

Review of Environmental Factors

Albury Wodonga Regional Hospital Project – Construction of a New Northeast Building, Temporary At-grade Northwest Carpark, and Associated Works

Version 4

23 April 2025



Contents

Executive Summary	10
1 Introduction	13
1.1 Proposal Need and Alternatives	13
2 Site Analysis and Description	15
2.1 The Site and Locality	15
2.1.1 Existing Development	16
2.1.2 Other Site Elements	18
2.1.3 Site Considerations and Constraints	24
2.2 Surrounding Development	24
2.3 Related Development	25
3 Proposed Activity	26
3.1 Proposal Overview	26
3.1.1 Design Approach	27
3.1.2 Proposed Activity	29
3.2 Proposal Need, Options and Alternatives	36
3.2.1 Strategic Justification	36
3.2.2 Alternatives and Options	37
3.3 Construction Activities	38
3.4 Operational Activities	39
4 Statutory Framework	40
4.1 Planning Approval Pathway	40
4.2 Environment Protection and Biodiversity Conservation Act 1999	41
4.3 Environmental Planning and Assessment Act 1979	42
4.4 Environmental Planning and Assessment Regulation 2021	44
4.5 Other NSW Legislation	44
4.5.1 Industry and Employment Signage SEPP Assessment	49
4.6 Strategic Plans	52
5 Consultation	54
5.1 Statutory Consultation / Public Exhibition	54
5.2 Community and Stakeholder Engagement	54
6 Environmental Impact Assessment	55
6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations ..	55
6.2 Identification of Issues	58

6.2.1	Traffic, Access and Parking	58
6.2.2	Noise and Vibration	59
6.2.3	Air Quality and Energy	60
6.2.4	Soils and Geology	60
6.2.4	Coastal Risks	61
6.2.5	Hydrology, Flooding and Water Quality	61
6.2.6	Visual Amenity	62
6.2.7	Aboriginal Heritage	63
6.2.8	Non-Aboriginal Heritage	64
6.2.9	Ecology	65
6.2.10	Bushfire	66
6.2.11	Land Uses and Services	66
6.2.12	Waste Generation	66
6.2.13	Hazardous Materials and Contamination	67
6.2.14	Sustainability and Climate Resilience	68
6.2.15	Community Impact/Social Impact	69
6.2.16	Cumulative Impact	70
7	Summary of Mitigation Measures	72
7.1	Summary of Impacts	72
8	Justification and Conclusion	73

Figures

Figure 1 Aerial view of the subject site	15
Figure 2 Regional context of the site	16
Figure 3 Oblique view of the existing development at Albury Hospital Campus	18
Figure 4 Existing health department plan of Albury Hospital Campus	18
Figure 5 Topography map	19
Figure 6 Existing trees on site	20
Figure 7 Access map	21
Figure 8 Existing parking at Albury Hospital Campus	22
Figure 9 Bushfire prone land map	23
Figure 10 Obstacle Limitation Surface – Albury Airport mapping.....	23
Figure 11 Existing Albury Hospital Site Plan with REF Proposal extent of works	26
Figure 12 Proposed demolition works for the new Northeast Building (left) and new At-grade Temporary Car Park (right).....	29
Figure 13 Renders of the proposed new Northeast Building.....	30
Figure 14 Proposed new at-grade temporary car park and landscaping	31
Figure 15 Sign types overview.....	32
Figure 16 Proposed sign locations – Level 1.....	33
Figure 17 Proposed sign locations – Level 02.....	33
Figure 18 Proposed tree removal and planting strategy	34
Figure 19 Albury Hospital Campus Land Use Zoning Map	48
Figure 20 Albury Hospital Campus Height of Buildings Map.....	48
Figure 21 Albury Hospital Campus Heritage Map	49
Figure 22 Borella Road and East Street view accommodating the proposal	62
Figure 23 Northeast view of proposed building	63
Figure 24 East view of proposed building.....	63

Tables

Table 1: Section 10.7 Planning Certificate24

Table 2 Related Development25

Table 3 Assessment against NSW HI Design Principles of the Design Guide for Health: Spaces, Places & Precincts
.....27

Table 4: Alternatives considered for the proposal37

Table 5: Project Timeframes and Construction Activities38

Table 6: Description of proposed activities40

Table 7: EPBC Checklist41

Table 8: Consideration of the Objects of the EP&A Act42

Table 9: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act.....44

Table 10: Other Possible Legislative Requirements.....44

Table 11: Consideration of the Objects of the EP&A Act52

Table 12: Summary of Environmental Factors Reviewed in Relation to the Activity.....55

Table 13 Assessment against the Principles of Ecologically Sustainable Development68

REF Template Version: November 2024.

Declaration

This Review of Environmental Factors (REF) has been prepared for Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from the construction of a new Northeast Building, temporary at-grade at the northwest of Albury Hospital Campus, and associated works, as part of the Albury Wodonga Regional Hospital Project at 201 Borella Road, East Albury NSW 2640 (Lot 14 in Deposited Plan 1175382).

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

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

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

Declaration	
Author:	Jonathan Archibald
Qualification:	Bachelor of Planning, Macquarie University Member, Planning Institute of Australia (PIA) Registered Environmental Assessment Practitioner (REAP)
REAP Number:	46191
Position:	Associate, Planning
Company:	Architectus Australia Pty Ltd
Date:	23 April 2025

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	12 March 2025	Jasmine Bautista and Charlotte Cadman	Review of Environmental Factors	Tim Moore	Tim Moore
Final	23 April 2025	Jasmine Bautista and Charlotte Cadman	Review of Environmental Factors	Tim Moore	Tim Moore

Abbreviations

Abbreviation	Description
AHD	Australian Height Datum
AHIMS	Aboriginal Heritage Information Management System BC Regulation
BC Act 2016	<i>Biodiversity Conservation Act 2016</i>
CMP	Construction Management Plan
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	<i>Environmental Planning and Assessment Regulation 2021</i>
EPBC Act (Cwth)	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MNES	Matters of National Environmental Significance
NCC	National Construction Code
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	<i>State Environmental Planning Policy (Planning Systems) 2021</i>
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors

Abbreviation	Description
RF Act	<i>Rural Fires Act 1997</i>
RFS	Rural Fire Service
Resilience and Hazards SEPP	<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>
SEPP	State Environmental Planning Policy
TI SEPP	<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
WM Act	<i>Water Management Act 2000</i>
Abbreviation	Description
AHD	Australian Height Datum
AHIMS	Aboriginal Heritage Information Management System BC Regulation
BC Act 2016	<i>Biodiversity Conservation Act 2016</i>
CMP	Construction Management Plan
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	<i>Environmental Planning and Assessment Regulation 2021</i>
EPBC Act (Cwth)	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MNES	Matters of National Environmental Significance

Abbreviation	Description
NCC	National Construction Code
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	<i>State Environmental Planning Policy (Planning Systems) 2021</i>

Executive Summary

This Review of Environmental Factors (REF) has been prepared by Architectus Australia Pty Ltd on behalf of Health Infrastructure (HI) for the determination of the proposed development activity under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Proposal

HI propose to construct a new health facility at the northeast corner of the existing Albury Hospital Campus at 201 Borella Road, East Albury NSW 2640 (Lot 14 DP 1175382). The new facility, planned to be constructed over part of the campus' Car Park A, is part of a broader initiative led by HI to meet the growing demands and healthcare needs of the Albury Wodonga Region. The new 'Northeast Building' would accommodate for a variety of uses, including administration, outpatient clinics, education training and research, pharmacy departments, and include a link bridge to the Level 02 corridor to the existing surgical wards and operating theatres at the current hospital.

To support the operation of the Northeast Building, the construction of a new at-grade temporary car park with thirty-nine (39) spaces is additionally proposed. Construction will involve site preparation works, installation of wayfinding signage, making good of interfaces, and surrounding landscaping works.

Need for the Proposal

The New South Wales (NSW), Victorian and Australian governments have committed \$558 million to the Albury Wodonga Regional Hospital project, one of the largest regional health projects currently underway in NSW and Victoria.

The new Albury Wodonga Regional Hospital will provide enhanced and expanded health care services in contemporary facilities to support Albury, Wodonga and border communities.

The Albury Wodonga Regional Hospital project will support the region's growing population, provide contemporary models of care and better connectivity across the Albury Hospital Campus.

Proposal Objectives

The objectives of the broader Albury Wodonga Regional Hospital Project are as follows:

- respond to the clinical services planning recommendations of the Albury Wodonga Clinical Services Plan to address growth in services.
- enable Albury Wodonga Health to provide safe, efficient and effective care in a contemporary environment, allowing the community access to care that is closer to home with trust and confidence.
- create a welcoming, people-centred and culturally safe environment with improved amenity and access to enhance the experience of patients, visitors and staff.
- enable the hospital to fulfill its role as a regional health hub.
- improve patient safety, reducing the duplication of services and travel between two hospital campuses which will increase the capability and responsiveness of the health service.

Options Considered

Several options for the location and size of the new Northeast Building were investigated on the Albury Hospital Campus. Analysis of options has been undertaken to determine the best future direction for Albury Wodonga Regional Hospital project.

The following options were analysed:

- Option 1: Placing the new building on the northwest portion of the Hospital Campus

- Option 2: Placing the new building on the southeast portion of the Hospital
- Option 3: Placing the new building on the northeast (annex) portion of the Hospital Campus
- Option 4: Placing the new building on the northeast (3 levels) portion of the Hospital Campus

Option 3 was chosen because it will minimise the impact on existing operations of the Albury Hospital Campus. Its proximity to an existing building also allows for seamless connections to both the upper and lower levels. Additionally, the location of the building supports future development as part of the broader Albury Wodonga Regional Hospital Project, providing long-term growth potential.

Site Details

The site forms part of the existing Albury Hospital Campus located at 201 Borella Road, East Albury NSW 2640 within the City of Albury Local Government Area. It comprises one lot (Lot 14 DP 1175382) owned by the Health Administration Corporation.

The site is zoned SP2 Infrastructure for the purpose of 'Health Service Facility' under Albury Local Environmental Plan 2010 (Albury LEP).

The Hospital Campus has three street frontages to Keene Street to the west, Borella Road to the north and East Street to the east.

Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an Environmental Planning Instrument (EPI) provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the activity constituting 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 under the TI SEPP outlines the approval requirements for health service facilities. A hospital is defined as a health service facility under this division.

The site is zoned SP2 Infrastructure under the Albury LEP. The SP2 Infrastructure is a prescribed zone under the TI SEPP, within which new health services facilities may be carried out without consent under s 2.61A of the TI SEPP.

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

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

Consultation and Engagement

In respect to consultation requirements of Section 2.61 of the TI SEPP, subclause 2 requires the REF to have regard to HI's *Community Participation Plan* (October 2024) and Department of Planning, Housing and Infrastructure's (DPHI) *Stakeholder Community Participation Plan* (2024). In accordance with these plans the activity is to be exhibited for a period of 28 days and formal notification will be issued to:

- Owners and occupiers of adjoining and impacted properties;
- Albury City Council; and
- Rural Fire Service.

This REF and all documents that will be exhibited will be included on the project website for the community to review and consider.

Once the exhibition period is completed, any formal submissions will be reviewed and considered. A formal Submissions Report will be prepared and if required the REF will be updated accordingly.

The project team has undertaken other extensive community consultation activities throughout the project to date, which has helped form the current design. A summary of non-statutory engagement carried out by HI is provided within the Communications and Engagement Statement prepared by HI at **Appendix Y**.

Environmental Impacts

This REF considers the requirements of Part 5 of the EP&A Act and Section 171(1) of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). **Section 6** outlines the potential impacts of the works on the environment, including traffic and parking, visual, noise, vibration, and ecological and heritage impacts.

The environmental impacts from the proposed activity are considered to be minimal, especially considering the significant public and community benefits that the future Northeast Building would provide to the regional community. Mitigation Measures, included in **Appendix A**, outline the undertakings to manage and minimise potential impacts arising from the activity.

Justification and Conclusion

This REF describes the proposal and has examined to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity. 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.

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.

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.

1 Introduction

Health Infrastructure (HI) propose the construction of a new Northeast Building, temporary at-grade car park at the northwest of Albury Hospital Campus, and associated works (the proposal) as part of the Albury Wodonga Regional Hospital Project, at 201 Borella Road, East Albury NSW 2640 (Lot 14 DP 1175382). The proposal forms 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 Architectus Australia Pty Ltd on behalf of HI to determine the environmental impacts of the proposal. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the EP&A Act.

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

The description of the proposed works and associated environmental impacts have been prepared in the context of the Environment Protection and Biodiversity Conservation Act 1999, the EP&A Regulation, the *Guidelines for Division 5.1 Assessments* (DPE June 2022) and the *Guidelines for Division 5.1 Assessments: Consideration of environmental factors for health services facilities and schools* (DPHI, October 2024).

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

- Whether the proposed activity is likely to significantly affect the environment and therefore the necessity for an EIS to be prepared and State Significant Infrastructure approval to be sought from the Minister for Planning and Public Spaces under Part 5 of the EP&A Act; and
- The potential for the proposal to significantly impact *Matters of National Environmental Significance* (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

The REF is required under the EP&A Regulation and is prepared to fulfil the requirements of Section 5.5 of the EP&A Act, which requires that HI examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

1.1 Proposal Need and Alternatives

The NSW, Victorian and Australian governments have committed \$558 million to the Albury Wodonga Regional Hospital project, one of the largest regional health projects currently underway in NSW and Victoria.

At completion, the project will provide enhanced and expanded health care services in contemporary facilities to support Albury, Wodonga and border communities.

The Albury Wodonga Regional Hospital project will support the region's growing population, provide contemporary models of care and better connectivity across the Albury Hospital Campus.

To facilitate the construction of the Clinical Services Building (subject of a separate planning application), the new Northeast Building is proposed to support the relocation of services and provide opportunities for future service expansion. In addition, the proposed temporary at-grade car park will assist with maintaining parking at the Hospital Campus, given the new Northeast Building is proposed on the site of the existing Car Park A.

Several options were considered, ranging from various locations and volumes for the new Northeast Building, as detailed in the Architectural Design Report prepared by Hassell at **Appendix F**. The

preferred option proposes a new two storey Northeast Building. Ultimately, the new Northeast Building was selected because it:

- minimises impact to existing operations;
- is close to an existing building, allowing for connections to the upper and lower levels; and
- allows for future development as part of the broader Albury Wodonga Regional Hospital Project.

2 Site Analysis and Description

2.1 The Site and Locality

The site forms part of the existing Albury Hospital Campus located at 201 Borella Road, East Albury NSW 2640 within the City of Albury Local Government Area. It comprises one lot (Lot 14 DP 1175382) owned by the Health Administration Corporation.

The site is zoned SP2 Infrastructure for the purpose of 'Health Service Facility' under the Albury LEP.

The Hospital Campus has three street frontages to Keene Street to the west, Borella Road to the north and East Street to the east.

The Hospital Campus also has a significant fall, with approximately a 13 metre level change from the base of Eastern Hill reserve at the southern carpark and southwest corner of the site to the northeast intersection of East Street and Borella Road.

The surrounding area is comprised primarily of residential dwellings on land zoned R1 General Residential, and R3 Medium Density Residential further north. Albury Hospital Campus sits north of the Eastern Hill Reserve which is zoned E2 Environmental Conservation. Other features include one storey commercial uses north of the site opposite Borella Road, zoned B2 Local Centre.

Refer to **Figure 1** and **Figure 2** below for the site and surrounding context.

