

REF Assessment Report

Moree Hospital Redevelopment

Version 1

6 January 2025

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Template Version: November 2024

Preface

This Assessment Report provides a record of Health Infrastructure NSW's (HI) assessment and evaluation of the Review of Environmental Factors for the Moree Hospital Redevelopment.

The Assessment Report includes:

- A description of the project and an explanation of why the project is being considered as development without consent.
- An assessment of the project against government policy and statutory requirements, including mandatory considerations.
- A demonstration of how matters raised by the community and other stakeholders have been considered.
- An explanation of any changes made to the project during the assessment process.
- An evaluation that weighs up the likely impacts and benefits of the project, having regard to the proposed mitigations and expert advice;
- An assessment of whether the impacts of the proposed activity are likely to significantly affect the environment.
- A recommendation to HI Chief Executive, along with the reasons for the recommendation, to assist them in making an informed decision on approval of the project and what measures should be imposed.

Executive Summary

NSW Health Infrastructure is proposing demolition works and construction of a new Acute Services Building at Moree Hospital under the provisions of *State Environmental Planning Policy (Transport & Infrastructure) 2021* (TI SEPP), which requires determination under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

This REF Assessment Report demonstrates that the Review of Environmental Factors (REF) for the proposed activity has met the requirements of Part 5 of the EP&A Act and the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulations), including the *Guidelines for Division 5.1 Assessments (June 2022)* and the associated Addendum, *Consideration of environmental factors for health services facilities and schools*, (October 2024), prepared by the Department of Planning, Housing and Infrastructure (formerly known as the Department of Planning and Environment).

The REF was prepared throughout 2023 and 2024, with public exhibition undertaken between 29 October and 26 November 2024. On 22 November 2024, amendments were made to the TI SEPP. These amendments changed the scope for certain projects to be considered as 'development without consent' and provided revised requirements for consideration and assessment of these projects as development without consent.

For the Moree Hospital Redevelopment, the project remains 'development without consent', as detailed within Section 3 of this Report. The REF and this associated assessment have considered all necessary statutory requirements and undertaken all necessary actions to progress under Part 5 of the EP&A Act, in line with the current TI SEPP, as updated.

The assessment of the REF and recommendations against the relevant legislation, including the *Environmental Planning & Assessment Act 1979* (EP&A Act), the *Environmental Planning & Assessment Regulation 2021* (EP&A Regulation) and the Guidelines approved under Section 170 of the EP&A Regulation, concurs with the finding that, subject to the mitigation measures, the proposal is not likely to significantly affect the environment. On that basis, an Environmental Impact Statement, Species Impact Statement and/or Biodiversity Development Assessment Report is not required, and it is recommended that the proposed activity may proceed.

1 Introduction

1.1 The Project Description

The Moree Hospital Redevelopment seeks to carry out for the construction of a new two-storey Acute Services Building and associated works at Moree District Hospital.

