health outcomes;
- Quality workplace contributing to staff attraction and retention;
- Improved safety and security for staff, health services users, and visitors;
- Local employment and training opportunities during construction; and
- Supporting local training and employment opportunities in health;

Negative impacts will derive from the redevelopment include:

- Loss of rear access for neighbouring facility, Whiddon Residential Care;
- Availability of temporary worker accommodation;
- Amenity impacts during operation and construction;
- Loss of historical and heritage value of the existing hospital;
- Disruption to health service provision and workflow during construction; and
- Availability of key worker accommodation.

Mitigation measures

A consolidated list of measures to enhance positive social impacts and mitigate negative social impacts is provided in Section 7.1 of the SIA and summarised below. These measures have been included as mitigation measures in **Appendix FF**.

- A construction workforce accommodation strategy is to be developed in conjunction with the successful Contractor.
- HINSW and Murrumbidgee LHD have advised that they will work with Council and the construction contractor to investigate utilising caravan parks to accommodate the construction workforce as required.
- Murrumbidgee LHD to source additional rental housing to accommodate staff in Temora
- Implement a decanting and staging strategy to enable clinical services to continue to be safely provided onsite throughout the construction period.
- HINSW and Murrumbidgee LHD will continue to work closely with Temora Shire Council, the project Arts Working Group, and the Temora Heritage Committee regarding features that appropriately capture the historical value of the Temora Hospital in the Temora Health Service Redevelopment.

Additional SIA recommendations to further enhance positive impacts and mitigate negative impacts are also provided in Section 7.2 of the SIA.

Crime Prevention Through Environmental Design

A Crime Prevention Through Environmental Design (CPTED) Assessment accompanies this application and is attached at **Appendix BB**. The CPTED guidelines were prepared by the NSW Police in conjunction with the Department of Planning. CPTED provides a clear approach to crime prevention and focuses on the *'planning, design and structure of cities and neighbourhoods.'* The guidelines provide four key principles to limit crime.

Recommendations

The CPTED Assessment concludes that the proposed design generally accords with CPTED principles and provides the following recommendations to be incorporated in the detailed design of the facility:

- The Plan of Management (POM) for the hospital should specify that site maintenance include regular pruning of vegetation to maximise sightlines and minimise opportunities for concealment;

- Ensure that the parking lots and outside areas (including the area housing the hospital fit pack dispenser) are well lit in accordance with Australian Standards, incorporate clear signage delineating the public/staff and fleet carparking areas, and are covered by CCTV footage;
- The POM should detail access control methods, such as swipe cards, to be used for areas that are restricted or have a limited volume of pedestrian traffic when not in use. These areas include the back of house services area (including the airlock connecting to the ambulance bays), the staff-only entrance connecting to the staff carpark, the doors separating the 24 hour section of the facility from the 12 hour sections, and clean utility room;
- Install pavement markers (painted lines or similar) to indicate the reversing space for ambulance vehicles and a designated loading bay for delivery and service vehicles to improve access, minimise potential for vehicle collisions and improve pedestrian safety;
- The intended route/direction of access to the main entry drop off bay should be clearly indicated via signage, road markings and/or environmental cues such as a change in pavement, to enhance wayfinding and traffic safety;
- Particular attention should be paid to the maintenance of planting and landscape elements around the site entry, entrance drive, the carpark, entrance path and building courtyards; and
- Additional signage and symbolic barriers should be included along the Gloucester Road entrance after the public carpark exit, to indicate access for ambulance, service and fleet vehicles only. A traffic mirror should also be installed at the public carpark exit, to improve visual access and safety of staff, visitors, and service/fleet operators.

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 proposed activity is comprised entirely within the boundaries of an existing health services facility. There have been no significant approvals or current development activity that relates to sites in the immediate vicinity (i.e. beyond the hospital site) that would contribute to any significant cumulative impacts.

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 FF**.

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

8. Justification and Conclusion

The proposed activity at 169-189 Loftus Street, Temora is subject to assessment under Part 5 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

As discussed in detail in this report, the proposal will not result in any significant or long-term impact. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing need within the community;
- It generally complies with, or is consistent with all relevant legislation, plans and policies;
- It has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats. The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5 of the EP&A Act. On this basis, it is recommended that HI determine the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report.