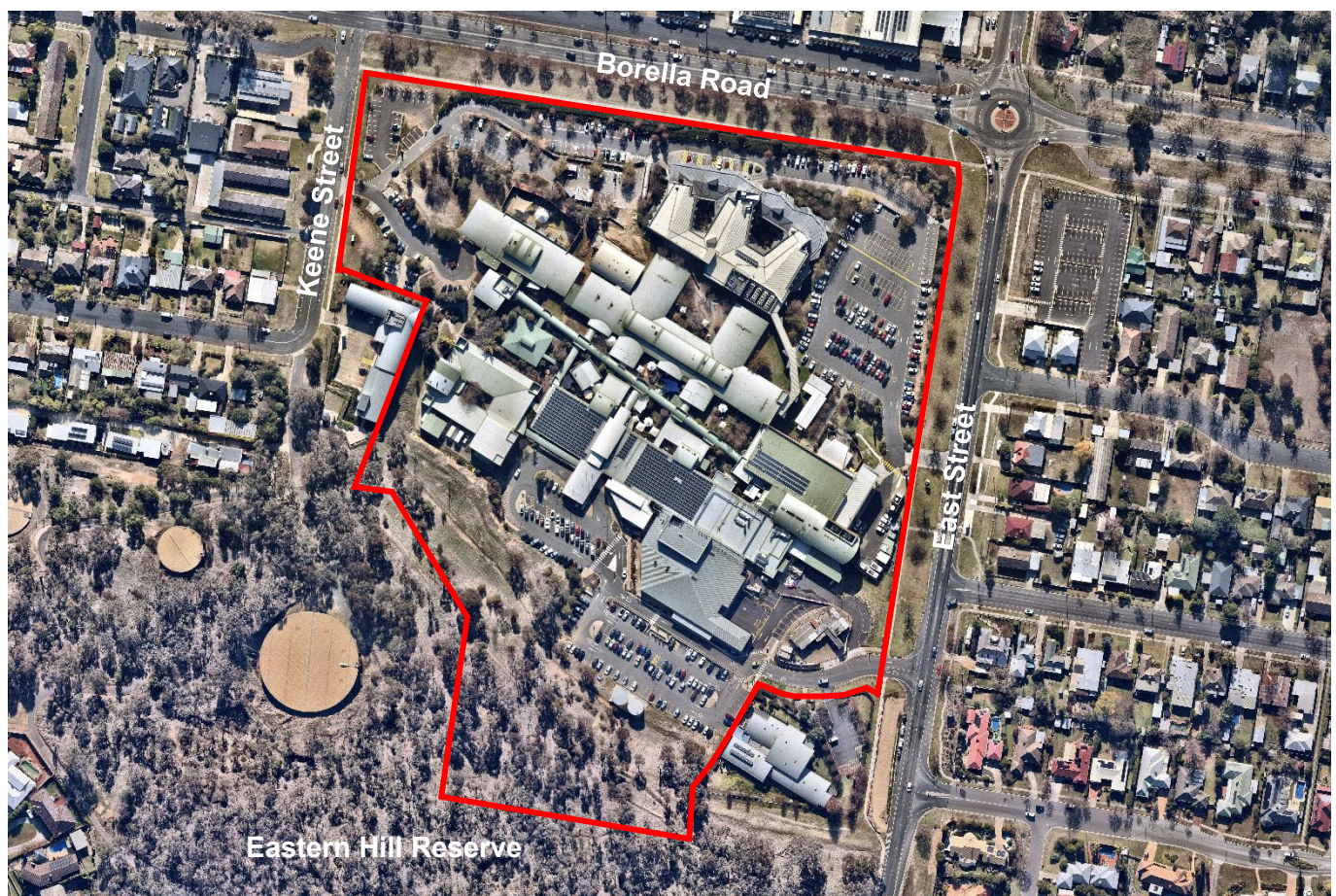


Figure 1 Aerial view of the subject site

Source: Nearmap with Architectus edits (2024)

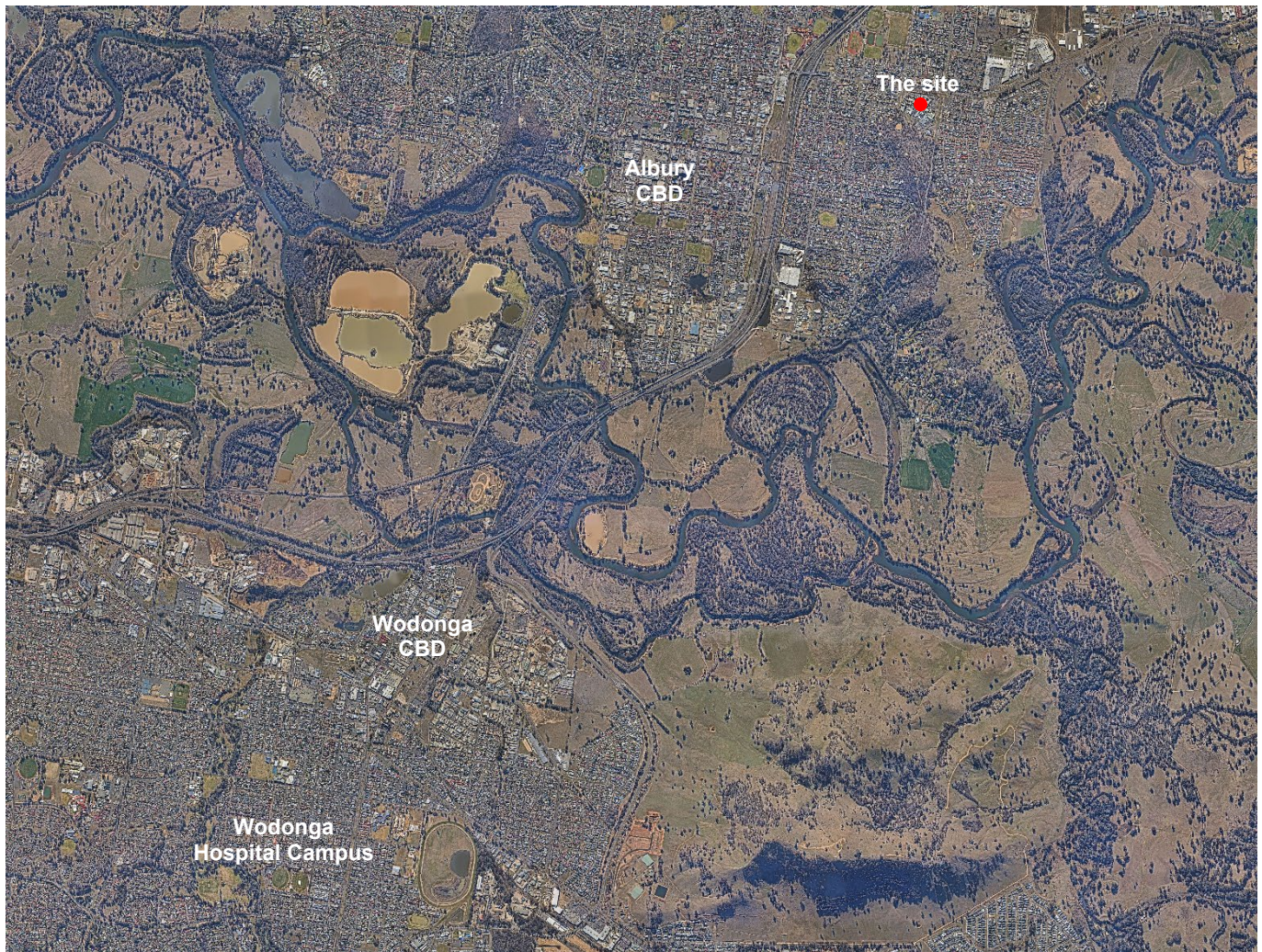


Figure 2 Regional context of the site

Albury Hospital Campus is marked by the red dot

Source: Nearmap with Architectus edits (2024)

2.1.1 Existing Development

2.1.1.1 Albury Wodonga Health Service

The Albury Wodonga Health Service provides acute, sub-acute, mental health, maternity, paediatric and ambulatory care services to the cross-border communities of Wodonga, Albury and the surrounding rural and regional communities. It operates under the jurisdiction of the Victorian Department of Health, with an intergovernmental agreement with the NSW Ministry of Health to guide the commissioning and funding of services.

The catchment for services varies by the type of service, with Albury Wodonga Health Service considering the municipalities in the northeast of Victoria/southern NSW as its catchment area, with most of the demand arising from the population of Albury and Wodonga, and lesser levels of demand from the “Regional” and “Specialist” catchment areas. Services are provided from 17 sites across north east Victoria and Southern NSW. Albury Wodonga Health Service manages a range of community based mental health residential facilities and community health centres.

2.1.1.2 Albury Hospital Campus – the Site of the Proposal

The existing Albury Hospital Campus has multiple buildings on site ranging from one to three storeys. Refer to **Figure 3** and **Figure 4**.

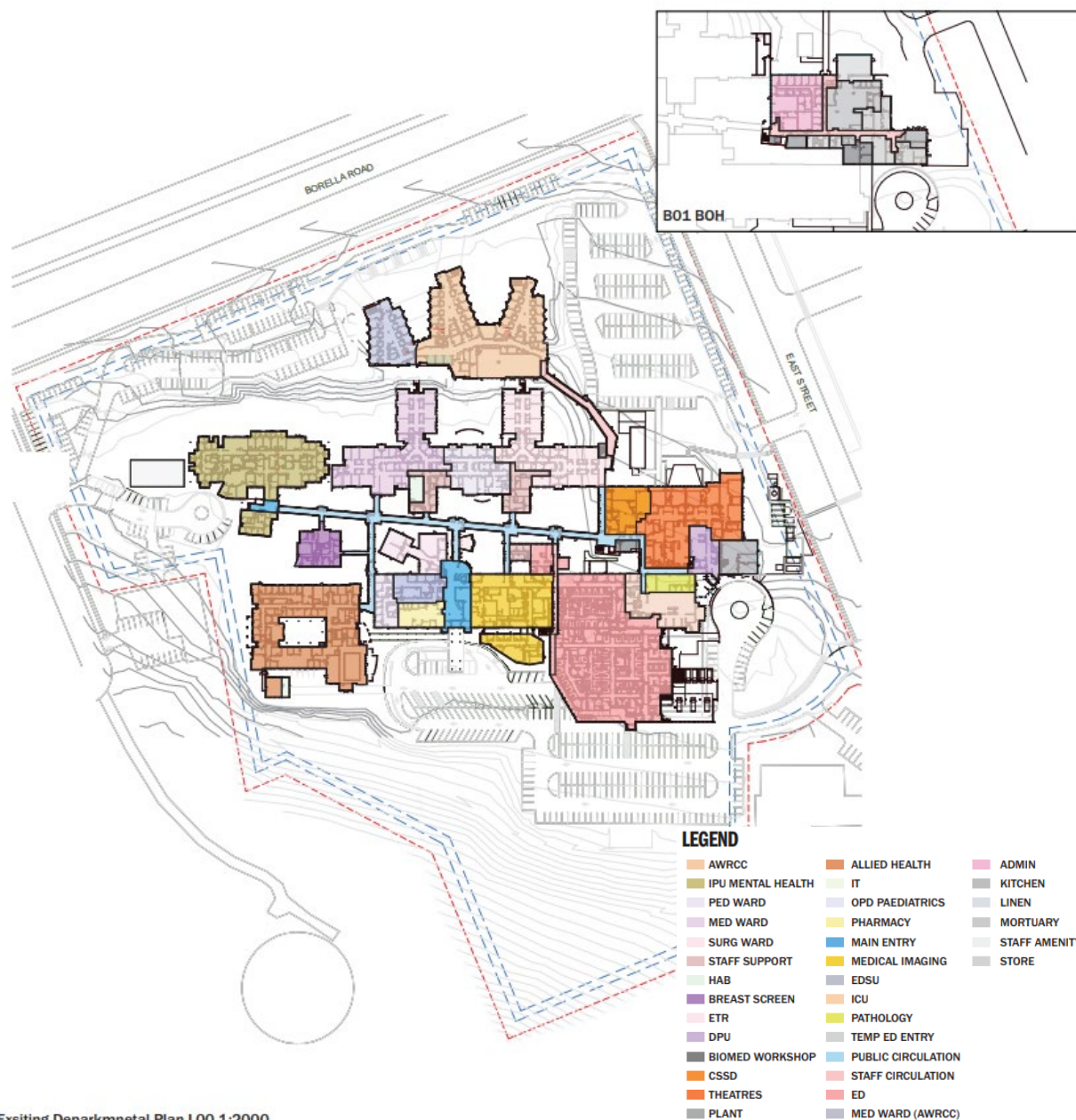
The following health departments are currently available at Albury Hospital Campus:

- Emergency Department – with an expansion completed in early 2024. Refer to **Section 2.3** for further detail.
- Interventional suite – including theatres, cardiac catheterisation labs and Central Sterile Supply Department.
- Critical Care – Intensive Care Unit/High Dependency Unit and Critical Care Unit.
- Ambulatory services – Allied Health Unit and medical consult spaces.
- Women’s and Children’s Services – Paediatrics IPU currently colocated with Medical and surgical integrated practice unit services, separated from rest of the services in Wodonga.
- Acute overnight beds – Including oncology beds in Albury Wodonga Regional Cancer Centre.
- Mental health unit – Nolan house.
- Support Services including Medical Imaging, Pharmacy, Pathology, Staff Administration services and Staff Amenities.
- Back of House Services – in the lower ground floor with kitchen, linen, stores and mortuary services.



Figure 3 Oblique view of the existing development at Albury Hospital Campus

Source: Nearmap (March 2025)



Albury Hospital - Existing Departmental Plan L00 1:2000

Figure 4 Existing health department plan of Albury Hospital Campus

Source: Hassell (August 2023)

2.1.2 Other Site Elements

2.1.2.1 Topography

There is a 13m level change (approximate) from the base of Eastern Hill reserve at the southern carpark and southwest corner of the site down to the northeast intersection of East Street and Borella Road. The main level of the existing hospital is at RL 175.

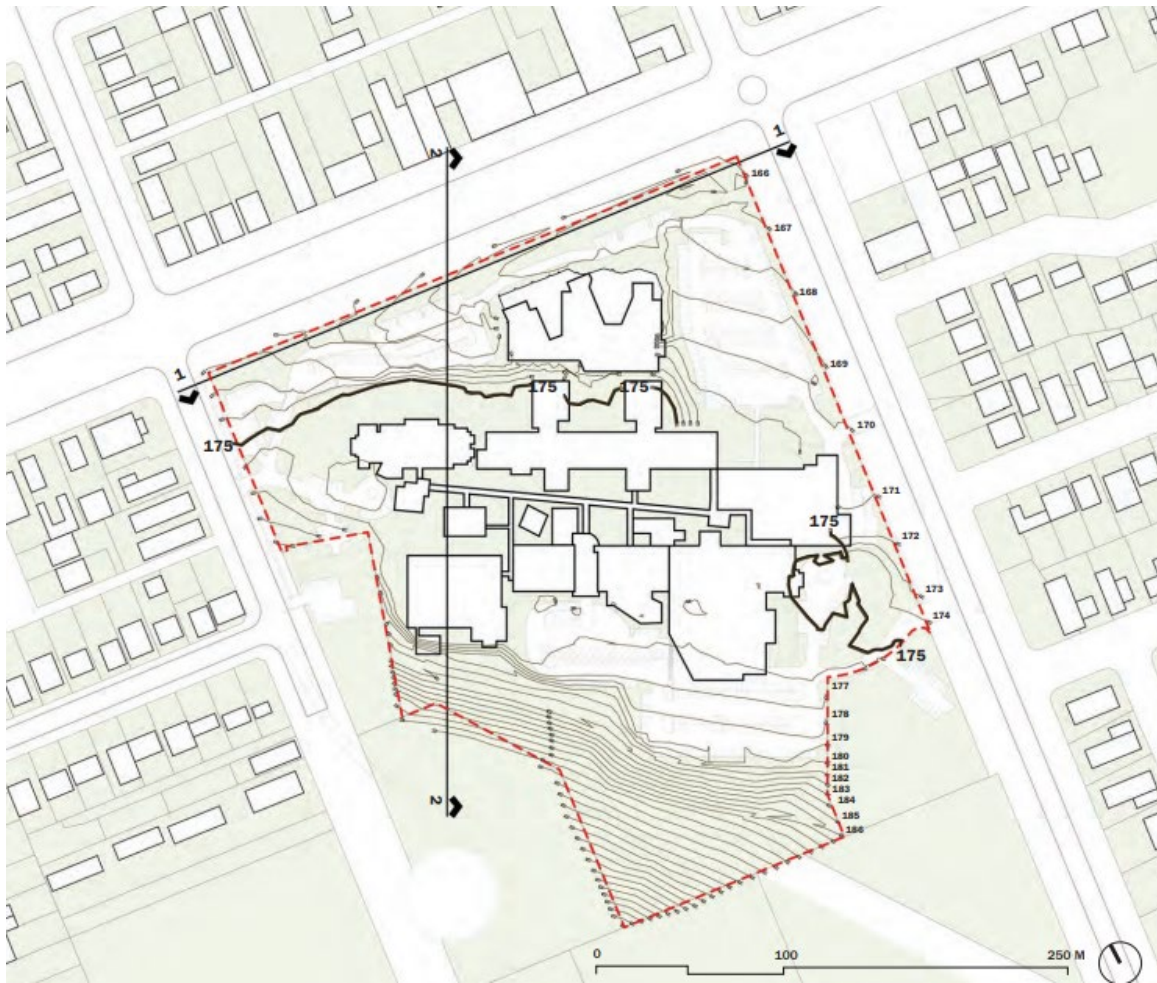


Figure 5 Topography map

Source: Hassell (August 2023)

2.1.2.2 Vegetation

Albury Hospital Campus sits north of the Eastern Hill Reserve. Flora consists of Red Stringy Bark, Red Box, Long Leaved Box, Inland Scribbly Gum, Tussock Grass, shrub, and low open forest on hills typical in the southern region of NSW South Western Slopes bioregion. Eastern Hill provides a natural backdrop to the site and hospital building and is seen from all locations on the site.

A combination of natural and constructed landscape with a mix of natives and exotic species exist across the site. Existing trees are largely located along the boundaries of the site.

A series of intimate courtyards are a defining feature of Albury Hospital Campus – with glimpses and views continually present from the main circulation spine and access to natural light and sun as a result.

The courtyards appear well used by both staff and patients – and well cared for from a maintenance perspective.

Large verge setbacks from both Borella Road and East Street set the site in a 'landscape' rather than an 'urban' context.

Significant planting along Borella Road conceal the site vehicular circulation along the northern boundary and much of the lower levels of the Albury Wodonga Regional Cancer Centre – this planting provides a site foreground 'baseline' when seen from the long view.