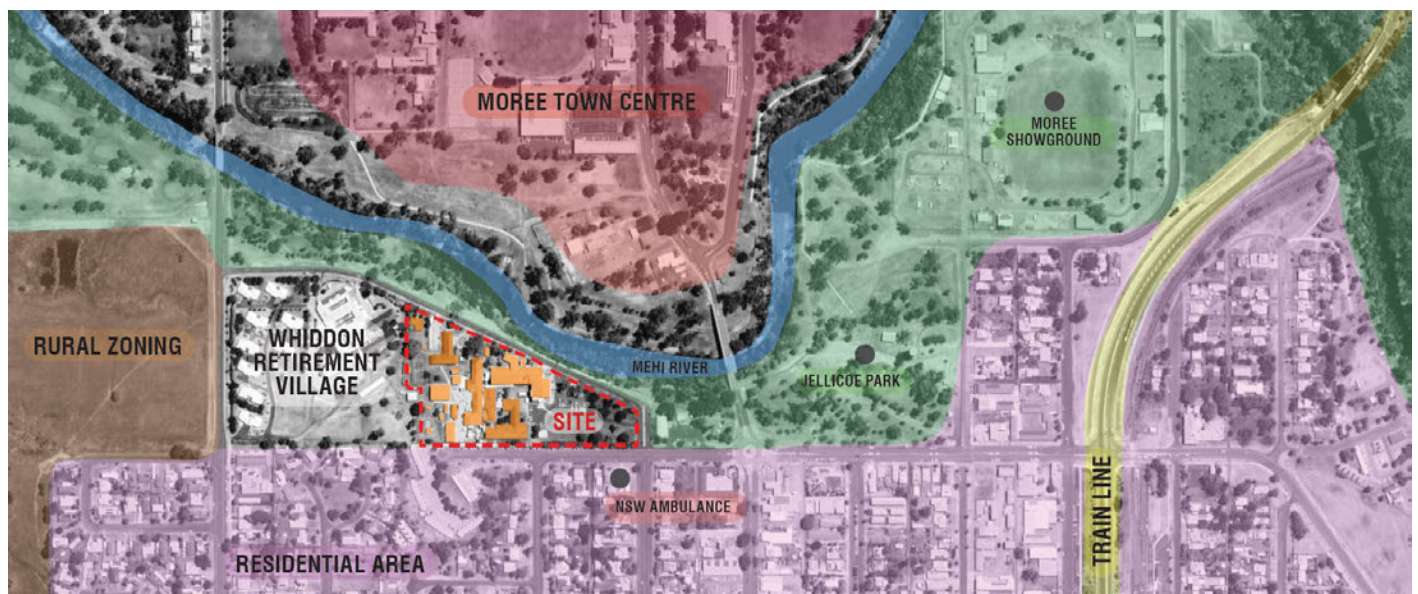
1.2 Project Location

The site is the existing Moree Hospital located at 58 Victoria Terrace, Moree, NSW. The site is described in real property terms as Lot 11 DP 1113157. Moree is a regional town located in the north-west region of NSW and is a major agricultural centre. The Gomeroi, Kamilaroi, Gamilaroi peoples were the original inhabitants of the area. The site is occupied by various hospital buildings which generally occupy the central and western portion of the site. The eastern part of the site consists of an on-grade carpark to the north and an undeveloped landscaped area with a decommissioned helipad to the south.

The town is divided into North and South Moree by the Mehi River. The site is located just to the south of the Mehi River and is approximately 3.1244 hectares in area. To the south of the hospital is residential development. To the east is the Moree Visitor Information Centre and additional parklands and recreational areas. To the west is the Whiddon Moree aged care facility.

The site, under the Moree Plains Local Environmental Plan 2011 (MPLEP 2011), is identified as a 'place of Aboriginal Cultural Significance'. There are no State or locally listed heritage items within the site, however the Moree District Hospital is listed on the NSW Health Section 170 heritage and conservation register.

Figure 1: Site Plan



Source: STH

2 Project

2.1 Project Overview

The key aspects of the project are provided within Section 3.1 of the REF and are outlined in the table below.

Table 1: Project Description

Aspect	Description
Project Summary	Construction of a new two-storey Acute Services Building and associated works at Moree District Hospital
Demolition	Demolition of hospital buildings (Building 2 and 5) and other existing hospital structures including the decommissioned helipad.
Tree removal	Removal of 17 trees.
Built form	Construction of a new two-storey Acute Services Building (ASB) with a new main hospital entry, ambulance drop off area, loading zone, new courtyard and landscaping works
Landscaping	New pedestrian links, upgraded parking, new drop off area, breakout seating area, relocated playground in a native garden setting, centralised courtyard with gardens, sheltered seating and gathering spaces. Compensatory planting at a rate of at least 1:1 for trees removed (17 proposed).
Ancillary works	New (additional) substation and back-up generator; relocation of services; signage; and carparking reconfiguration/ driveway works