Figure 6 Existing trees on site

Source: Arborist Report prepared by Creative Planning Solutions (March 2025)

2.1.2.3 Access

Public entry points into Albury Hospital Campus are provided from Keene Street and East Street.

The emergency vehicle access point is from East Street, which is also shared with public vehicles entering the southern carpark.

The service vehicle access point is from East Street.

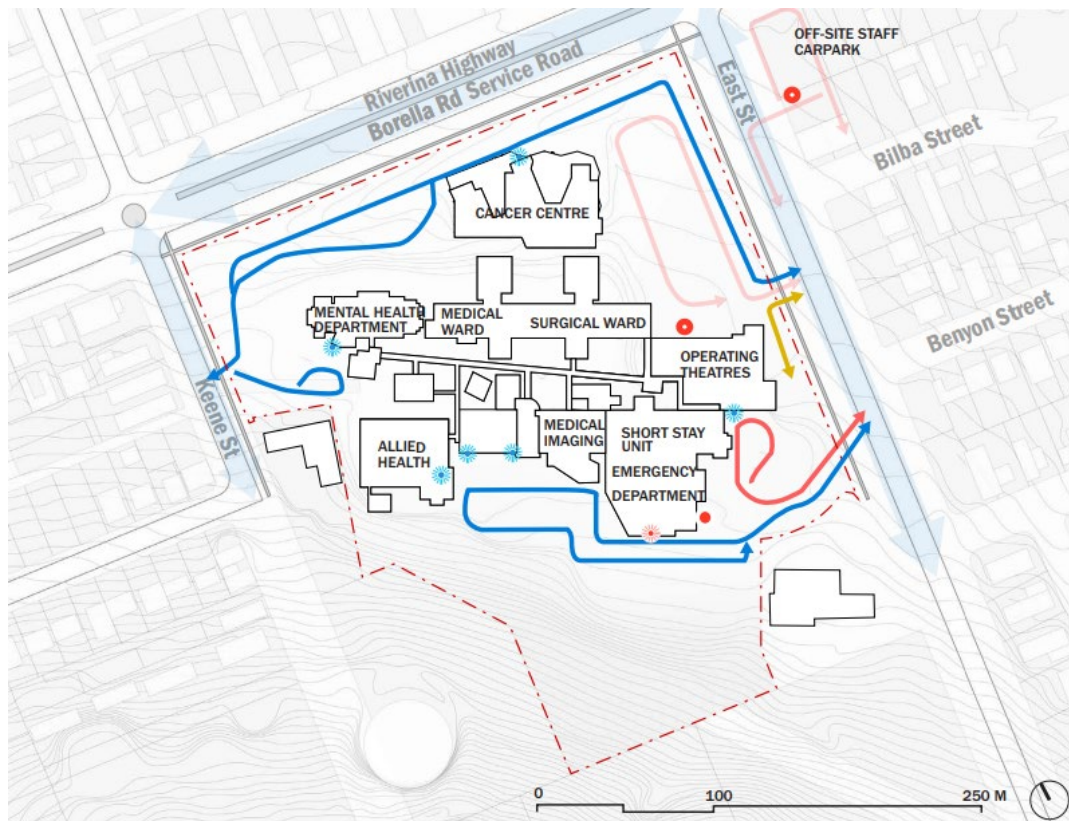


Figure 7 Access map

Source: Hassell (July 2024)

2.1.2.4 Traffic and Transport

Road Network

Hume Highway is the major north-south arterial road connecting the site between Albury and Wodonga.

The site is bounded by:

- Borella Road to the north, forming part of the Riverine Highway. Borella Road is owned by Transport for New South Wales (TfNSW);
- East Street to the east, owned by Albury City Council; and
- Keene Street to the west, owned by Albury City Council.

Public Transport

Albury Hospital Campus is serviced two public bus routes:

- 903 QEII Square to East Albury via Base Hospital (Loop Service); and
- 909 Thurgoona to Albury via Airport and Base Hospital.

Albury Railway Station is located roughly a 2km walking distance away from the Albury Hospital Campus. Wodonga Hospital is located further afield, roughly 9km away via the M31 Hume Highway.

Parking

Across Albury Hospital Campus, there are 659 parking spaces available within several at-grade carparks.

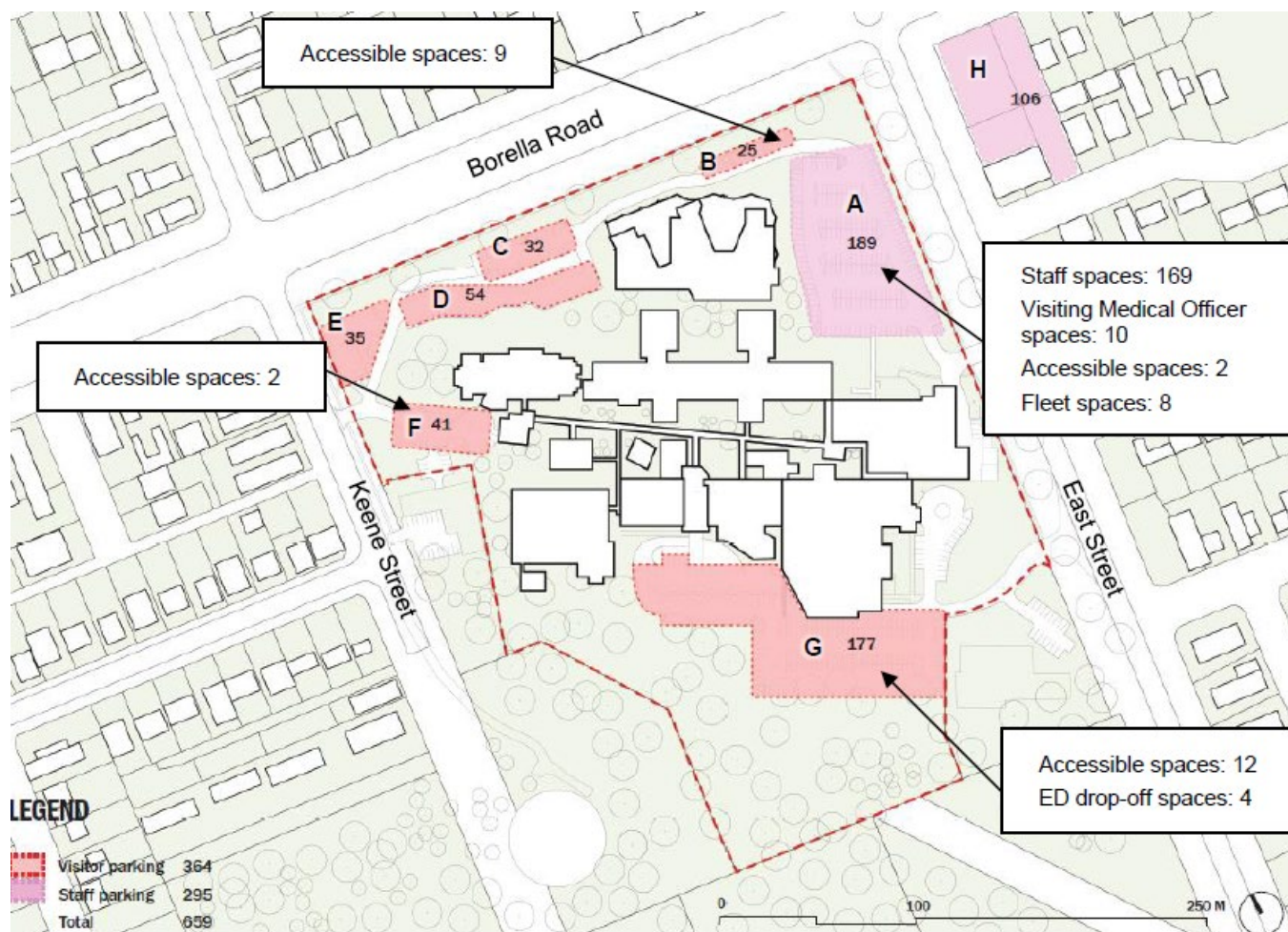


Figure 8 Existing parking at Albury Hospital Campus

Source: Hassell

2.1.2.5 Bushfire

The southern portion of the existing Hospital Campus is depicted on Albury City Council's Bushfire Prone Land Map as containing Vegetation Buffer, and Vegetation Categories 1 and 2 bushfire prone land. The site is therefore bushfire prone.



Figure 9 Bushfire prone land map

Source: Albury City Council's Bushfire Prone Land Map

2.1.2.6 Airport Buffer

The subject site is currently located within 'Inner Horizontal Surface' (RL AHD 205.5) under the "Obstacle Limitation Surface – Albury Airport" map, which is breached by buildings greater than 45 metres above the ground plane.

The proposed built form does not exceed 45 metres in height above the ground plane.

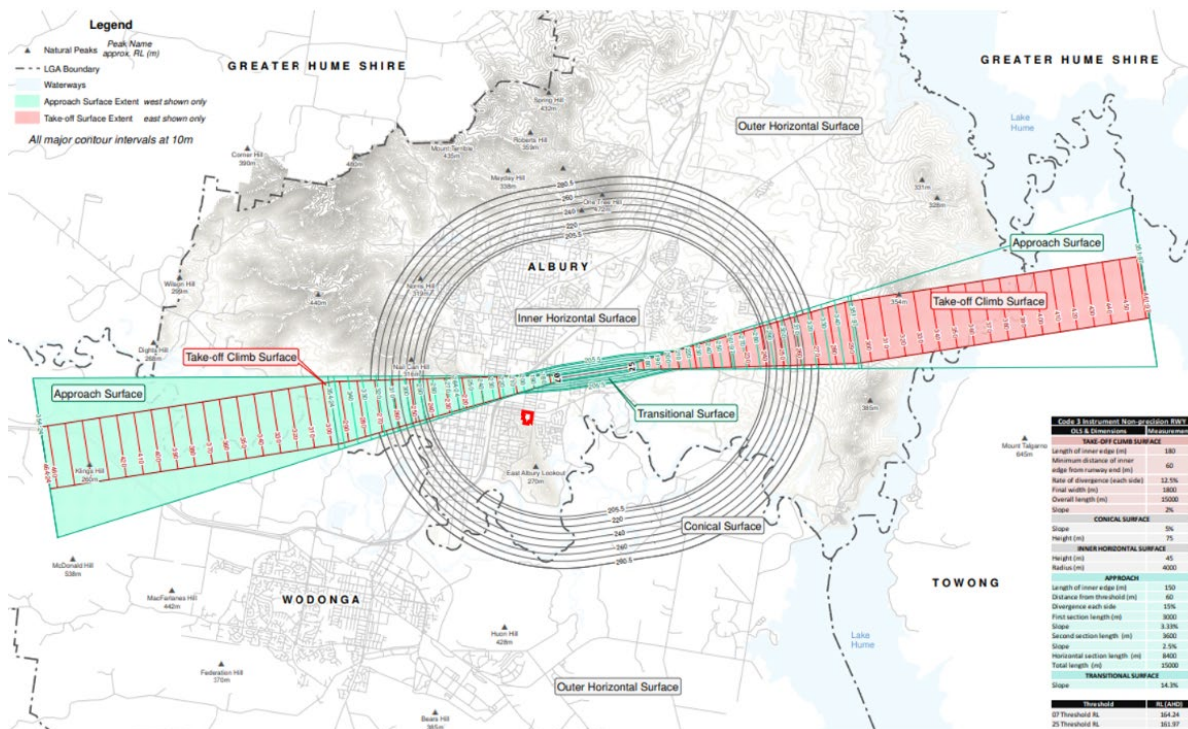


Figure 10 Obstacle Limitation Surface – Albury Airport mapping

The site is outlined in red.

Source: Albury City Council

2.1.3 Site Considerations and Constraints

Section 10.7(2)&(5) Planning Certificate No. 44768 dated 8th January 2025 identifies that the site is located within the SP2 Infrastructure zone under Albury LEP and is provided at **Appendix B**.

Table 1: Section 10.7 Planning Certificate

Affection	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		✓

*The land is bushfire prone land as it is affected by the Vegetation Buffer and Vegetation Categories 1 and 2 for bush fire prone land. Refer to **Section 6.2.10**.

2.2 Surrounding Development

The Albury Hospital Campus is located in East Albury, an established residential area. Surrounding the hospital, the neighbourhood is primarily composed of low-density housing. To the north of the hospital, a small local centre offers a variety of retailers and hospitality businesses.

The campus is bordered by Borella Road to the north, part of the Riverina Highway, which includes a four-lane arterial road and a service road that provides access to a nearby retail strip with one-storey built form.

East of the hospital, development is largely residential with low-density, single-storey dwellings. An at-grade parking lot for hospital staff is situated at the corner of Borella Road and East Street. The Albury Homemaker Centre is located approximately 500m northeast of the campus.

The southern boundary of the hospital is defined by the Eastern Hill Reserve, an environmental conservation area featuring native vegetation, bushland, and several water supply reservoirs. The reserve rises to the south of the hospital, blocking views to the residential area beyond.

To the west of the hospital is Keene Street, which is characterised by single and two storey, low density dwellings typical of a well-established Australian suburb. Approximately 800m west lies the Hume Highway and the Inland Rail corridor. Albury's commercial centre is situated around 2 kilometres to the southwest.

2.3 Related Development

The proposal forms part of the broader Albury Wodonga Regional Hospital Project. The concept design for the project identifies two other buildings to be delivered in addition to the new Northeast Building, outlined in **Table 2**. These are to be delivered separate to the proposal under a different planning application.

Table 2 Related Development

Related Development	Description
A 7-storey Clinical Services Building	<p>The new 7-storey Clinical Services Building will significantly boost healthcare facilities in the region for the growing Border communities. The additional capacity in the inpatient units will support the health service’s capacity to serve diverse patient needs.</p> <p>The consolidation of maternity, birthing, newborn services and paediatrics on one site will improve patient outcomes and experiences for families, reducing the need for travel between hospital campuses.</p> <p>Through consultation, clinical services have been prioritised to meet the immediate and growing needs of the community and ensure works can commence sooner.</p> <p>The Clinical Services Building is designed to enable future expansion, including operating theatre expansion; additional consulting rooms and education and library spaces. These spaces will be fitted out in stages within the available budget. Patients requiring more urgent complex care will continue to be safely and effectively transferred using the nearby Albury Airport.</p>
More carparking	<p>The new car parks and redesigned spaces will increase the number of available parking spots on site and improve access for staff, patients and visitors. The final number of parking spaces will be determined during the design phase to meet the projected needs of the hospital community.</p>

3 Proposed Activity

3.1 Proposal Overview

The proposal involves:

- Site preparation works, including:
 - Demolition of existing hard stand areas, pedestrian infrastructure, and forty-one (41) car parking spaces of the existing lower staff at-grade carpark (Car Park A);
 - Tree removal; and
 - Relocation of existing fire hydrant and inground services diversions.
- Construction of a new two storey Northeast Building including administration, outpatient clinics, education training and research, and pharmacy departments, with new bridge connection to Level 02 corridor of adjacent existing building (surgical wards and operating theatres (at public entry level).
- Construction of a new at-grade temporary car park with thirty-nine (39) spaces to the northwest of the Hospital Campus.
- Make good the interface to the existing building, and surrounding pedestrian paths and line marking.
- Installation of wayfinding signage.
- New tree planting and landscaping works.

Refer to the Architectural Plans (**Appendix E**), an Architectural Design Report (**Appendix F**), Landscape Plans (**Appendix G**), and a Landscape Design Statement (**Appendix H**), all prepared by Hassell, for proposed physical works.

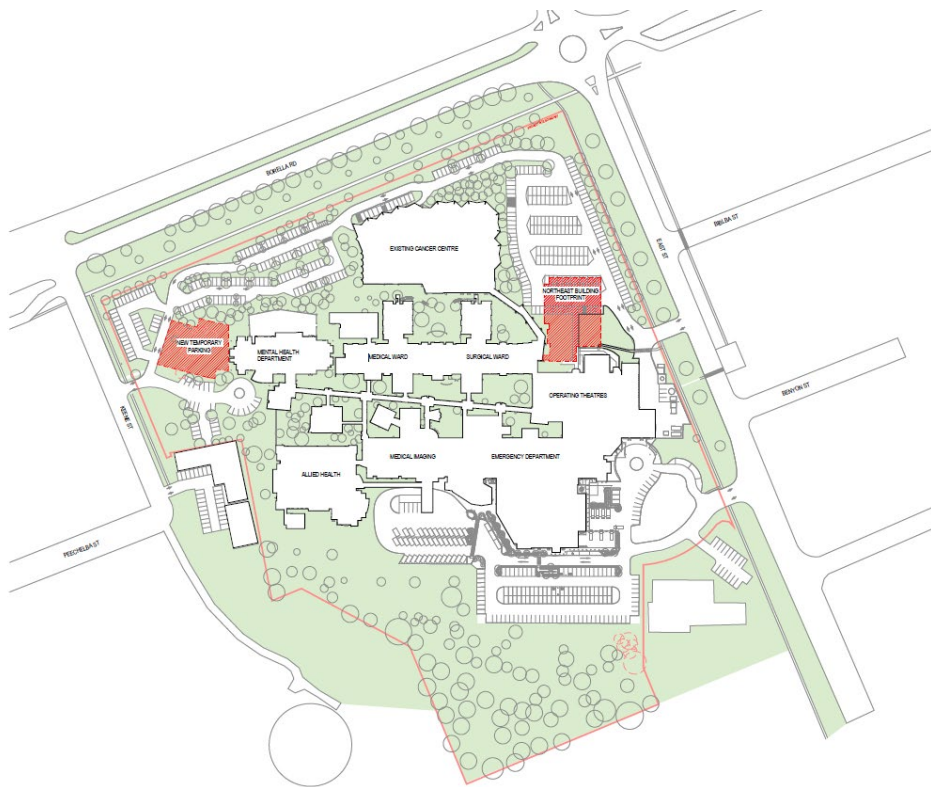


Figure 11 Existing Albury Hospital Site Plan with REF Proposal extent of works

Source: Hassell

3.1.1 Design Approach

Placemaking and Design

An Architectural Design Report has been prepared by Hassell at **Appendix F**. It outlines the proposal's design approach and demonstrates consistency with the *Design Guide for Health: Spaces, Places & Precincts* prepared by Government Architect NSW and Health Infrastructure, *Better Placed* prepared by the NSW Government Architect, Crime Prevention Through Environmental Design Principles, and HI's Design Assurance Process.

An assessment of the proposal against the *Design Guide for Health: Spaces, Places & Precincts* is provided in **Table 3**.

Table 3 Assessment against NSW HI Design Principles of the Design Guide for Health: Spaces, Places & Precincts

Design Principles of the <i>Design Guide for Health: Spaces, Places & Precincts</i>	Assessment
Designing for dignity	The Northeast Building embraces designing with dignity through accessible, landscaped pathways leading to the entrance, spacious group areas near the entry points, durable materials, and an open, flexible work environment. A covered entry enhances accessibility, ensuring comfort from the outside in. Though primarily a staff facility, it offers seamless access to the public circulation floor, facilitating smooth consultations.
Design for wellbeing	The Northeast Building design includes connections to the natural environment through provision of landscaped pedestrian pathways and tree planting. Windows are provided at the new Northeast Building to allow natural light to penetrate the interior.
Design for efficient and flexible delivery of care	<p>The new Northeast Building is designed to offer safe, flexible, and adaptable spaces that will continue to serve healthcare services even after its initial use as decant space is complete, presenting long term value for the hospital.</p> <p>The new Northeast Building upper level contains clinical spaces and connects to the main hospital entry level via Level 02. This allows public to move between the new building and the existing hospital.</p>
Design with Country	See below on Connecting with Country.
Design for neighbourhood and surrounding environment	The Northeast Building has been designed with consideration of the neighbourhood and surrounding environment by incorporating durable, complementary materials that harmonise with the design of existing structures. It integrates seamlessly into the broader Albury Hospital campus, connecting to the hospital's main public floor while providing functional spaces for staff and administration. Additionally, the building is thoughtfully designed with future developments in mind, in line with the goals outlined in the project and master plan.
Design for connection	The building design includes dedicated spaces for training and research, complementing the main functions of the project while ensuring ongoing operations. It fosters the co-location of staff facilities and adopts a contemporary workplace approach with open, collaborative spaces. Physically connected to the hospital, the building also offers views that integrate with the surrounding local context.
Design for sustainability	A precinct wide approach has been taken for the Northeast Building, where elements appropriate to be delivered for the portion of work are incorporated. Further detail is provided within the Sustainability Plan prepared by Health Infrastructure at Appendix P

and DGN-058 ESD Evaluation Tool Specification prepared by Climatewise at **Appendix Q**.

Connecting with Country

The Traditional land owners where the site is located are the Wiradjuri people, and the Local Aboriginal Land Council (LALC) for the area is the Albury LALC. Consultation has been carried out with local Aboriginal people as part of the design process by Yerrabingin for the Albury Wodonga Regional Hospital Project.

Yerrabingin have developed Design Narratives and Principles which have crafted and shaped the proposal's design approach, fostering connections with Country and in turn, reflecting and aiding in nurturing Country.

The project takes a holistic site approach, incorporating the garden strategies that are present in the wider Albury Wodonga region to complement the internal built forms. The proposed Northeast Building sits within this overall site approach.

This is accompanied by the wellbeing journey's 'look and feel' - adopting a building material strategy that is based on natural tones, and human scale elements.

Conversations with Wiradjuri community have led to three key design principles:

- Wellbeing Journey
 - The design integrates a landscape and nature experience, allowing patients and staff to walk through and immerse themselves in gardens. The planting, paving, and seating are inspired by Wiradjuri narratives, including planting.
- Places of Rest and Recovery
 - Access to nature is fundamental to the design, with courtyards serving as areas for rest and external therapy, directly linked to clinical services. Outdoor gathering spaces support diverse cultural practices, promoting a holistic view of wellbeing. Inspired by Country, these spaces feel natural and non-intrusive, accommodating various gathering and cultural activities connected to therapy. The layout maximizes exposure to nature for staff and patients, providing access to daylight and views of the sky and surrounding nature, both near and distant.
- Sensing Country:
 - Internal colour palettes and materials are inspired by the Albury landscape. For examples the use of brick as the primary material for the Northeast Building.

Sustainability and Climate Resilience

The Sustainability Plan prepared by Health Infrastructure at **Appendix P** and DGN-058 ESD Evaluation Tool Specification prepared by Climatewise at **Appendix Q** provides an overview of the sustainability approach and design initiatives for the proposal. The following sustainability requirements are met:

- Health Infrastructure's Design Guide Note 058 'Environmentally Sustainable Development' (DGN 058): National Construction Code (NCC) Section J by 10% improvement in energy efficiency;
- Achieving 60 points under the HI DG 058 Ecologically Sustainable Development (ESD) Framework (DGN 058 Appendix C), Rev C; and
- Compliance with the *State Environmental Planning Policy (Sustainable Buildings) 2022* (Sustainability Buildings SEPP).

3.1.2 Proposed Activity

3.1.2.1 Site Preparation Works, and Demolition

To facilitate the new Northeast Building, the following site preparation and demolition works are proposed:

- removal of forty-one (41) car parking spaces including one disabled parking space from existing Car Park A;
- gravel / ground slab demolition and excavation for new building structure; and
- removal of existing impacted services, removal of road markings and associated signage, walkways, associated pedestrian infrastructure and paths, cross walk marking, electric light, electricity items, grated pit, tap, stop valve, brick wall, tree removal and associated planting.

The extent of the demolition works is shown at **Figure 12**.

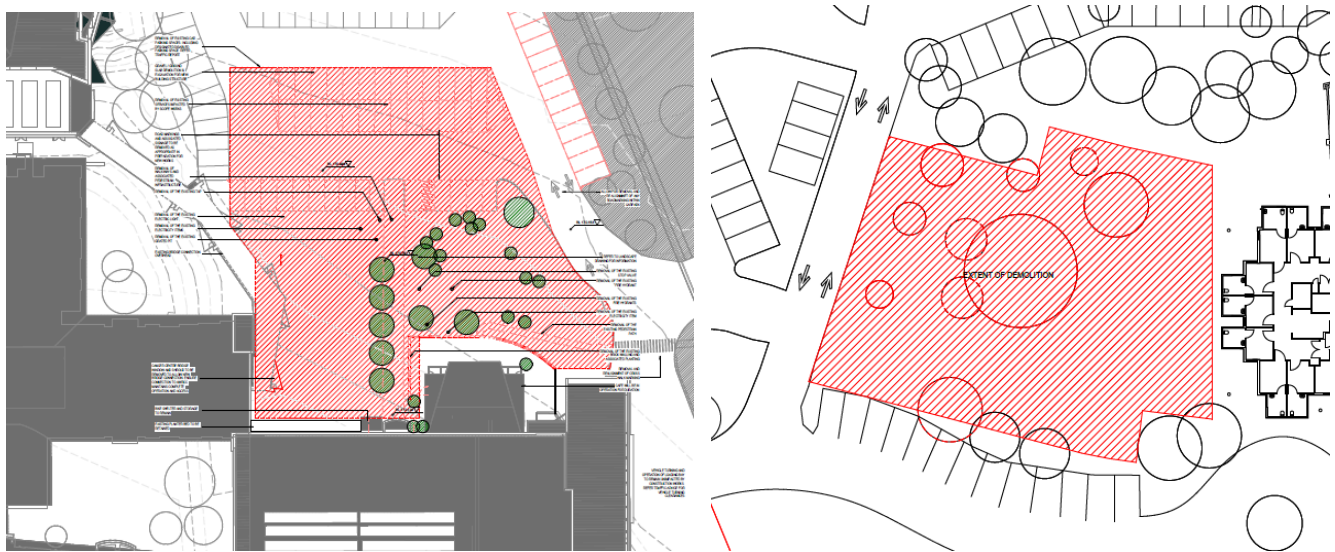


Figure 12 Proposed demolition works for the new Northeast Building (left) and new At-grade Temporary Car Park (right)
Source: Hassell

3.1.2.2 New Northeast Building

The proposal seeks to construct a new two storey Northeast Building. The building has been setback more than 5 metres from the lot boundary and has a maximum building height of 12.6 metres (RL 181.775) at the eastern end of the building.

The new Northeast Building will provide approximately 2,700 sqm of gross floor area to meet essential hospital needs, by providing interim space for Allied Health, Pharmacy and the medical workforce. This arrangement will allow for the continuity of operations, while enabling the demolition of existing structures, to make way for the new Clinical Services Building (which is to be delivered under a separate planning application).

The lower level of the new Northeast Building contains administrative functions, which are adjacent and proximal to current hospital administration.

The upper level of the new Northeast Building contains clinical spaces and connects to the main hospital entry level (level 02).

The upper building connection and internal vertical movement (lift and stair) allow the new Northeast building to be used in a variety of ways in the future.

The proposed building has been designed to be sympathetic to the existing hospital and residential context. The primary materials chosen in part match and otherwise complement the materials of the existing hospital.



Figure 13 Renders of the proposed new Northeast Building

Source: Hassell

3.1.2.3 New At-Grade Temporary Car Park

A new at-grade temporary car park with thirty-nine (39) parking spaces, is proposed in the northwest corner of Albury hospital, west of IPU Mental Health.

The car park will be accessed via the existing hospital road network, with the closest public vehicle access being from Keene Street.

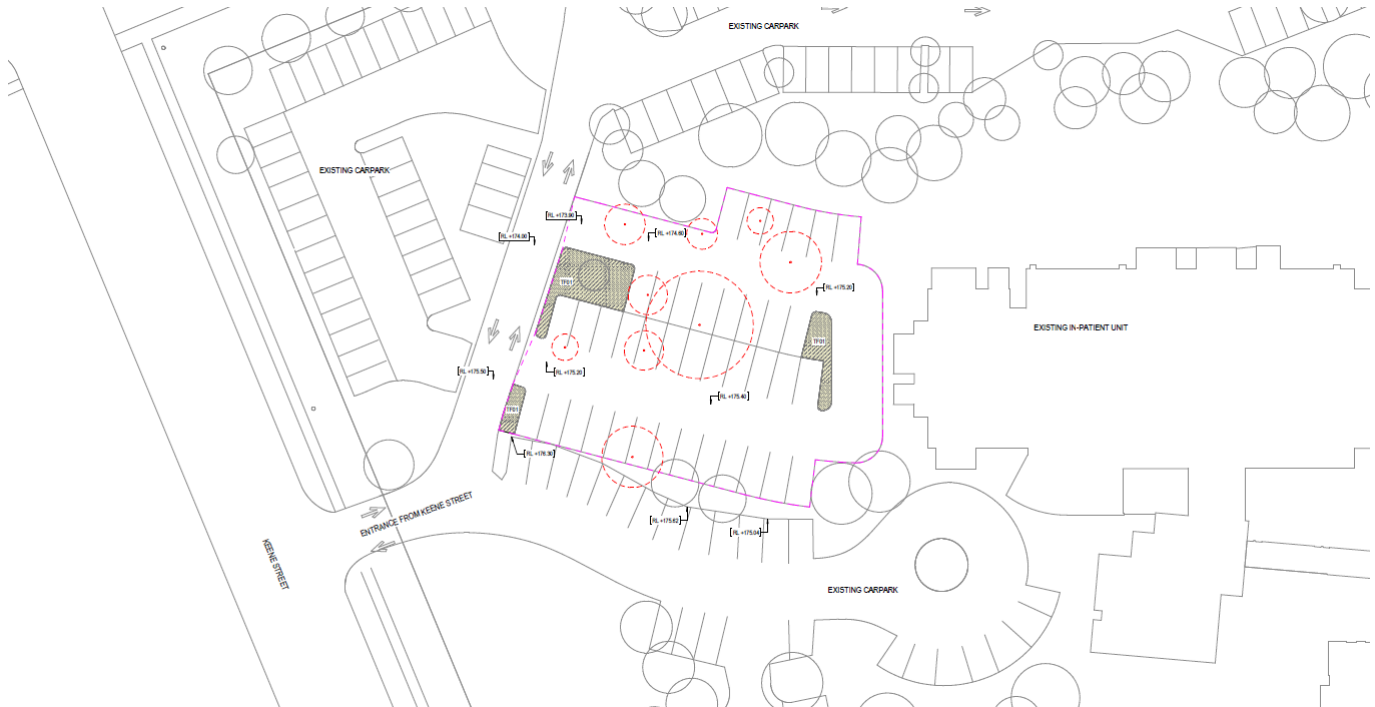


Figure 14 Proposed new at-grade temporary car park and landscaping

Source: Hassell

3.1.2.4 Signage

The proposal includes the following wayfinding signage:

- Identification of site entry and car park on East Street (as part of a broader sitewide entry strategy);
- External pedestrian wayfinding from the northeast car park to the northeast building entry;
- Clear identification of the northeast building entrance;
- Sky signage on the northern façade
- Internal wayfinding and level directories guiding Allied Health patients from their arrival on Level 1 to Level 02;
- Identification of Allied Health department and reception;
- Identification of amenities;
- Identification of clinical rooms and facilities;
- Identification of the relocated Pharmacy;
- Internal wayfinding supporting seamless connections to and from the northeast building to clinical spaces and other destinations at the current hospital; and
- Operational signage for the Level 1 workforce and training facilities.

The proposed locations for the above signage are shown at **Figure 15** to **Figure 17**, and within the Architectural Design Report prepared by Hassell at **Appendix F**. The proposed dimensions for the signs