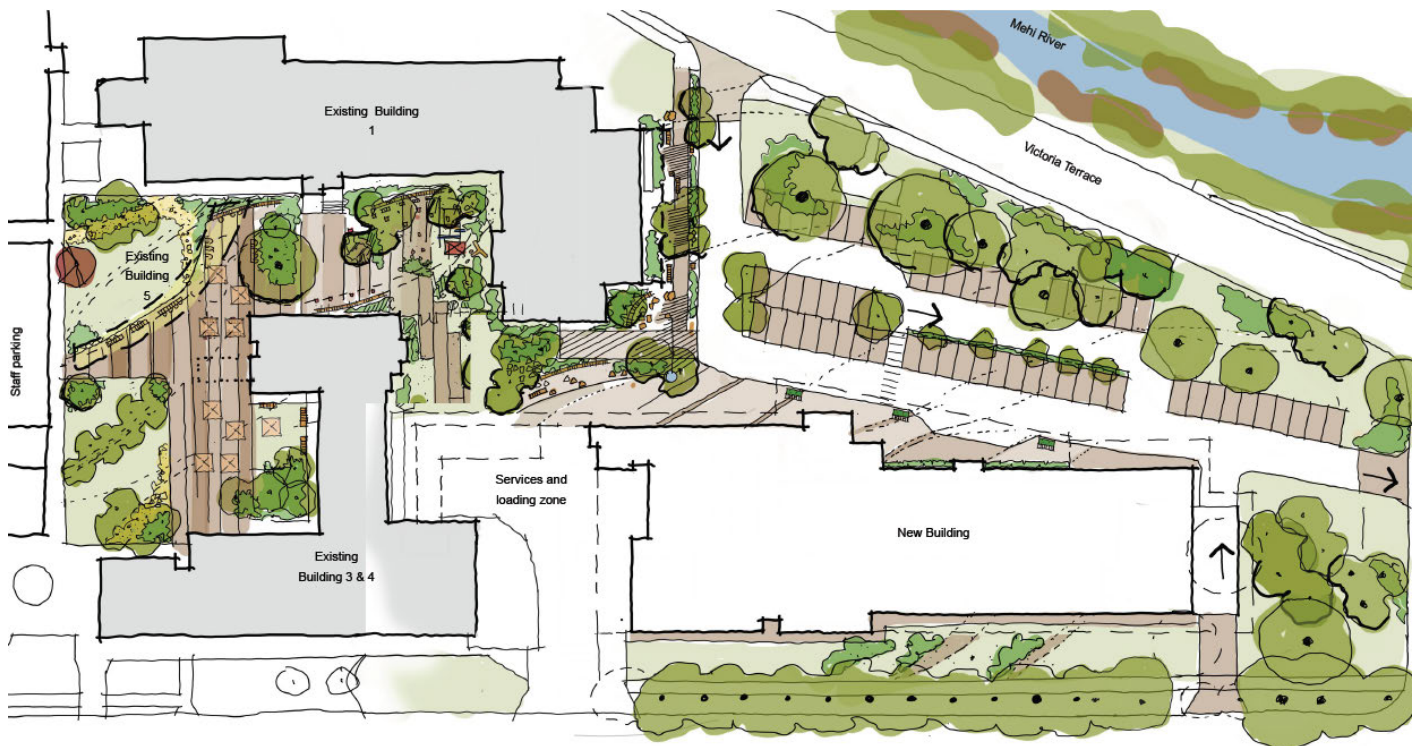
2.2 Physical Layout and Design

The proposed Acute Services Building (ASB) is a two-storey structure that sits adjacent to existing Building 1 (the current ASB) which is three floors including plant level. The length of the building runs adjacent to Alice Street, with adoption of a single skillion roof solution with the lowest side of the roof falling towards the Alice Street elevation.

Figure 2: Indicative render of the project



Figure 3: Proposed new building location and landscaping



2.3 Uses and Activities

The new ASB will maintain the same hours of operation as the existing hospital. The Emergency Department will be accessible 24 hours a day, seven days per week. The inpatient unit will have nurses in attendance 24 hours per day.

Pathology, Medical Imaging, Birthing Suites, and the Operating Theatre will generally operate during normal business hours Monday to Friday. They will be required on occasions to support Emergency Cases. The proposal will not result in a significant change to hospital capacity, other than improved efficiency, and there is no projected increase in staffing numbers.

3 Statutory Context

3.1 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 development is required under Part 5 of the Act.

Division 10 of the TI SEPP outlines the approval requirements for health services facilities. A hospital is defined as a health service facility under this division.

The activity:

- is being undertaken by, or on behalf of a public authority within the boundaries of an existing health services facility.

And is for:

- the erection or alteration of, or addition to, a building that is a health services facility;
- demolition of buildings carried out for the purposes of a health services facility;
- development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility (or to service staff of, or visitors to, other premises within the boundaries of the facility).
- is located in a prescribed zone (R1 General Residential);
- does not result in works that create or affect more than 30,000m² of gross floor area.
- The proposed substation may be carried out by or on behalf of a public authority without consent on any land.

Therefore, the proposal is considered an ‘activity’ for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (ie the REF). The proposal is considered an ‘activity’ in accordance with Section 5.1 of the EP&A Act. TI SEPP consultation is discussed within Section 6 of this REF.

Table 2: Description of proposed activities

Division and Section within TI SEPP	Description of Works
Section 2.44(1)	Development for the purpose of an electricity transmission carried out by or on behalf of a public authority
Section 2.44(e)	Development for establishment of a new substation
Section 2.61(1)(a)	Erection, or alteration of, or addition to a building that is a health services facility
Section 2.61(1)(c)	Demolition of buildings carried out for the purposes of a health services facility
Section 2.61(1)(e)(i)	Development for the purposes of car parks to service patients or staff, or visitors to the health services facility

3.2 Design

The project has adopted design principles consistent with the *Design Guide for Health: Spaces, Places and Precincts* and the REF is accompanied by a Built Form and Urban Design Report (at Appendix E to the REF) prepared by STH Architects (Nov 2023).