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

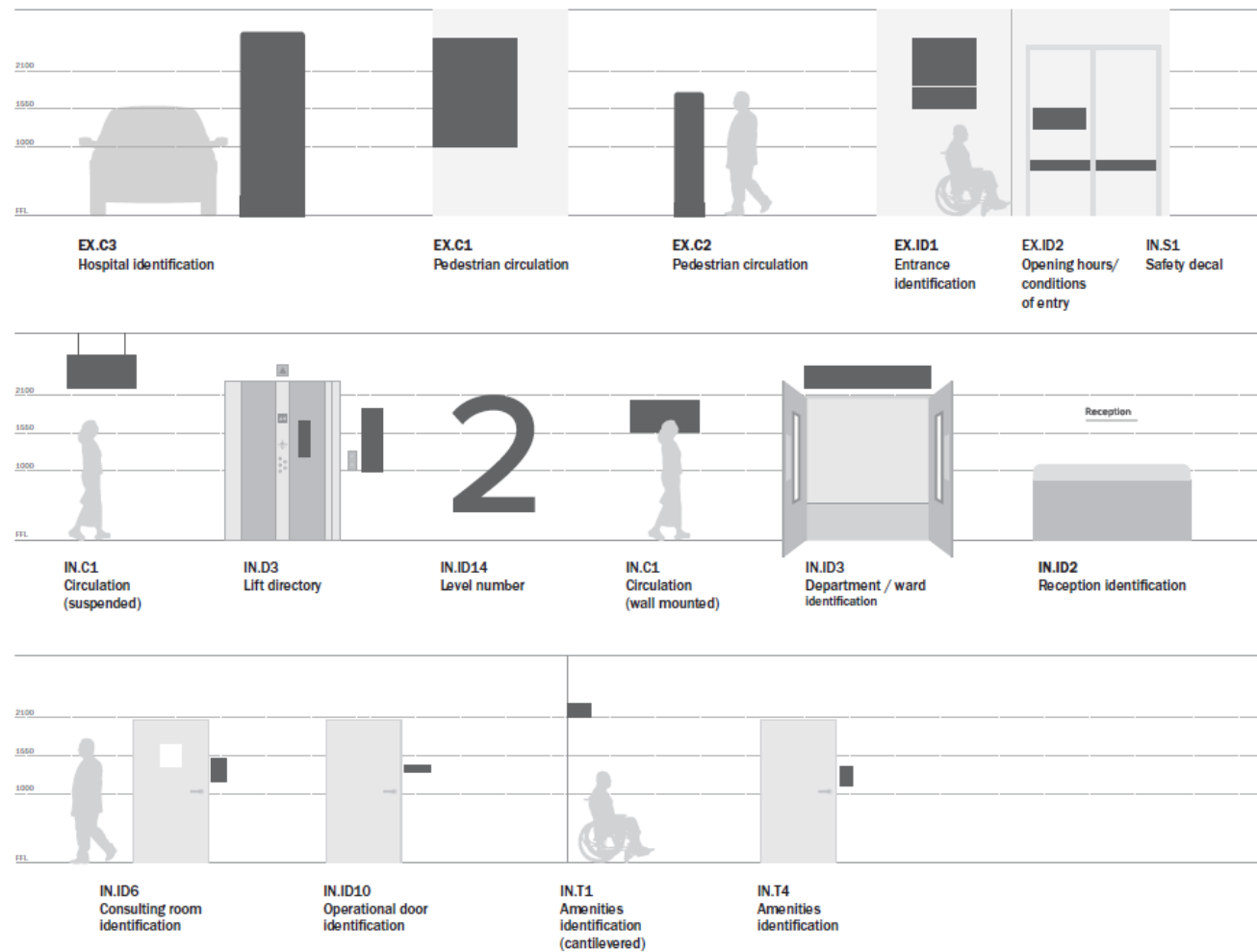


Figure 15 Sign types overview

Source: Hassell

Proposed Sign Locations– Level 1

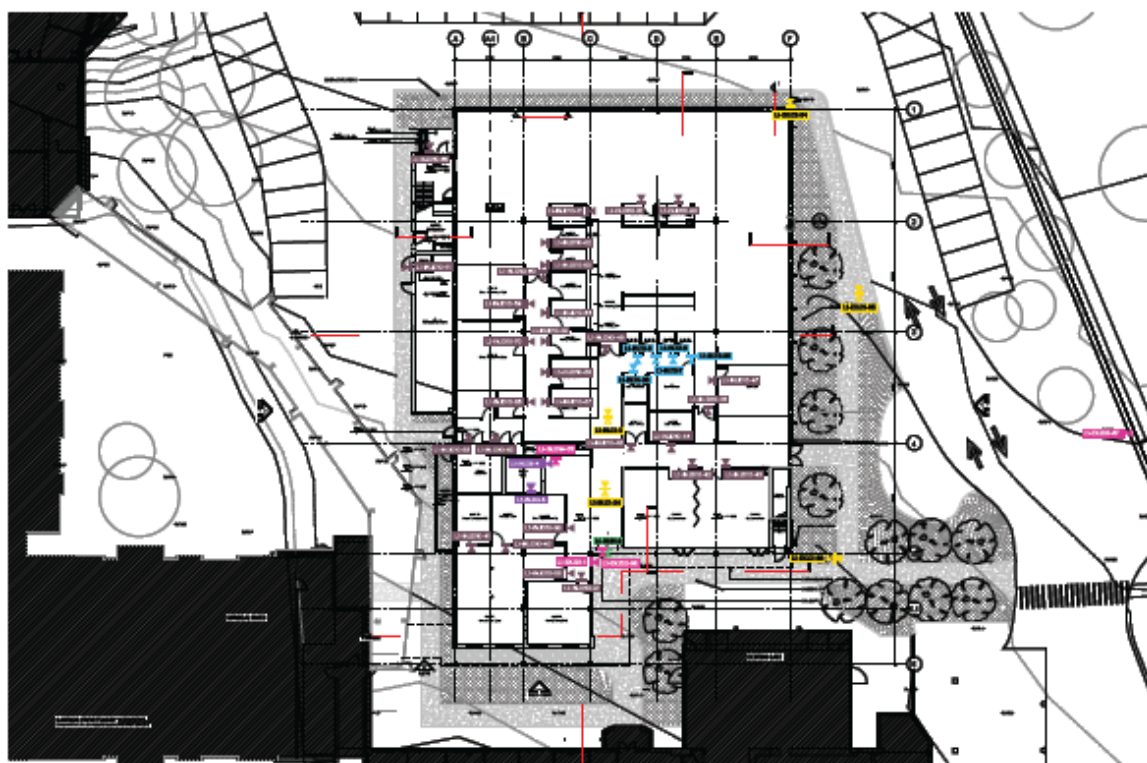


Figure 16 Proposed sign locations – Level 1

Source: Hassell

Proposed Sign Locations– Level 02

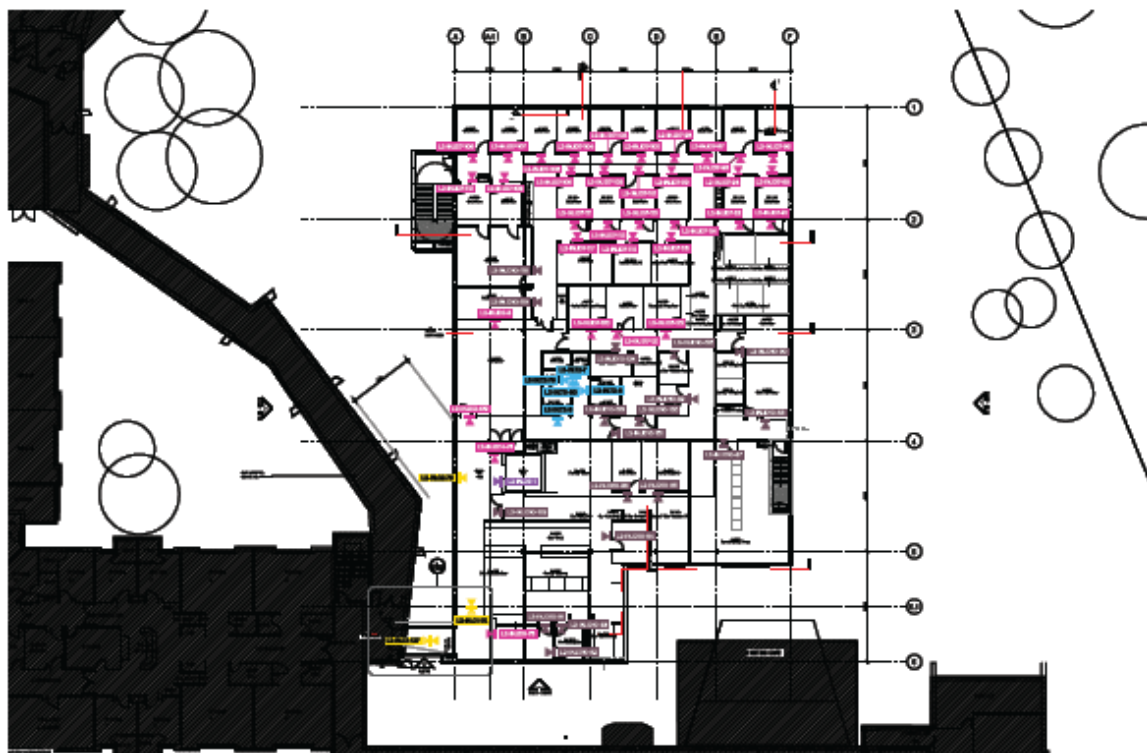


Figure 17 Proposed sign locations – Level 02

Source: Hassell

3.1.2.5 Tree Removal and Landscaping

The proposal is accompanied by Landscape Plans and a Landscape Design Statement prepared by Hassell at **Appendix G** and **Appendix H**, respectively.

Tree removal

The proposal will require the removal of fifty-four (54) trees, to allow for the new Northeast Building and at-grade temporary carpark.

Tree planting

Tree replacement is proposed to be at least 1:1 with fifty-four (54) trees to be provided. Fourteen (14) trees are to be proposed as part of the new Northeast Building landscaping works, with the remainder of the replacement tree planting to be provided as part of the broader Albury Wodonga Hospital Redevelopment Project. A mitigation measure has been included for tree replacement planting at **Appendix A**.

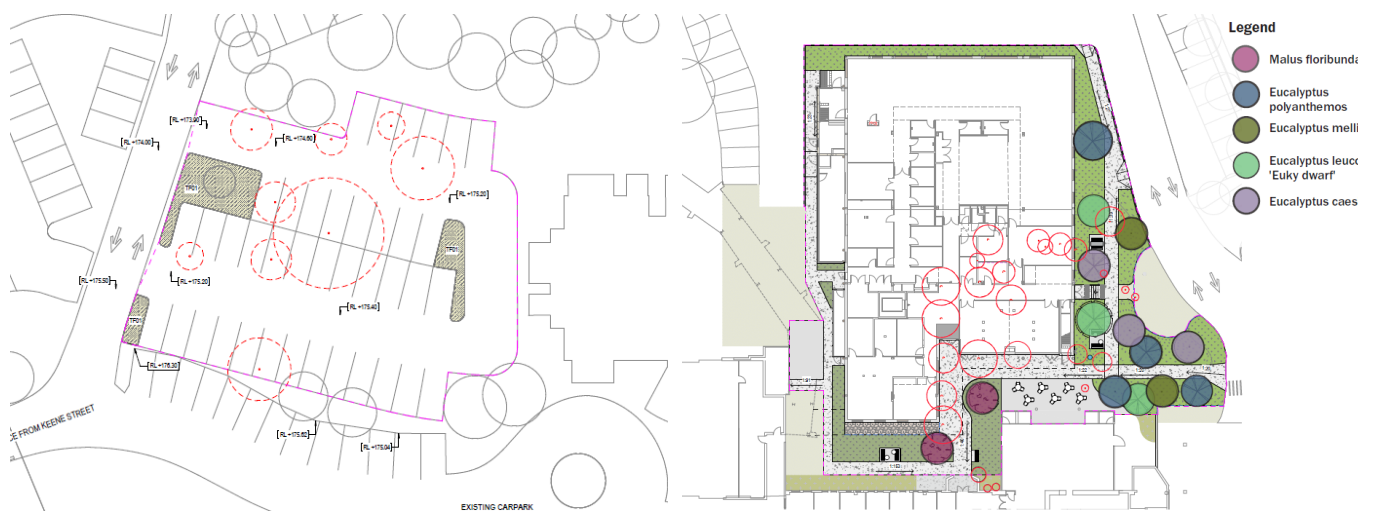


Figure 18 Proposed tree removal and planting strategy

Source: Hassell

Other landscaping works

The landscape approach for the proposal is grounded in providing green infrastructure and aiming to maximise the amount of permeable surfaces and garden beds without compromising connectivity and accessibility.

The proposal will:

- Add 60m² of additional planting (460m² total, replacing 100m² of existing garden);
- Create a diverse and multi layered planting approach;
- Increase permeable surfaces;
- Include a tree replacement strategy;
- Provide additional tree planting;
- Improve visual amenity;
- Promote biodiversity;
- Improve mental health; and

- Reduce stress for both staff and patients as they move between buildings.

The species selection is a diverse, textural mix with a wide range of flowering species that bloom throughout the year, aiming to create both visual interest and pollinator value. The species have also been selected for their suitability for the Albury climate and aspect of the site.

3.1.2.6 Utilities

The site is currently serviced by all essential services/utilities. A Hydraulic Utilities Report has been prepared by WSceat **Appendix AB**, and Telecommunications and Electrical Utilities Report has been prepared by Steensen Varming at **Appendix AC**.

Hydraulic Services

The proposal will retain existing connections to water mains, sewer mains, and natural gas mains.

Telecommunications

The telecommunication services (voice and data) for the new Northeast Building will originate from dedicated communication floor distributor rooms located on each level of the Northeast Building.

The communication services for the Northeast Building will be obtained from the existing Albury Hospital Cancer Centre communications room and Albury Hospital IDF/PABX room, via optical fibre communications infrastructure cabling.

The existing Albury Hospital communications network has capacity to connect the communication requirements of the Northeast Building.

The Northeast Building communications structured cabling system and associated passive equipment, will provide facility to accommodate the active equipment necessary to support voice, data and clinical application services throughout the Northeast Building. The communications structured cabling system will also support the various building services communications systems such as Building Management System, Nurse Call, Security, CCTV and Intercom systems within the Northeast Building.

Electrical Services

The new Northeast Building will be an electrified building with a preliminary maximum demand of approximately 340kVA or 500 Amps/phase. The existing Albury Hospital substation and Cancer Centre Main Switchboard have capacity to accommodate the additional load of the Northeast Building.

The new Northeast Building will require the following electrical services.

- Installation of two (2) new circuit breakers to the essential and non-essential sections of the Cancer Centre Main Switchboard, to connect new submains via the existing link undercroft space to access the Northeast Building.
- To facilitate the new circuit breaker installation works at the Cancer Centre Main Switchboard, it is anticipated that a temporary standby generator and associated submain may be required to maintain power supply to the Hospital Data Centre which is located with the Cancer Centre building. The Data Centre provides voice and data services for the Albury Hospital and is also supported by an uninterruptible power supply.
- The new submains will terminate at the Northeast building main switchboard to enable power distribution throughout the Northeast Building. The existing hospital main switchboards incorporate the following spare spaces which can be utilised with some modification works to supply non-essential and essential electrical supply to the Northeast Building.

The new at-grade temporary car park will require the following electrical and lighting services:

- Lighting – provision of artificial lighting to illuminate the car park at night to satisfy minimum requirements of AS/NZS 1158;

- CCTV – provision of CCTV coverage of the car park from two weatherproof CCTV cameras; and
- Electrical – electrical supply for the car park lighting is obtained from Nolan House initially and then extended to the Medical Ward building to align with staging.

3.1.2.7 Building Code of Australia Compliance

Compliance with the Building Code of Australia (BCA) has been identified and assessed at the BCA Report prepared by Philip Chun Building Compliance at **Appendix J**. It confirms the proposal will be capable of meeting the objectives and requirements of the Building Code of Australia 2022 including Accessibility requirements of Part D4 of the BCA, the NSW Appendix and the relevant Australian Standards.

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

Albury Wodonga Health is the main regional healthcare provider for the cross-border cities of Albury and Wodonga, along with their surrounding areas. The level of care available in these regions drops significantly when compared to nearby health services, meaning that if someone cannot be treated at Albury Wodonga Health, they may need to travel to a metropolitan centre or, in some cases, may not receive care at all.

The catchment area for Albury Wodonga Health is experiencing both population growth and an ageing demographic, alongside a high prevalence of chronic disease. As the population ages, the demand for healthcare services will rise, and the complexity of patient needs will increase. The care of older individuals will remain a major focus for Albury Wodonga Health moving forward.

To address these challenges and meet the increasing demand for services, the NSW, Victorian, and Australian governments have committed \$558 million to support the Albury Wodonga Regional Hospital Project. This seeks to provide enhanced and expanded health care services in contemporary facilities to support Albury, Wodonga and border communities.

The Albury Wodonga Regional Hospital project will provide enhanced and expanded health care services in contemporary facilities to support Albury, Wodonga and Border communities now and into the future.

When finished, the project will:

- deliver a mix of new and refurbished facilities
- enable further growth in sub-acute, day surgical and ambulatory care at Wodonga Hospital Campus by relocating existing inpatient maternity, birthing, neonatal care and day medical services to Albury Campus.
- retain existing high value health assets, including the recently completed Emergency Department expansion
- attract skilled and specialised medical, nursing, allied health and support staff
- consolidate complex care on one site, improving safety for patients, reducing the duplication of services and the need for urgent travel between the Wodonga and Albury Campuses
- create a regional health hub with the investment of health services already on site and the additional 7-storey Clinical Services Building (subject of a separate planning application)
- deliver more carparking (subject of a separate planning application)

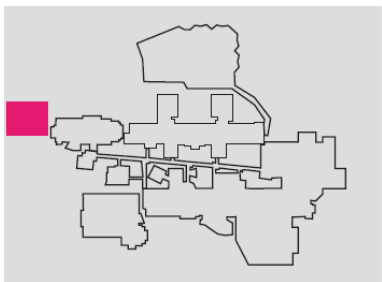
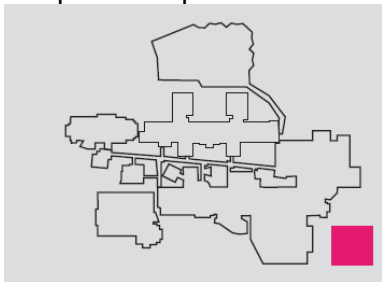
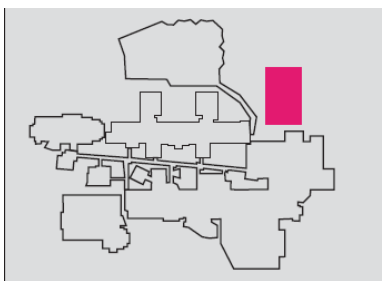
To support the construction of the Clinical Services Building (outlined in a separate planning application), the new Northeast Building is planned to accommodate the relocation of services and offer opportunities for future service expansion. Additionally, a proposed temporary at-grade car park will ensure continued

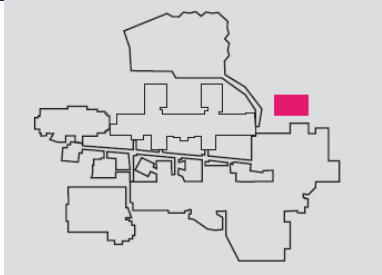
parking availability at the Hospital Campus, as the Northeast Building is planned to be located where the existing Car Park A currently stands.

3.2.2 Alternatives and Options

An overview of the alternatives, and an identification of the preferred alternative, for the proposal are provided within **Table 4**.

Table 4: Alternatives considered for the proposal

Alternative description	Advantages and disadvantages	Preferred alternative
<p>Option 1: Placing the new building on the north west portion of the Hospital Campus</p> 	<p>This option would have provided a short-term opportunity for decant activities but would need to be demolished and removed prior to the site's main works. It additionally did not offer any long-term use for capital investment and would be located near the primary public entry which would ultimately result in clutter and visual impact issues to amenity and public arrival experiences.</p>	No
<p>Option 2: Placing the new building on the south east portion of the Hospital Campus</p> 	<p>This option was ultimately eliminated due to limited space availability, the requirement of additional site grading works and the inability for direct clinical connections.</p>	No
<p>Option 3: Placing the new building on the north east (annex) portion of the Hospital Campus</p> 	<p>The new Northeast Building was selected because it minimised the impact on existing operations of the Albury hospital Campus. Its proximity to an existing building also allowed for seamless connections to both the upper and lower levels. Additionally, the location of the building supports future development as part of the broader Albury Wodonga Regional Hospital Project, providing long-term growth potential.</p>	Yes
<p>Option 4: Placing the new building on the north east (3 levels) portion of the Hospital Campus</p>	<p>This option was ultimately eliminated as it would result in splitting clinical areas over two floors (one floor without direct connection to the existing hospital). In consultation, this was viewed as a</p>	No

Alternative description	Advantages and disadvantages	Preferred alternative
	significant drawback as it would also require additional infrastructure, such as new lifts and building services.	

3.3 Construction Activities

The works are long term (expected 12 months).

Table 5: Project Timeframes and Construction Activities

Construction activity	Description						
Commencement Date	Work is currently expected to commence in June 2025.						
Work Duration/Methodology	The works are expected to take one year.						
Work Hours and Duration/Construction	<table> <tr> <td>Monday to Friday</td><td>7.00am – 6.00pm</td></tr> <tr> <td>Saturday</td><td>8.00am – 1.00pm</td></tr> <tr> <td>Sunday and public holidays</td><td>No work permitted</td></tr> </table>	Monday to Friday	7.00am – 6.00pm	Saturday	8.00am – 1.00pm	Sunday and public holidays	No work permitted
Monday to Friday	7.00am – 6.00pm						
Saturday	8.00am – 1.00pm						
Sunday and public holidays	No work permitted						
Workforce/Employment	There will be approximately 50 construction workers for the proposal. This is to be confirmed as part of the detailed Construction Management Plan to be prepared prior to the commencement of works.						
Ancillary Facilities	This is to be confirmed as part of the detailed Construction Management Plan to be prepared prior to the commencement of works.						
Plant Equipment	This is to be confirmed as part of the detailed Construction Management Plan to be prepared prior to the commencement of works.						
Dust, Sediment and Erosion Controls	The appointed Principal Contractor will develop a strategy in accordance with the statutory regulations for dust control, and a comprehensive Soil and Water Management Plan, both of which will be included in the EMP as well as the Erosion and Sediment Control Plan. This strategy will include control measures and document how these measures are to be implemented and monitored.						
Source and Quantity of Materials	This is to be confirmed as part of the detailed Construction Management Plan to be prepared prior to the commencement of works.						

Construction activity	Description
Traffic Management and Access	This is to be confirmed as part of the detailed Construction Management Plan including Construction Traffic and Pedestrian Management Plan to be prepared prior to the commencement of works.

3.4 Operational Activities

Use

The new Northeast Building will include administration, outpatient clinics, education training and research, and pharmacy departments, with a link bridge to the Level 02 corridor, which is the existing public entry level, adjacent existing surgical wards and operating theatres.

Operation Hours

The new building will operate 24 hours a day, seven days per week.

Staff/Patients

The proposed activity will not result in changes to staffing and patient numbers.

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

The TI SEPP aims to facilitate the effective delivery of infrastructure across the State. Part 2.3, Division 10 of the TI SEPP outlines the approval requirements for health service facilities. A hospital is defined as a health service facility under this division.

The site is zoned SP2 Infrastructure under the Albury LEP. The SP2 Infrastructure zone is a prescribed zone under the TI SEPP, within which new health services facilities may be carried out without consent under s 2.61A of the TI SEPP.

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

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

Table 6: Description of proposed activities

Division and Section within TI SEPP	Description of Works
Division 10 – Health Services Facilities	
Section 2.61(1)(a) – 'The erection or alteration of, or addition to, a building that is a health services facility'	<p>The proposed erection of the new Northeast Building (which is defined as a health service facility under this Division) can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility if, "the development will not involve more than 30,000m² of gross floor area on the site being created or affected".</p> <p>The new Northeast Building will not involve more than 30,000m² of gross floor area. In addition, the proposed works are within the boundaries of Albury Hospital Campus, an existing health services facility, and HI (a public authority) will carry them out. Therefore, the proposal is consistent with Section 2.61(1)(a) of the TI SEPP.</p>
Section 2.61(1)(c) – 'Demolition of buildings carried out for a health service facility'	The proposed demolition works can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility. The proposed demolition works are being carried out by HI (a public authority) within the boundaries of Albury Hospital Campus. Therefore, the proposal is consistent with Section 2.61(1)(c) of the TI SEPP.

Division and Section within TI SEPP	Description of Works
Section 2.61(1)(e) – ‘development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility’	The proposed construction of the new at-grade temporary car park can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility. The proposed car park works are being carried out by HI (a public authority) within the boundaries of Albury Hospital Campus. Therefore, the Proposal is consistent with Section 2.61(1)(e) of the TI SEPP.

4.2 Environment 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, and it is not development that takes place on or affects waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 7**.

Table 7: EPBC Checklist

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

4.3 Environmental Planning and Assessment Act 1979

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

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

Object	Comment
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	<p>The proposal promotes the social and economic welfare of the community and a better environment through the expansion of health services at the existing Albury Hospital Campus.</p> <p>The proposal will appropriately manage, develop, and conserve the State's resources through the orderly construction and operation of the proposed works on the subject site.</p>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The proposal has been established on ecologically sustainable principles. Refer to the DGN-058 ESD Evaluation Tool Specification prepared by Climatewise at Appendix Q .
(c) to promote the orderly and economic use and development of land,	The proposal promotes the orderly and economic use of the land as the development seeks to expand existing uses of a hospital currently at the site.
(d) to promote the delivery and maintenance of affordable housing,	Not applicable to the proposal.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The proposal is not expected to impact threatened species or broader ecological communities surrounding the site. Although tree removal is planned to take place, the Arboricultural Impact Assessment prepared by CPS at Appendix AE concludes the impacts of the proposal are unlikely to result in decline to health and viability, pending implementation of tree protection measures and project arborist supervision. Several mitigation measures are further proposed to ensure any potential negative impacts to the trees nominated for retention are mitigated.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	<p>The site does not contain any items of environmental heritage. In addition, there are no identified Aboriginal heritage sites or areas of sensitivity within the boundaries of the study area, and it is expected the proposed works will have a minimal impact on Aboriginal sites within the vicinity.</p> <p>Refer to Section 6.2.7 and 6.2.8 below.</p>

Object	Comment
(g) to promote good design and amenity of the built environment,	The proposal achieves a high-quality design outcome that will benefit patients, staff and visitors. Refer to the Architectural Design Report prepared by Hassell at Appendix F for further detail.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The construction and maintenance will occur in a safe and orderly manner to promote the protection of the health and safety of the occupants. Refer to the Preliminary Construction Management Plan included at Appendix K and Mitigation Measures at Appendix A .
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The proposal promotes the sharing of responsibility for environmental planning and assessment across levels of government in the State, as the works are being carried out by HI (a public authority) and requires notification to Albury City Council and consideration of the comments raised.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The proposed works involve the distribution of notification letters to surrounding stakeholders, fostering opportunity for community participation throughout the environmental planning and assessment stages. Refer to Section 5 for further detail.

Duty to Consider Environmental Impact

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

The EP&A Act requires a determining authority, in its consideration of an activity and 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, to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity (refer to Subsection 1 of Section 5.5 of the EP&A Act).

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

Table 9 below demonstrates the effect of the proposed development activity on the matters listed for consideration in Subsection 1 of Section 5.5 of the EP&A Act.

Table 9: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Activity
Subsection 3: Without limiting subsection 1, a determining authority shall consider the effect of any activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.	No effect, as the site is not located within or in the vicinity of a wilderness area as defined under the <i>Wilderness Act 1987</i> .

Note: If a biobanking statement has been issued in respect of a development under Part 7A of the *Threatened Species Conservation Act 1995*, the determining authority is not required to consider the impact of the activity on biodiversity values.

4.4 Environmental Planning and Assessment Regulation 2021

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

The *Guidelines for Division 5.1 Assessments* (DPE June 2022) and *Guidelines for Division 5.1 Assessments - Consideration of environmental factors for health services facilities and schools* (DPHI, October 2024), provide a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors are considered at **Section 6** of this REF.

In addition, Section 171A of the EP&A Regulation requires the consideration of the impact an activity in a defined catchment. This is considered further below under **Section 4.5** of this REF.

4.5 Other NSW Legislation

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

Table 10: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
<i>Rural Fires Act 1997</i>	The site is identified as bushfire prone land, containing Vegetation Buffer, Vegetation Category 1, and Vegetation Category 2.	Yes
<i>Biodiversity Conservation Act 2016</i>	The site does not contain any critical habitat, threatened species or ecological population or community.	No
<i>Water Management Act 2000</i>	The site is not located within 40m of a watercourse.	No

Legislation	Comment	Relevant? Yes/No
<i>Contaminated Land Management Act 1997</i>	The site is not listed on the register of contaminated sites.	No
<i>Heritage Act 1977</i>	The site is not identified as a heritage item, nor is it subject to an interim heritage order, nor is it in a heritage conservation area under Schedule 5 of the Albury LEP.	No
<i>Roads Act 1993</i>	The proposed activity does not involve any works outside of the property boundary.	No
<i>Local Government Act 1993</i>	No water or sewer supply works are proposed.	No
<i>National Parks and Wildlife Act 1974</i>	Not applicable to the site.	No
<i>Crown Land Management Act 2016</i>	Not applicable to the site.	No
<i>Protection of the Environment Operations Act 1997</i>	There is no requirement for an environment protection licence.	No
<i>NSW Reconstruction Authority Act 2022</i>	Not applicable to the site.	No
<i>Section 171A of the Environmental Planning and Assessment Regulation 2021</i>	There will be no impacts to catchments as defined for consideration under Section 171A of the EP&A Regulation.	No

State Legislation Planning Policies


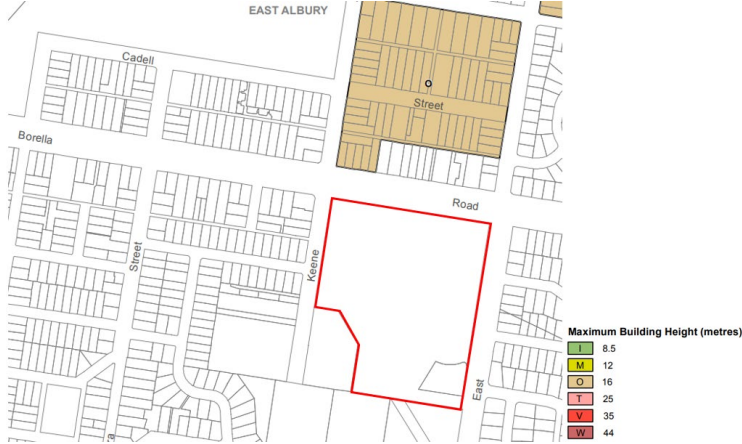
<i>State Environmental Planning Policy (Planning Systems) 2021</i>	There are no specific planning provisions within the Planning Systems SEPP that need to be considered in this case as the development falls within the provisions of Part 5 of the EP&A Act and satisfies the TI SEPP provisions for Health Services facilities.	No
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	<p>The site does not contain any critical habitat, threatened species or ecological population or community. The trees to be removed are largely exotic and introduced species.</p> <p>The Flora and Fauna Assessment at Appendix AD concludes that the proposed development is unlikely to significantly affect threatened species. Refer to further discussion in Section 6.2.9 below.</p>	No


Legislation	Comment	Relevant? Yes/No
<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	<p>Chapter 3 of this SEPP applies to non-residential development that involves erection of a new building with capital investment value over \$5 million or alterations, enlargement, or extension of an existing building if the development has a capital investment value of \$10 million or more.</p> <p>Although this SEPP does not apply to development under Part 5 of the EP&A Act, the provisions of the SEPP should be considered as part of the environmental impact assessment for the project.</p> <p>A DGN-058 ESD Evaluation Tool Specification has been prepared by Climatewise at Appendix Q which identifies how the proposal is designed to comply with Clause 3.2 Development consent for non-residential development.</p>	Yes
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p>The <i>State Environmental Planning (Resilience and Hazards) 2021</i> (R&H SEPP) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p> <p>Chapter 4 – Remediation of Land</p> <p>Section 4.6 stipulates that a consent authority must not consent to the carrying out of development unless:</p> <ul style="list-style-type: none"> • It has 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. • 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>A Preliminary Site Investigation has been undertaken by Jones Environmental Consulting at Appendix W. The report concludes that the site is suitable in its current state for the intended development. No further remediation or assessment is required unless unexpected contamination is encountered during construction</p> <p>Section 3.12 of the R&H SEPP outlines mandatory matters for a consent authority to consider when determining an application for potentially hazardous or offensive development. Chapter 3 applies to any proposals which fall under the policy's definition of 'potentially hazardous industry' or 'potentially offensive</p>	Yes – discussed in Section 6.2.13

Legislation	Comment	Relevant? Yes/No
	industry'. The works proposed as part of this REF do not meet the thresholds to require a Preliminary Hazard Analysis.	
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	<p>The relevant planning approval matters pursuant to the TI SEPP have been discussed in Section 4.1. The proposed activity is defined as 'development permitted without consent' under Section 2.61 of the TI SEPP and therefore requires assessment under Part 5 of the EP&A Act.</p> <p>Sections 2.10 – 2.15, 2.45 and 2.62 of the TI SEPP set out requirements for consultation with councils, other public authorities, and occupiers of adjoining land. These requirements are addressed in Section 5 of this REF.</p> <p>Section 2.16 Consideration of Planning for Bush Fire Protection applies to the proposal as it is development carried out without development consent for health services facilities, and is being carried out on behalf of a public authority in an area that is bush fire prone land.</p> <p>Planning for Bush Fire Protection 2019 has been considered within this proposal. The bushfire safety measures to be implemented as a Mitigation Measure at Appendix A, provide a reasonable and satisfactory level bushfire protection to the subject development.</p>	Yes
<i>State Environmental Planning Policy (Industry and Employment) 2021</i>	<p>Chapter 3 Advertising and Signage provisions apply. Any new signage installed as part of the Activity will need to comply with Section 3.1(1)(a) of the SEPP, to ensure it:</p> <ul style="list-style-type: none"> • is compatible with the desired amenity and visual character of an area, and • provides effective communication in suitable locations, and • is of high-quality design and finish. <p>The signage that forms part of the activity is provided within the signage plans provided within the Architectural Design Report prepared by Hassell at Appendix F.</p>	Yes – discussed in Section 3.1.2.4

Albury Local Environmental Plan 2010

Section 2. Land Use Zone	<p>The Albury Hospital Campus site is zoned as SP2 Infrastructure for the purpose of a Health Services Facility. The objectives are as follows:</p> <p>1 Objectives of zone</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. 	Yes
-----------------------------	--	-----

Legislation	Comment	Relevant? Yes/No
	 <p>Figure 19 Albury Hospital Campus Land Use Zoning Map</p> <p>Source: Albury Local Environmental Plan 2010, Land Zoning Map, Sheet LZN_004 with Architectus edits (2024)</p> <p>The proposal seeks to provide ongoing health services; hence, it is consistent with the land use zoning.</p>	
Clause 4.3 Height of Buildings	<p>The site is not subject to a maximum building height control.</p>  <p>Figure 20 Albury Hospital Campus Height of Buildings Map</p> <p>The site is outlined in red.</p> <p>Source: Albury Local Environmental Plan 2010, Height of Buildings Map, Sheet HOB_004C with Architectus edits (2024)</p>	No
Clause 4.4 Floor Space Ratio (FSR)	<p>The site is not subject to an FSR control.</p>	No
Section 5.1 Heritage	<p>The site is not subject to a heritage item, nor within a heritage conservation area.</p> <p>The closest heritage item is over 250m west, being item no. I334 of local heritage significance, namely Remnant Box Gum Woodland at 393 Wood Street – Scots School.</p>	No

Legislation	Comment	Relevant? Yes/No
	 <p>Figure 21 Albury Hospital Campus Heritage Map</p> <p>The site is outlined in red.</p> <p>Source: Albury Local Environmental Plan 2010, Heritage Map, Sheet HER_004D with Architectus edits (2024)</p>	
Clause 5.21 Flood Planning	The site is not subject to flood planning controls.	No
Clause 5.12 Infrastructure Development and Use of Existing Buildings of the Crown	The site is not mapped as Crown Land.	No
Clause 7.8 Airspace Operations	<p>The subject site is currently located within 'Inner Horizontal Surface' (RL AHD 205.5) under the "Obstacle Limitation Surface – Albury Airport" map, which is breached by buildings greater than 45 metres above the ground plane.</p> <p>The proposed built form does not exceed 45 metres in height above the ground plane. Refer to Figure 10.</p>	No

4.5.1 Industry and Employment Signage SEPP Assessment

The proposed signage outlined in **Section 3.1.2.4** is consistent with the objectives of Section 3.1(1)(a) of *State Environmental Planning Policy (Industry and Employment) 2021* as they are compatible with the proposed development and will provide effective communication, are integrated into the proposed building design and will be of a high-quality design and finish. The proposed signs are also consistent with the assessment criteria specified in Schedule 5 of the SEPP, as outlined in the table below.