HI's Design Advisor has reviewed the project making recommendations to enhance the articulation of the facade, consideration of facade materials to save costs and landscaping opportunities. A mitigation measure to ensure the design integrity of the project through the HI-Design Assurance process is recommended.

3.3 Relevant Legislation for REF Assessment

- (a) The relevant legislation applied in determining the assessment of the REF includes:
- (b) *Environmental Protection and Biodiversity Conservation Act 1999 (Cwth)*;
- (c) *Environmental Planning and Assessment Act 1979, particularly Section 1.3*
 - the objects of the Act, and Part 5, Section 5.5 duty to consider environmental impact;
- (d) *Environmental Planning and Assessment Regulation 2021, Section 171*;
- (e) *Biodiversity Conservation Act 2016*;
- (f) *Heritage Act 1977*;
- (g) *National Parks and Wildlife Act 1974*;
- (h) *Protection of the Environment Operations Act 1997*;
- (i) *Water Management Act 2000*;
- (j) *NSW Reconstruction Authority Act 2022*
- (k) *State Environmental Planning Policy (Transport & Infrastructure) 2021 (TI SEPP)*;
- (l) *State Environmental Planning Policy (Resilience and Hazards) 2021*;
- (m) *Moree Plains Local Environmental Plan 2011 (MPLEP 2011)*; and
- (n) *Guidelines for Division 5.1 Assessments (June 2022)* and the associated *Addendum (October 2024)*, prepared by the NSW Department of Planning, Housing and Infrastructure (formally known as the Department of Planning and Environment).

3.4 Other Approvals and Authorisations

As detailed in the REF, any approvals, authorisations or notifications that are required under other Acts before the activity can proceed have been obtained, or where applicable, have been included in the identified mitigation measures.

3.5 S171(1) Environmental Factors

The factors to be taken into account under Section 3 of the *Guidelines for Division 5.1 Assessments* (June 2022), and the *Addendum Guidelines* (October 2024), and the matters under Section 171A of the EP&A Regulation 2021, have been fully considered in the REF in determining the likely impact of the proposed activity on the environment. Measures to mitigate potential singular and cumulative impacts associated with the proposed activity have been identified.

4 Consultation and Engagement

4.1 Public Exhibition of the REF

Having regards to the requirements of TI SEPP Section 2.61(2), the *Stakeholder and Community Participation Plan for New Health Services Facilities and Schools (DPHI, October 2024)* and HI's *Community participation Plan (October 2024)*, Health Infrastructure:

- Publicly exhibited the REF package from 29 October until November 26, 2024, on the HINSW website.
- Notified and invited comment from occupiers and landowners in the vicinity of the site.
- Notified and invited comment from NSW State Emergency Services (SES) and Moree Plains Shire Council.

4.2 Response to Submissions

Following the public exhibition period, the issues raised in submissions and the advice received from government agencies was addressed within a Submissions Report dated 2 December 2024.

Summary of advice received from government agencies

A written response was initially received from NSW SES on 8 December 2023 as part of earlier consultation. The matters raised within their correspondence related to consideration of potential flood impacts and ensuring appropriate measures were in place for flood awareness and emergency planning.

A submission letter was also received from NSW SES, dated 25 November 2024, as part of the public exhibition process.

Table 3: Submissions received from government agencies

Agency	Submission Summary	Response
NSW SES	<p>The additional submission acknowledges that a significant part of the site becomes inundated in a 0.5% Annual Exceedance Probability (AEP) event with H2 flood hazard level before the site becomes completely inundated in a Probable Maximum Flood (PMF). It will achieve a flood hazard level of H5 which is unsafe for vehicles and people with buildings vulnerable to structural damage and that critical building services.</p> <p>The submission makes recommendations and comments regarding early evacuation, location of critical infrastructure and critical supplies, and road disruption during construction phases.</p>	<p>The mitigation measures have been reviewed in light of the additional SES submission and have been updated in the following ways to address the SES response:</p> <ul style="list-style-type: none">- Updated Evacuation Management Plan requirements.- Storage of critical supplies above the PMF where possible.- Location and protection of critical building services infrastructure. <p>Refer to the Submission Report for full response and associated mitigation measures.</p>

Summary of Council submission

No formal submission was received from Council during the public exhibition period. While not received during the notification period, non-statutory engagement with Council occurred, including a meeting on 16 November 2023, where Council's support of the project was noted in meeting minutes submitted as part of the REF package.