Criteria	Assessment
Is the proposal compatible with the existing or desired future character of the area or locality	The proposed signage is compatible with the site's desired future character as it appropriately identifies the site as a health services facility while also providing wayfinding.

Criteria	Assessment
in which it is proposed to be located?	
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	Not applicable – there is no identified theme for outdoor advertising in the area or locality.
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage will not detract from the amenity or visual quality of the area. Signage has been thoughtfully considered and will feature high-quality finishes.
Does the proposal obscure or compromise important views?	No, the proposed signs are appropriately sized and located to not dominate the skyline. As such, the proposed signage does not obscure or compromise important views or reduce the quality of vistas.
Does the proposal dominate the skyline and reduce the quality of vistas?	
Does the proposal respect the viewing rights of other advertisers?	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes, the proposed signage is scaled to be visible for users to navigate the site while not appearing out of scale, setting or landscape.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Yes, the proposed signage is to match the overall aesthetic of the hospital.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	Not applicable
Does the proposal screen unsightliness?	No
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No

Criteria	Assessment
Does the proposal require ongoing vegetation management?	No
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage has been thoughtfully considered to help future patients, workers, suppliers, and visitors navigate the site. They are entirely compatible with the characteristics of the site and the proposed hospital.
Does the proposal respect important features of the site or building, or both?	Yes. The proposed signage is consistent with the design and features of the hospital.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signs have been carefully designed to integrate seamlessly with the hospital.
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The proposed signage is to be consistent with the HealthShareNSW Wayfinding for Healthcare Facilities document.
Would illumination result in unacceptable glare?	The proposed signs are not illuminated.
Would illumination affect safety for pedestrians, vehicles or aircraft?	
Would illumination detract from the amenity of any residence or other form of accommodation?	
Can the intensity of the illumination be adjusted, if necessary?	
Is the illumination subject to a curfew?	
Would the proposal reduce the safety for any public road?	No, the proposed signage has been designed and positioned to assist motorists, pedestrians and cyclists in identifying the hospital without compromising the safety of surrounding roads.
Would the proposal reduce the safety for pedestrians or bicyclists?	

Criteria	Assessment
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No, the signage is positioned to avoid obstructing sightlines from existing public roads.

4.6 Strategic Plans

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

Table 11: Consideration of the Objects of the EP&A Act

Strategic Plan	Assessment	Relevant? Yes/No
Riverina Murray Regional Plan 2041	<p>This plan provides a strategic vision for land use in the Riverina Murray region until 2041. The plan places importance on Albury as a significant city within the region for job opportunities, education, and health services.</p> <p>Objective 17 aims to strategically plan for health and education precincts. The project aligns with this objective because it will facilitate the Albury Health Precinct and provide expanded health services to residents within Albury-Wodonga LGAs.</p>	Yes
Future Transport Strategy	<p>The Future Transport Strategy 2056 sets the 40-year vision, directions and outcomes framework for customer mobility in NSW, to guide future transport investment over the long term. The supporting plans provide further detail on customer outcomes or place-based planning documents to guide the Strategy's implementation.</p> <p>The project includes parking and access arrangements to support the Hospital. The proposal will also include new pedestrian paths and line marking, facilitating and encouraging safe and convenient access to the new facility for all.</p>	Yes
Albury Local Strategic Planning Statement	<p>The Albury Local Strategic Planning Statement provides 20-year plan to guide the strategic growth of Albury over the next 20 years. In particular, it provides directions relating to the strategic development of Albury Hospital Campus including:</p>	Yes

Strategic Plan	Assessment	Relevant? Yes/No
	<ul style="list-style-type: none"> • To establish a health precinct around the Albury Hospital that includes complementary health services; • To create a Master Plan to establish a health precinct around Albury Hospital Campus and Albury Wodonga Regional Cancer Centre to drive consolidation of health services to maximise sector productivity; • To provide infrastructure to support development. <p>This project aligns with this planning statement as it will deliver new health services and infrastructure at Albury Hospital, to support the local community.</p>	
Borella Road and Riverina Highway Corridor Strategy	<p>The Borella Road and Riverina Highway Corridor Strategy provides an integrated land use and transport plan that supports the long-term growth of this regionally significant corridor.</p> <p>The development of this corridor will establish Albury as a significant regional city for health, transport and industry. Albury Hospital Campus forms part of this regionally significant corridor and thus this project will contribute to growth along this corridor and the wider Albury Wodonga region.</p>	Yes

5 Consultation

5.1 Statutory Consultation / Public Exhibition

In respect to consultation requirements of Section 2.61, subclause 2 requires the REF to have regard to HI's *Community Participation Plan* (October 2024) and DPHI's *Stakeholder Community Participation Plan* (2024). In accordance with these plans the activity is to be exhibited for a period of 28 days and formal notification will be issued to:

- Owners and occupiers of adjoining and impacted properties;
- Albury City Council; and
- Rural Fire Service.

This REF and all documents that will be exhibited will be included on the project website for the community to review and consider.

Once the exhibition period is completed, any formal submissions will be reviewed and considered. A formal Submissions Report will be prepared and if required the REF will be updated accordingly.

5.2 Community and Stakeholder Engagement

The communications and engagement plan for the Albury Wodonga Regional Hospital project focuses on clear, proactive, and consistent communication throughout all stages.

Central to the project are the Project User Groups and Working Groups, which have helped shape the functional design brief and schematic and detailed design. These groups include hospital staff, clinicians, and managers who will work in the new Northeast Building. Over 12 Project User Group meetings have been held to guide the design from concept to schematic stage for the Northeast Building. Moving forward, these groups continue to provide input on the detailed design.

The project team has also actively engaged with the border communities and stakeholders to ensure the new building meets the needs of health consumers and creates a welcoming and safe environment.

A Project Community Advisory Group (PCAG) was formed in September 2023 to provide feedback from the community's perspective. The group includes representatives from across the Albury Wodonga Health area. A new round of Expressions of Interest for PCAG members is underway in 2025.

Since the project was announced in October 2022, ongoing engagement has taken place through various channels. A summary of key activities for each stage is available in the Communications and Engagement Statement in **Appendix Y**.

6 Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

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

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

Table 12: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment	
The environmental impact on a community	The proposal is expected to generate long term positive impacts for the community of the Albury-Wodonga region by providing improved and expanded health services at the existing Albury Hospital, working to support the needs of the broader population. The proposal's likely environmental impacts on the surrounding community are predominantly associated with construction and operational activities, including noise, traffic, parking and visual effects. These impacts are expected to be managed through the Preliminary Construction Management Plan at Appendix K and Mitigation Measures, provided at Appendix A .	-ve
		Nil
		+ve ✓
The transformation of a locality	The proposal introduces the establishment of a new healthcare facility within the boundaries of the existing Albury Hospital Campus. The facility will host a variety of services, including allied health, pharmacy and medical workforce spaces. As such, the proposal does not significantly change the nature of the locality and instead complements the existing land uses of the subject site.	-ve
		Nil
		+ve ✓
The environmental impact on the ecosystems of the locality	The proposal is unlikely to cause a significant impact on any surrounding threatened species, ecological communities, or habitats as listed under the <i>Biodiversity Act 2016</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .	-ve
		Nil ✓
		+ve
Reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	The proposal is unlikely to cause any reduction to the aesthetic, recreational, scientific or other environmental qualities or values of the surrounding locality.	-ve
		Nil ✓
		+ve
		-ve

Relevant Consideration	Response/Assessment	
The effect on any locality, place or building that has aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	The proposal introduces the establishment of a new healthcare facility within the boundaries of the existing Albury Hospital. The proposal is expected to positively contribute to the site's social significance for the community as a hub for healthcare services.	Nil
		+ve ✓
The impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	The proposal site is within a highly developed environment and is not identified to contain habitat of protected animals under the <i>Biodiversity Conservation Act 2016</i> , and therefore will not directly impact habitat.	-ve
		Nil ✓
		+ve
The endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	The proposal site is within the existing Albury Hospital Campus and is not identified as important vegetation or habitat.	-ve
		Nil ✓
		+ve
Long-term effects on the environment	The proposal will not have any long-term effects on the biophysical environment	-ve
		Nil
		+ve ✓
Degradation of the quality of the environment	<p>The proposal will not degrade the quality of the existing environment as the site is already highly developed.</p> <p>The proposal requires the removal of 54 trees. The Landscape Design Statement at Appendix H and the Landscape Plans at Appendix G outline a comprehensive tree replacement strategy involving additional tree planting to achieve positive environmental and user amenity outcomes.</p>	-ve
		Nil
		+ve ✓
Risk to the safety of the environment	There will be minimal risk to the safety of the environment. Mitigation measures will be put in place to manage potential impacts, see Appendix A .	-ve ✓
		Nil
		+ve
Reduction in the range of beneficial uses of the environment	The proposal will not reduce the range of beneficial environmental uses. The proposal complements and enhances the site's current land use as a health services facility.	-ve
		Nil
		+ve ✓
Pollution of the environment	Minor localised air quality impacts during demolition and construction will be managed through the Preliminary Construction Management Plan provided at Appendix K .	-ve
		Nil ✓
		+ve

Relevant Consideration	Response/Assessment	
	<p>Mitigation measures will be implemented throughout the project, at Appendix A.</p> <p>No additional pollution impacts are anticipated as a result of the proposal.</p>	
Environmental problems associated with the disposal of waste	A Preliminary Waste Management Plan at Appendix N was prepared outlining measures to appropriately manage any waste generated by the proposal, both throughout the construction and operational stages. All management will be in accordance with EPA guidelines.	-ve
		Nil ✓
		+ve
Increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	The proposal will maintain existing access to essential services and will not significantly increase demand for limited resources.	-ve
		Nil ✓
		+ve
The cumulative environmental effects with other existing or likely future activities	The proposal is limited to the scope of this REF. The construction of a new Northeast Building is part of a broader initiative to expand the services delivered by the Albury-Wodonga Regional Hospital by supporting future ongoing development. The proposal is unlikely to have a negative environmental impact as the site is already highly developed.	-ve
		Nil ✓
		+ve
The impact on coastal processes and coastal hazards, including those under projected climate change conditions	The site is not near any coastlines or bodies of water and is unlikely to impact on coastal processes or hazards, including those under projected climate change conditions.	-ve
		Nil ✓
		+ve
Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act	<p>As discussed in Section 4.6, the following strategic plans apply to the proposal:</p> <ul style="list-style-type: none"> • Riverina Murray Regional Plan 2041 • Future Transport Strategy • Albury Local Strategic Planning Statement • Borella Road and Riverina Highway Corridor Strategy <p>The proposal aligns with the above strategic plans by supporting the expansion of a health precinct for the Albury-Wodonga region.</p>	-ve
		Nil
		+ve ✓
Other relevant environmental factors	There are no other relevant environmental factors that the proposal will have a negative impact on.	-ve
		Nil ✓
		+ve

6.2 Identification of Issues

6.2.1 Traffic, Access and Parking

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

A Traffic Statement has been prepared by SCT Consulting at **Appendix M**.

Operational Impacts

The Northeast Building proposal does not increase the service capacity of Albury Hospital. Clinical services to be housed in the Northeast Building are being relocated from other buildings within Albury Hospital Campus in preparation for demolition. As a result, there will be no net increase in clinical services and the proposal will therefore not generate any additional travel demand.

The proposal seeks to remove forty-one (41) car parking spaces at the existing lower staff at-grade carpark (Car Park A) and relocate thirty-nine (39) spaces to a new at-grade temporary car park northwest of the Hospital Campus. The resultant two (2) deficit parking spaces will be captured by on-street parking around Albury Hospital, which was observed as being abundant surrounding the site.

As such, it is expected that there are no significant detrimental impacts to onsite car parking.

Construction Impacts

During the construction phase of the Northeast Building, construction traffic will be generated. While the exact volume of traffic is still unknown, it's expected that construction hours will align with those of other hospital redevelopment sites, as follows:

- Weekdays: 7.00am – 6.00pm
- Saturdays: 8.00am – 1.00pm
- No work on Sundays or public holidays

Some work may need to be completed outside of the above hours. If required, these activities will be planned in consultation with stakeholders and/if required Albury City Council, to ensure all aspects of the works are clearly understood by all parties and minimise disruption.

Deliveries will be scheduled and distributed to ensure avoidance of congestion to surrounding road networks and within the Hospital precinct.

With these construction hours, traffic is expected to occur outside of peak network hours (8am-9am and 4pm-5pm), meaning it shouldn't cause significant disruption to the road network.

No parking will be provided on-site for construction vehicles. While construction vehicles may rely on on-street parking, the Principal Contractor is responsible for minimising on-street parking impacts through the adoption of alternative methods such as encouraging carpooling, parking further away from hospital premises, or taking public transport. This is in response to the recognition that the roads surrounding

Albury Hospital Campus are not under the ownership of Health Infrastructure, and that on-street parking is not designated exclusively for hospital use.

The impact of construction traffic and any necessary mitigation measures will be assessed by the Principal Contractor and outlined in a detailed Construction Traffic Management Plan (CTMP). Refer to the Mitigation Measures at **Appendix A**.

6.2.2 Noise and Vibration

Questions to consider	Yes	No
Are there residential properties or other sensitive land uses or areas that may be affected by noise from the proposal during construction (i.e. schools, nursing homes, residential areas or native fauna populations)?	✓	
Will any receivers be affected by noise for greater than three weeks?	✓	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation?	✓	
Will the works be undertaken outside of standard working hours? That is: <ul style="list-style-type: none"> Monday - Friday: 7am to 6pm; Saturday: 8am to 1pm; Sunday and public holidays: no work. 		✓
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?		✓

Noise

This REF is accompanied by a Noise and Vibration Assessment Report prepared by ACOR Consultants, provided at **Appendix O**. The assessment analyses potential impacts from the proposal's construction and operation phases, of which are summarised below.

As described in **Section 3.3** above, the hours of construction will be restricted to the following:

- Monday - Friday: 7am to 6pm;
- Saturday: 8am to 1pm;
- Sunday and public holidays: no work.

Some work may need to be completed outside of the above hours. Deliveries will be scheduled and distributed to ensure avoidance of congestion to surrounding road networks and within the hospital precinct.

This is considered appropriate with the implementation of mitigation measures provided within the Noise and Vibration Assessment Report.

Construction Noise Impacts

The Noise and Vibration Assessment Report prepared by ACOR Consultants at **Appendix O** concluded that construction noise levels will most likely exceed the Interim Construction Noise Guidelines criteria at hospital receivers NSR3 (Hospital Building, Surgical Ward, Eastern Façade), NSR4 (Hospital Building, Cancer Centre), and NSR5 (Hospital Building, Operating Theatres). The exceedance ranges between 7 to 18 dB(A) even with the implementation of a 4m high noise barrier. As such, a noise management plan is to be implemented during this phase to minimise impacts on the nearby hospital buildings.

It was further concluded that noise levels will exceed guidelines for residential receivers. These impacts will be minimal during standard working hours. However, a Construction Noise and Vibration

Management Plan is to be prepared and implemented as a Mitigation Measure at **Appendix A**, to reduce these impacts particularly for East Street dwellings.

Operational Noise Impacts

The proposal requires external mechanical plant. Based on the completed assessment, it is expected that operational noise generated from the plant will achieve project acoustic criteria outlined in the NSW *EPA Noise Policy for Industry (2017)*.

While the Noise and Vibration Assessment highlights several potential sensitive noise receivers from operational noise impacts, the report concludes that with mitigation measures implemented, the development achieves noise requirements in line with the NSW EPA Noise Policy for Industry.

Vibration

The assessment concluded that construction works may cause vibration impacts for surrounding properties, particularly for the existing Albury Hospital facilities. In order to mitigate these potential impacts, vibration levels should continue to be monitored, and if necessary, construction methods are to be adjusted, or a monitoring system installed, to ensure sensitive areas are not negatively affected.

Based on the Noise and Vibration Assessment Report prepared by ACOR Consultants at **Appendix O**, it is expected that operational noise, construction noise and vibration associated with the proposal could suitably be managed to achieve the requirements set by the NSW *Interim Construction Noise Guidelines DECC 2009*, the NSW *Assessing Vibration: A Technical Guideline 2006*, and the *Noise Policy for Industry NPI 2017* provided the recommendations set out in the assessment are implemented alongside the Mitigation Measures, found at **Appendix A**.