Summary of public submissions

A total of three submissions were received by the public, including one from a staff member of the hospital.

Table 1: Submissions received from public

Submitter	Submission	Response
Public submission #1	The submitter wrote hoping that the new redevelopment will include services such as X-ray machine, palliative care, Renal, pathology, visiting specialists, maternity ward and essentially hopes many of these services are enlarged and expanded to cater for population growth in the wider region.	<p>A response is provided to the submitter outlining that all the services mentioned by the submitter will be provided for in either new or existing facilities. The new contemporary acute services building will support best practice models of care and provide patients, families and carers a modern facility to meet the health needs of the community now and into the future.</p> <p>The submission does not prompt any changes to the REF. Refer to the Submission Report for full response.</p>
Public submission #2	Concern raised that there is only one ultrasound room in the plans. There are presently two machines at the hospital and that is a deficient amount for the needs of the community.	<p>For the medical imaging department, the Clinical Services Plan specifies three spaces for CT, ultrasound and x-ray. The Moree Hospital will continue to function as a District Hospital, providing care for the Moree and surrounding communities, and remain networked to Tamworth Hospital for access to specialist services.</p> <p>Hunter New England Local Health District (LHD) and project team have considered the issues raised and at this stage no further changes are proposed to the design beyond the scope proposed.</p> <p>The submission does not prompt any changes to the REF. Refer to the Submission Report for full response.</p>
	<p>Clarification sought on the proposed security arrangement and systems to be implemented during construction.</p> <p>The submission requests further information specifically in respect to security staff: and CCTV and duress systems.</p>	<p>During construction the builder will adopt security measures that have been outlined in the Construction Management Plan including patrolling the hospital and with appropriate site fencing etc.</p> <p>Security measures and settings will be further developed through the detailed design stage and the submitters concerns have been raised with the LHD to consider in their operational management planning as these requirements sit outside the scope of the REF requirements in respect to the planning and design of the project.</p>

The issues raised have been taken fully into consideration and addressed within the REF, with relevant mitigation measures included in this approval.

5 Assessment & Compliance

5.1 The requirements of Section 5.5 of the EP&A Act, the Guidelines for Divisions 5.1 Assessments (June 2022 and Addendum October 2024) and Section 171 of the EP&A Regulations have been met.

- Pursuant to Section 5.5(1) 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.
- The factors to be taken into account under Section 3 of the *Guidelines for Division 5.1 Assessments (June 2022)*, *Guidelines for Division 5.1 Assessments—Consideration of Environmental Factors for Health Services Facilities and Schools (October 2024)* and the matters under Section 171A of the EP&A Regulation 2021, have been fully considered in the REF in determining the likely impact of the proposed activity on the environment and measures to mitigate potential singular and cumulative impacts associated with the proposed activity have been identified.
- As demonstrated in the completed Section 5.5 checklist (Section 4.3 of the REF) and Section 3 checklist (Section 6.1 of the REF), the proposed activity will not have significant effects on the environment or threatened species and as a result, an Environmental Impact Statement is not required before a decision is made whether or not the proposed activity can proceed.

5.2 Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

- The activity will not have any impacts on matters of national significance including impacts on Commonwealth land, listed threatened species, migratory species protected under international agreements, national heritage places, world heritage properties/areas, or Ramsar wetlands of international importance. An approval under the EPBC Act is therefore not required.

5.3 Approvals, authorisations and notifications under other Acts

As detailed in the REF, any approvals, authorisations or notifications that are required under other Acts before the activity can proceed have been obtained, or where applicable, have been included in the identified requirements.

5.4 Key matters for consideration

5.4.1 Flooding

The subject site is susceptible to riverine flooding from the Mehi and Gwydir Rivers. The Mehi River is located 40 m to the north of the site. A Flood Risk Report has been prepared by Northrop, the project's flood consultant and submitted as part of the REF package.