6.2.3 Air Quality and Energy

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

A Preliminary Construction Management Plan has been prepared by Johnstaff (**Appendix K**) to identify the measures required for the environmental management of noise, dust, and odour. Before the commencement of works, the Principal Contractor will prepare a comprehensive Environmental Management Plan to ensure compliance with all statutory requirements as well as NSW Health Infrastructure's requirements.

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	✓	

Questions to consider	Yes	No
Are there acid sulfate soils within or immediately adjacent to the boundaries of the work area? And could the works result in the disturbance of acid sulfate soils?		✓
Are the works within an area affected by salinity?		✓
Is there potential for the works to encounter any contaminated material?	✓	

A Geotechnical Investigation Report has been prepared by Civiltest at **Appendix X**. It identifies existing asbestos products, and contaminated materials may be present at the site. A contractor is expected to ensure all potential hazardous materials are identified prior to the commencement of works. Safe working practices as per the relevant authority are to be adopted and appropriate PPE to be used when handling all hazardous materials.

6.2.4 Coastal Risks

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

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?		✓
Has stormwater management been adequately addressed?	✓	

A Civil Statement has been prepared by Enstruct at **Appendix S**. It identifies that the existing stormwater management system on site consists of a series of pits and pipes to the north-east corner of Albury Hospital where the site stormwater discharges to an existing council stormwater pit. A 600mm diameter stormwater pipe traverses the site.

To manage stormwater on site from the new Northeast Building, a diversion of the 600mm diameter stormwater pipe is proposed. The stormwater ultimately discharges to the Council stormwater system in the north east corner of the campus, via a detention basin. There is minimal changes to impervious areas and stormwater discharges, and therefore the works will not have a substantial impact on Council's stormwater system.

For the new at-grade temporary car park, surface water is directed towards the existing stormwater network. Given the temporary nature of the new at-grade car park, installing sub-surface drainage (pits and pipes) is not considered necessary or appropriate. Existing stormwater pits in the adjacent access road provides a convenient stormwater discharge location.

The Geotechnical Investigation Report prepared by Civil Test at **Appendix X** identifies that groundwater is not expected to be intercepted by the proposal on site. A groundwater monitoring standpipe was installed to monitor groundwater level and inflow rates at a later stage, if water is present.

6.2.6 Visual Amenity

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

The proposed Northeast Building will be visible from the public domain along East Street and Borella Road, and from nearby low-density residences. **Figure 22** illustrates the building within the existing hospital campus and surrounding residential context. Its bulk and scale are consistent with the existing hospital structures, integrating with the surrounding area. **Figure 22** demonstrates the proposal fits within the existing built form when viewed from this vantage point.

As described in the Architectural Design Report (**Appendix F**) the building would have a two-storey rectangular form with a predominantly light brick external façade, chosen to complement the existing structures on site while reducing visual clutter. The building's location was chosen based on its natural setback from the hospital boundary to create minimal visual and lighting impact on surrounding neighbours. Pedestrian safety, overall amenity and lighting designs were further considered to comply with relevant standards and guidelines.

Photomontages of the proposed Northeast Building are provided at **Figure 23** and **Figure 24**.



Figure 22 Borella Road and East Street view accommodating the proposal

Source: Hassell



Figure 23 Northeast view of proposed building

Source: Hassell



Figure 24 East view of proposed building

Source: Hassell

6.2.7 Aboriginal Heritage

Questions to consider	Yes	No
Will the activity disturb the ground surface or any culturally modified trees?	✓	
Are there any known items of Aboriginal heritage located in the works area or in the vicinity of the works area (e.g. previous studies or reports from related projects)?		✓
Are there any other sources of information that indicate Aboriginal objects are likely to be present in the area (e.g. previous studies or reports from related projects)?		✓
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed? <ul style="list-style-type: none"> Within 200m of waters; 		✓

Questions to consider	Yes	No
<ul style="list-style-type: none"> Located within a sand dune system; Located on a ridge top, ridge line or headland; Located within 200m below or above a cliff face; Within 20m of, or in a cave, rock shelter or a cave mouth. 		
If Aboriginal objects or landscape features are present, can impacts be avoided?		N/A
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?		N/A
Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?		✓
Is the activity likely to affect the cultural value or significance of the site?		✓

The proposed works will generate ground disturbance throughout the construction phase, including demolition of existing structures, landscaping works, and inground services diversions due to the relocation of an existing fire hydrant. None of these activities are expected to impact archaeological items of significance or culturally modified trees.

An Aboriginal Cultural Heritage Assessment Report has been prepared by Biosis at **Appendix U** in accordance with the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH 2011). The assessment involved a search of the Aboriginal Heritage Information Management System (AHIMS) concluding that there were no identified Aboriginal heritage sites or areas of sensitivity within the boundaries of the study area. Furthermore, despite the AHIMS search flagging 116 Aboriginal cultural heritage sites within a 6 by 6 km radius of the search area, none of these were in close proximity to the subject site and it is expected the proposed works will have a minimal impact on these sites. Overall, the study area was found to have low archaeological potential.

The proposed works do not seek significant ground work, built form works or works with significant biodiversity impacts. The assessment concluded there is no need for further archaeological work to be undertaken due to the entire study area assessed having a low archaeological potential. The assessment outlines the following management recommendations to minimise harm to Aboriginal heritage objects or landscape features, should any be discovered during construction. These have been included in the Mitigation Measures provided at **Appendix A**.

The recommendations include:

- No further archaeological work required;
- A cultural interpretation plan be implemented for the project;
- Heritage inductions and unexpected finds protocol be introduced and undertaken;
- Continued consultation with registered Aboriginal stakeholders;
- Discovery of unanticipated Aboriginal objects must be assessed by a qualified archaeologist;
- Discovery of unanticipated historical relics must be assessed by a qualified archaeologist; and
- Discovery of human remains must be protected from harm or damage and be assessed by the NSW Police and Corner's Office.

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?		✓

Questions to consider	Yes	No
<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?		✓

The site is not subject to a heritage item, nor subject to an interim heritage order, nor within a heritage conservation area. In addition, the site is not listed as a heritage item under the NSW heritage database or Commonwealth EPBC heritage list.

A Historical Archaeological Assessment has been prepared by Biosis, provided at **Appendix V**. The assessment concluded there were no heritage items or listed archaeological areas of potential within the study area. The overall low archaeological potential has been attributed to the site's extensive disturbance associated with the construction and development of the Albury Hospital which caused significant ground disturbance, reducing the potential for subsurface deposits to remain.

6.2.9 Ecology

Questions to consider	Yes	No
Could the works affect any EPBC Act listed threatened species, ecological community or migratory species?		✓
<p>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:</p> <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 Flora and Fauna Assessment Report was prepared by Abel Ecology at **Appendix AD**. The report concluded the proposal was unlikely to significantly impact species found either at or in proximity to the site. A five-part test was undertaken which determined that the proposal is unlikely to affect any threatened species, populations, ecological communities or potential habitats. As such, the proposal does not trigger the Biodiversity Offsets Scheme. Furthermore, as the proposal is unlikely to impact relevant matters of MNES or Commonwealth land, referral to the Australian Government under the EPBC Act is not required.

The proposal seeks to remove several trees to facilitate the proposed construction of the Northeast Building and at-grade temporary car park. An Arboricultural Impact Assessment was prepared by CPS at **Appendix AE**. There are seventy-seven (77) trees currently present at the site. The report recommends

that fifty-four (54) trees are to be removed while twenty-three (23) are to be retained and protected. Trees selected for removal have been chosen based on several factors including proximity to the new Northeast Building, proximity to the proposed carparking, trees subject to unsustainable and 'major' encroachment, and trees in proximity to demolition and construction access for the implementation of a new landscape scheme. Replacement tree planting is proposed under the landscaping strategy.

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

A Bushfire Assessment was prepared by Building Code & Bushfire Hazard Solutions at **Appendix AA**. The report highlighted the site was listed as a Special Fire Protection Purpose under Section 100b (c) of the *Rural Fires Act 1997*. As such, the proposal must obtain a Bush Fire Safety Authority from the Commissioner of the NSW Rural Fire Service prior to commencement of works. The report outlines various mitigation measures to provide a reasonable and satisfactory level of bushfire protection for the development. Overall, the report evaluated the proposal against the provisions of *Planning for Bushfire Protection 2019* and confirmed its compliance with all relevant specifications.

6.2.11 Land Uses and Services

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

The proposed works include the expansion and supporting facilities to the existing Albury Hospital Campus. The works will not result in the loss or permanent disruption of an existing land use.

The erection of the building will result in a loss of forty-one (41) car parking spaces, resulting in an outcome that may be considered objectionable. However, this loss is mitigated through supporting works which include a new at-grade temporary car park.

The new Northeast Building is intended to connect with the existing Albury Hospital Campus through a link bridge, establishing a seamless integration between the two structures. The proposed works are in the vicinity of the existing Albury Hospital Campus, and will provide additional space to support growing essential hospital needs.

6.2.12 Waste Generation

Questions to consider	Yes	No
Will the works result in the generation of non-hazardous waste?	✓	
Will the works result in the generation of hazardous waste?		✓

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

Johnstaff has prepared both a Preliminary Construction Management Plan and a Preliminary Waste Management Plan to address waste generation at the site during the construction and operational phases of the proposal (refer to **Appendix K and Appendix N**).

During construction it is estimated that 611m³ of waste will be generated, or approximately 366 tonnes. The Principal Contractor will be required to recycle and reuse materials where possible whilst achieving compliance with the EPA guidelines. A detailed construction waste management plan is to be developed prior to construction works occurring on site.

Operational waste management services at Albury Hospital will be consistent with existing management measures, resulting in little to no change in waste production. Likely operational waste streams include the following:

- General waste
- Paper/cardboard recycling
- Co-mingled recycling
- Food and garden organics
- Clinical waste
- Pharmaceutical waste
- Sharps
- eWaste recycling
- Battery recycling
- Printer cartridge/toner recycling
- Secure document destruction
- Secure eWaste destruction
- Metal recycling
- Rigid medical plastic recycling (i.e. items not eligible for co-mingled recycling)

Prior to the commencement of works a pre and post dilapidation report will be completed, discussing stormwater systems in relation to the generation of wastewater at the site. Alongside this, a comprehensive stormwater management plan will be developed by the Principal Contractor, including control measures and outlining how these measures are to be implemented and monitored.

Finally, it is unlikely the proposal will generate hazardous waste, especially given the minimal demolition required for the existing building to accommodate the link bridge. However, a mitigation measure has been outlined in **Appendix A** in case any contaminated materials or hazardous substances are required to be removed from the site.

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?		✓

Questions to consider	Yes	No
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 Preliminary Site Investigation has been undertaken by Jones Environmental Consulting at **Appendix W**. The report concludes that the site is suitable in its current state for the intended development, in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and the Contaminated Land Planning Guidelines. No further remediation or assessment is required unless unexpected contamination is encountered during construction.

It is also not anticipated that the proposal will generate hazardous waste, especially given the minimal demolition required for the existing building to accommodate the link bridge.

Mitigation Measures have been outlined in **Appendix A** in case any contaminated materials or hazardous substances be encountered during construction of the proposal.

6.2.14 Sustainability and Climate Resilience

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

ESD Principles

The EP&A Regulation lists four principles of ecologically sustainable development. **Table 13** below provides an assessment of the proposal's impacts against these principles.

Table 13 Assessment against the Principles of Ecologically Sustainable Development

Principle	Assessment
Precautionary Principle If there is a threat of serious irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.	The proposal poses no risk of serious, irreversible environmental damage. The site is previously highly developed, and the Flora and Fauna Assessment at Appendix AD confirms the proposal is not likely to significantly affect threatened species or ecological communities, or their habitats. Mitigation Measures outlined in this REF and at Appendix A will be implemented to appropriately manage any potential impacts.
Intergenerational Equity The present generation should ensure that the health, diversity and productivity of the	The proposal incorporates short and long-term social, financial, and environmental considerations to ensure any potential impacts are not left to be addressed by future generations. Potential long-term issues, such as waste

Principle	Assessment
environment are maintained or enhanced for the benefit of future generations.	disposal, will be managed through construction planning and the implementation of safeguards as described in this REF and supporting technical reports. Additionally, the proponent will integrate sustainability initiatives, as detailed in the Sustainability Plan at Appendix P , to further promote environmental responsibility and intergenerational equity.
Conservation of biological diversity and ecological integrity Maintaining the diversity and quality of ecosystems and enhancing their capacity to adapt to change and provide for the needs of future generations.	The proposal is unlikely to have a significant impact on the site's surrounding biological diversity and ecological integrity. The site is previously highly developed, and the Flora and Fauna Assessment at Appendix AD confirms the proposal is not likely to significantly affect threatened species or ecological communities, or their habitats.
Improved valuation, pricing and incentive mechanisms Environmental factors should be included in the valuation of assets and services.	The proposal will incorporate the sustainability measures outlined in the Sustainability Plan provided at Appendix P , as well as the Mitigation Measures listed at Appendix A .

The Sustainability Plan prepared by HI NSW at **Appendix P** additionally summarises the proposals climate risk assessment and climate adaptation plan.

Sustainable Design

A DGN-058 ESD Evaluation Tool Specification Report was prepared by Climatewise Design and is provided at **Appendix Q**. The report summarises initiatives for the proposal to meet the following sustainability requirements:

- Exceed the NCC Section J by 10%
- Achieving at least 60 points under the HI DGN-058 ESD Framework
- Additionally, the Architectural Design Report prepared by Hassell at **Appendix F** outlines several measures incorporated into the design of the new Northeast Building that meet sustainability requirements. Design choices included materials that were considered robust and suitable for the surrounding bushfire prone environment, a lighter colour palette used to reflect sunlight, and use of masonry to enable the potential of recycled materials. Additionally, the repetitive, prefabricated structural and façade grid enables the reduction of construction waste. Finally, the building's design is integrated with solar panels, water sensitive urban design, a low window to wall ratio and sun shading.

6.2.15 Community Impact/Social Impact

Questions to consider	Yes	No
Is the activity likely to affect community services or infrastructure?	✓ Positive impact	
Does the activity affect sites of importance to local or the broader community for their recreational or other values or access to these sites?		✓
Is the activity likely to affect economic factors, including employment numbers or industry value?	✓	

Questions to consider	Yes	No
	Positive impact	
Is the activity likely to have an impact on the safety of the community?		✓
Will the activity affect the visual or scenic landscape?	✓	
Is the activity likely to cause noise, pollution, visual impact, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners?		✓

Any potential negative social impacts associated with the construction or operation of the community facility have been addressed and suitably mitigated by the proposed Mitigation Measures provided at **Appendix A**. The proposed works are expected to deliver the following positive social impacts:

- Further support the healthcare needs of the surrounding growing population with advanced and refurbished facilities;
- Generate increased employment opportunities throughout both the construction and operational phases, particularly through attracting additional skilled and specialised medical, nursing, allied health and support staff;
- Work to complement and support existing health services by contributing to the overall creation of a regional health hub.

CPTED employs four key strategies: territorial re-enforcement, surveillance, access control, and space/activity management. The proposal has integrated CPTED principles into its design, as outlined in the Architectural Design Report prepared by Hassell at **Appendix F**.

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?		✓

As discussed in **Section 2.3**, the proposal forms part of the broader Albury Wodonga Regional Hospital Project. The construction of the Northeast Building encompasses the first of three stages in achieving the necessary hospital expansions. Associated works and a planned 7-storey Clinical Services Building will form the latter half of the project with these developments being delivered under separate planning applications. The proposal for the Northeast Building has been developed to align with the other planned developments and is not expected to result in any unforeseen impacts to future works.

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

- SSD and State Significant Infrastructure (SSI) projects;

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

A review of the DPHI's Major Projects Register, the Sydney and Regional Planning Panels Development and Planning Register, and Albury City Council's Development Application Tracker did not identify any of these development types within the site's vicinity. Although this project forms part of a broader initiative to construct the planned Clinical Services Building, there are no cumulative impacts associated with this proposal for the Northeast Building.

7 Summary of Mitigation Measures

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

7.1 Summary of Impacts

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

- The extent and nature of potential impacts are low and will not have significant adverse effects on the locality, community and the environment;
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community; and
- Given the above, it is determined that an EIS is not required for the proposed development activity.

8 Justification and Conclusion

The proposed construction of a new Northeast Building, temporary at-grade car park at the northwest of Albury Hospital Campus, and associated works (the proposal) at 201 Borella Road, East Albury NSW 2640 (Lot 14 DP 1175382), is subject to assessment under Part 5 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

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

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

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

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is not necessary for a Species Impact Statement and/or a Biodiversity Development Assessment Report (BDAR) to be prepared. The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared seeking approval 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, subject to the adoption and implementation of mitigation measures identified within this report.

Health Infrastructure

1 Reserve Road
St Leonards NSW 2065

Locked Mail Bag 2030
St Leonards NSW 1590

T: 02 9978 5402
W: hinfra.health.nsw.gov.au