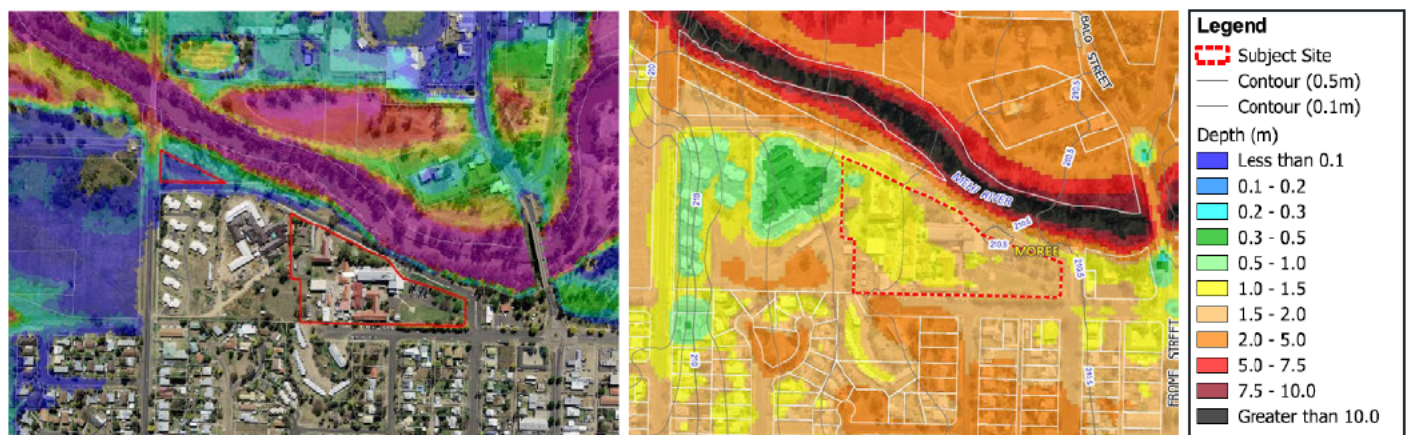
The Flood Risk Report:

- Identifies and evaluates flood risk factors that may affect the project site and surrounds and the proposed development for the full range of events (i.e. up to and including the probable maximum flood (PMF) event).
- Assesses the impacts of the development, including any changes to flood behaviour and risk, impacts of flooding on the development and its future community and on the existing community.
- Provides recommendations for mitigation measures to minimise flood risk.
- Demonstrates that the development is consistent with NSW Policy in relation to flood impacted development.

Flood Depth

Northrop obtained a Flood Certificate from Moree Plains Shire Council, which indicates that the site is not affected by flooding in the 1% AEP design storm event (i.e. 1 in 100-year event). Flooding across the site is expected to occur during events in excess of a 1% AEP with depths up to approximately 0.5m during a 0.5% AEP (200-year event) and 2.0 m during a Probable Maximum Flood (PMF) event.

Figure 4: 1% AEP Map (Left) and PMF (Right)



Flood Hazard

The Northrop Flood Risk Report states that flood hazard conditions during the 0.5% AEP are expected to remain relatively low with up to “H2” hazard conditions expected across the site during this event. This means that the site is expected to remain trafficable for large vehicles, but non-trafficable for small vehicles. Pedestrians, including children and elderly, are expected to be able to walk across the site (although this is not recommended). “H5” flood hazard conditions are expected across the subject site and surrounding locality during the peak of the PMF. H5 flood conditions are expected to be unsafe for vehicles and people with all building types vulnerable to structural damage during the PMF. Evacuation from the site during the peak of this PMF event would be extremely difficult. It is also noted that broader areas of the Moree township would experience similar flood hazards and be subject to existing regional emergency management measures.

Table 2: Summary of Maximum Site Flood Characteristics

Flood Probability	Flood Depth (m)	Flood Elevation (m AHD)	Flood Velocity (m/s)	Flood Hazard (ARR 2019)
1% AEP (1 in 100y)	0.0	209.10*	Not flooded	Not Flooded
0.5% AEP (1 in 200y)	0.5	209.30	2.0	H2
PMF (approx. 1 in 55,000y)	2.0	210.51	2.0	H5

* Flood level Reported in Mehi River adjacent to the site

Proposed Mitigation of Flood Impacts

Different options to address flooding impacts for the project were explored as part of the Flood Report. These included relocation of the hospital to a site above PMF, raising the hospital building Finished Floor Levels (FFLs) above PMF, and the use of bunding or flood walls around the property. These options resulted in considerable direct and indirect operational constraints during a flood event, or unacceptable impacts on surrounding properties.

The preferred approach adopts FFL for the new hospital buildings at 209.735m AHD which is consistent with the existing hospital building FFLs. The intent was to maintain effective connectivity between the existing and proposed facilities. The First Floor FFL is sited 4.5m above the ground floor level with an FFL of 214.235m AHD. This design approach achieves floor levels at a height greater than the 1% AEP flood event + 500mm, which is consistent with Moree Plains Shire Council's Flood Planning Levels.

Operationally, the proposed approach involves evacuation of the hospital once flooding reaches the 1% AEP flood level. A draft Flood Evacuation Plan was prepared and submitted as part of the REF which outlines roles and responsibilities, locations for evacuation and the appropriate methods for relocation. A minimum warning time of 12 and 24 hours is expected to be available prior to the peak of a Minor or Major flood event respectively.

Structural Integrity and Environmental Impacts

Northrop assessed the impacts of the PMF Flood on the proposed structure using the procedure in the Australian Building Codes Board '*Construction of Buildings in Flood Hazard Areas*' document and the '*Reducing Vulnerability of Buildings to Flood Damage*' document prepared for the Hawkesbury Nepean Floodplain Management Steering Committee. Northrop's preliminary assessments indicates that the hydrodynamic and debris impact loads can be catered for in the design loading envelope, which includes perimeter columns and walls.

The Flood Risk Report notes that there would be potential impacts on the development, the surrounding environment, and the community from a major flood (PMF). These include potential damage to infrastructure, floating vehicles or debris and sediment and erosion issues. Notwithstanding, it is considered that subject to the implementation of the identified mitigation measures, the environmental impacts from a PMF would not be significant.

Flood Consultation

HI Planning attended a meeting with a representative from NSW DCCEEW on 5 March 2024 to understand any recent or known future flood studies relating to Moree, which may impact on the project. DCCEEW had recently assisted Moree Plains Shire Council with a grant to undertake feasibility studies for a levy to the Mehi River. Should a levy be implemented, flood impacts and associated risk would decrease for the hospital site. The proposal would accordingly remain appropriate with regard to flooding with the incorporated mitigation measures.

Conclusion

The above recommendations and conclusions from the Flood Risk Report have been incorporated as mitigation measures for the project. This includes further consultation and development of the Flood Evacuation Plan, with endorsement from NSW SES, and the preparation of a comprehensive flood awareness program for new and visiting staff. Accordingly, the project is appropriate with regard to flooding and will not result in a significant impact, subject to adoption of the recommended mitigation measures.

5.4.2 Heritage

A Statement of Heritage Impact (SoHI) was prepared by OzArK Environment & Heritage for the Moree Hospital redevelopment. As part of the SoHI, searches of all heritage databases were conducted. There are no local, state, or national heritage items identified within the subject site.

Aboriginal Cultural Significance

The project site is within an area identified as a *Place of Aboriginal Cultural Significance* under MPLEP 2011. The MPLEP 2011 has additional provisions for places of Aboriginal cultural significance. No specific information describing the Aboriginal heritage significance of the Moree District Hospital accompanies the relevant map.

Based on the Aboriginal Due Diligence Assessment Report prepared for the project, no Aboriginal objects or intact archaeological deposits will be harmed by the project. Similarly, engagement with local Aboriginal community and hospital staff concluded that the project would not have a significant impact to the Aboriginal cultural significance of the site.

Glennie and Crane Building

The 'Moree District Hospital' is a listed item on the NSW Health Section 170 Heritage & Conservation Register. One of the buildings proposed to be demolished, the Glennie & Crane building (Building 5) is referred to in the Section 170 listing for the hospital.

The SOHI prepared by Ozark assessed and determined that the Glennie & Crane building has local heritage significance. The proposed works are considered to have a negative impact on the heritage values of the hospital site, arising from the proposed demolition of the Glennie & Crane building. The remaining buildings and structures to be removed have been assessed as having little heritage value.

Retention of the Glennie & Crane building was explored however, it was determined to be unfeasible due to the poor structural condition of the building and the inability of the current layout to be used for clinical purposes. Alterations to suit adaptive re-use of the building for the clinical functions of the hospital were also explored, but the condition of the building and numerous ad-hoc additions to the building meant that the project would be unable to achieve alterations to the building that would meet Building Code of Australia standards.

The proposed demolition of the Glennie & Crane building makes possible the creation of a courtyard between Buildings 1 and 4, which opens the site to provide safer and clearer site lines between the existing buildings as well as providing a social heart for the hospital campus, a place for respite for patients, staff, and visitors. This will have long term positive impacts for the development.

The SOHI includes: *This report accepts that the demolition of the Glennie and Crane Building is optimal from a public health infrastructure perspective. It should also be noted that the heritage values of the item are in part derived from the item's role in the provision of public health services to the community and the project will allow these services to be effectively delivered in the future, albeit in a new building.*

Although the SOHI has identified that the proposal will have a negative impact on the heritage values of the site, the suggested mitigation measures within the SOHI will mitigate the extent of impact on heritage from the project. These mitigation measures include:

- Undertaking archival recording.
- Retention of the pressed metal ceilings panels and plaques for adaptive reuse on site.
- Establishment of interpretive signage and displays on site.

Subject to these mitigation measures being adopted, the REF concludes that the impact of the proposal on the historical values of the local area will not be significant.

5.4.3 Noise

The construction noise assessment demonstrates that noise from the project is anticipated to exceed the Noise Management Levels at residential receivers adjacent to the proposal site during each of the construction scenarios during standard construction hours. It is anticipated that construction noise levels would remain below the relevant NMLs for non-residential receivers during each of the construction activities. A suite of standard mitigation measures is proposed to minimise and mitigate the anticipated noise impacts and are considered to provide an appropriate outcome.

5.4.4 Contamination and Remediation

A Detailed Site Investigation (DSI) of the Activity area was undertaken. The DSI recommended contamination-related risks for the site were generally low, however, data gaps exist due to access constraints. A Remediation Action Plan (RAP) was recommended to further assess the extent of asbestos containing material (ACM) and other data gaps identified in the DSI, and to provide contingencies for remediating the site. The RAP has identified the need for investigation to further characterise the soil and groundwater conditions to facilitate a more comprehensive and complete assessment of the risks driving the potential for remediation. A report is to be prepared confirming if remediation is required or not and whether a Remediation Works Plan (RWP) is to be prepared to provide specific detail of the remedial works involved.

All remediation works that may be required to enable the works, would be classified as “Category 1 Remediation” under Clause 4.8 of *State Environmental Planning Policy (Resilience and Hazards) 2021*. This is because the works would be undertaken in an area that is identified as a ‘place of Aboriginal cultural significance’ under Clause 5.10 of MPLEP 2011. Therefore, such remediation would require separate development consent from Moree Plains Shire Council, requiring the preparation of a Crown development application and associated Statement of Environmental Effects. Mitigation measures have been incorporated to capture the additional work required and to ensure the appropriate approval pathway is undertaken for any remediation required for the site.

5.4.5 Sustainability

The project relies on DGN 58 (Rev B) as applicable during the design development. In accordance with DGN 58 (Rev B), the project is designed to achieve a minimum 45 points equivalency. It is noted that the project is targeting 52 points under DGN 58. HI-Sustainability have reviewed the ESD Report prepared by E_LAB Consulting (19/10/2023) and have prepared a summary report for exhibition (TAB C). A Climate Risk Assessment will be required prior to commencement of construction.

The ESD report includes that the architectural design provides significant consideration to the incorporation of elements to improve indoor environment quality such as the use of screens and recessed windows on each façade. Commitments in the ESD report can only be amended where supported by an updated ESD report consistent with the requirements of DGN 58 (Rev B).

6 Evaluation and Recommendation

Based on review and assessment of the material presented in the REF and recommendations against the relevant legislation, guidelines and other relevant documentation, including:

- the EP&A Act and EP&A Regulation,
- the Guidelines for Division 5.1 Assessments, prepared by DPHI (June 2022),
- the Guidelines for Division 5.1 assessments—Consideration of Environmental Factors for Health Services Facilities and Schools (October 2024) prepared by DPHI,
- the Community Participation Plan (October 2024) prepared by HI, and
- the Stakeholder Community Participation Plan (October 2024) prepared by DPHI,

the proposal:

- is not likely to significantly affect the environment such that an Environmental Impact Statement, Species Impact Statement and/or Biodiversity Development Assessment Report is required; and
- may proceed subject to the final mitigation measures listed in the Decision Statement, which must be implemented as part of this approval.

It is recommended that the Chief Executive of Health Infrastructure, acting as a delegate of the Health Administration Corporation:

- **Considers** the findings and recommendations of the REF and this Assessment Report;
- **Accepts and adopts** the findings and recommendations in the REF report as the reasons for making the decision to approve the activity, including the recommended mitigation measures; and
- **Signs** the Decision Statement and recommended mitigation measures, which must be implemented as part of this approval.

6.1 Certification

I certify that I have reviewed and endorsed the contents of this REF document, and, to the best of my knowledge, it is in accordance with the *Environmental Planning & Assessment Act 1979* (EP&A Act), the *Environmental Planning & Assessment Regulation 2021* (EP&A Regulation) and the Guidelines approved under Section 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.

Recommended by:



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Recommended by:



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