

HEALTH INFRASTRUCTURE

Addendum Review of Environmental Factors

Re-development of the Blayney Multipurpose Service Facility –
Addendum 1

20/12/2024

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Declaration

This Addendum Review of Environmental Factors (Addendum REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from amendments to the approved design of the Blayney Multipurpose Service facility re-development at No. 3 Osman Street, Blayney.

A REF for the re-development of the Blayney Multipurpose Service was endorsed by HI on 8 August 2024. This Addendum 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 Addendum REF provides a true and fair review of the activity in relation to its likely impact on the environment. It addresses to the fullest extent possible, all the factors listed in Section 3 of the Guidelines for Division 5.1 Assessments (June 2022) and Addendum (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 Addendum REF, it is concluded that, subject to adopting the recommended mitigation measures, it is unlikely there would be any (additional) significant environmental impacts associated with the activity. Consequently, an Environmental Impact Statement (EIS) is not required.

Declaration	
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Draft	11/12/24	J. Kuczera	Addendum Review of Environmental Factors	A Williams	
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Contents

Declaration.....	3
Document Management, Tracking and Revision History	3
Contents.....	4
Tables	5
Figures	5
Appendices	6
Abbreviations	7
Executive Summary	8
1. Introduction	13
Approved Proposal Overview	13
Amended Proposal Need and Alternatives.....	15
2. Site Analysis and Description	16
2.1 The Site and Locality	16
2.1.1 Existing Development	16
2.1.2 Site Considerations and Constraints.....	18
3. Proposed Amended Activity.....	20
3.1 Proposal Overview	20
3.2 Construction Activities	30
3.3 Operational Activities.....	31
4. Statutory Framework.....	32
4.1 Activity Description under TI SEPP	32
4.2 Environmental Protection and Biodiversity Conservation Act 1999	33
4.3 Environmental Planning and Assessment Act 1979	33
4.4 Environmental Planning and Assessment Regulation 2021	34
4.5 Other NSW Legislation	34
5. Consultation	36
5.1 Statutory Consultation	36
6. Environmental Impact Assessment.....	38
6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations	38
6.2 Summary of Impacts.....	40
7. Summary of Mitigation Measure	47
7.1 Summary of Impacts.....	47
8. Justification and Conclusion	48

Tables

Table 1: Description of the site	16
Table 2: Section 10.7 Planning Certificate.....	19
Table 3: Tree Management – Approved Proposal compared to the Proposed Amended Proposal	27
Table 4: Compliance with amended TI SEPP Provisions.....	32
Table 5: EPBC Checklist.....	33
Table 6: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act.....	34
Table 7: Other Possible Legislative Requirements.....	34
Table 8: Agencies and stakeholders notified	36
Table 9: Outcome of consultation	36
Table 10: Summary of Environmental Factors Reviewed in Relation to the Activity.....	38
Table 11: Summary of Impacts relating to the activity (as amended)	40

Figures

Figure 1: General Arrangement Plan showing the Approved site layout.....	9
Figure 2: General Arrangement Plan showing the Proposed Amended site layout	9
Figure 3: Site Locality Plan	11
Figure 4: Overall roof plan of the Approved Proposal, including site layout.....	14
Figure 5: Aerial view of site.....	16
Figure 6: Existing development on the site at the time of the Original REF	17
Figure 7: Location of early works temporary carpark	18
Figure 8: Extract of early works temporary carpark plan	18
Figure 9: General Arrangement Plan showing the Proposed Amended site layout	21
Figure 10: Proposed swale – typical detail	22
Figure 11: Location and layout of proposed new swale along the site's western boundary	23
Figure 12: Extracts of Approved General Arrangements Plan - Stage 3 (left image) and Proposed Amended General Arrangements Plan – Stage 3 (right image)	24
Figure 13: Approved site plan showing location of carparks and pedestrian paths in the south-eastern section of the site.....	25
Figure 14: Proposed Amended site plan showing location of carparks and pedestrian paths in the south-eastern section of the site (<i>note – one additional accessible carpark in western carpark not visible under plan label – see the landscape documentation at Appendix E for further detail</i>)	25
Figure 15: Approved Cut and Fill Plan.....	26
Figure 16: Proposed Amended Cut and Fill Plan	26
Figure 17: Proposed Amended Tree Management Plan – additional trees to be removed identified with red rectangles	28
Figure 18: Extracts of Approved overall General Arrangements Landscaping Plan (left image) and Proposed Amended overall General Arrangements Landscaping Plan (right image)	29
Figure 19: Extracts of Approved Stage 1 General Arrangements Landscaping Plan (left image) and Proposed Amended Stage 1 General Arrangements Landscaping Plan (right image)	29
Figure 20: Extracts of Approved Stage 2 General Arrangements Landscaping Plan (left image) and Proposed Amended Stage 2 General Arrangements Landscaping Plan (right image)	30
Figure 21: Extracts of Approved Stage 3 General Arrangements Landscaping Plan (left image) and Proposed Amended Stage 3 General Arrangements Landscaping Plan (right image)	30

Figure 22: Extract of plan showing Approved pedestrian access network between Osman Street and the MPS main entry	42
Figure 23: Extract of plan showing Proposed Amended pedestrian access network between Osman Street and the MPS main entry	42
Figure 24: Design conditions 1% AEP flood event depth – as Approved, excluding proposed flood mitigation works	43
Figure 25: Design conditions 1% AEP flood event depth - as Amended, including proposed flood mitigation works	44
Figure 26: Sub-catchments in the Approved design (left image) compared to sub-catchments in the proposed Amended design (right image)	45
Figure 27: Plan of previously-approved landscaping treatment fronting Osman Street in the location of the 'temporary carpark' now proposed to be retained (approximate location shown in red shading)	46
Figure 28: View of temporary carpark location (delineated by temporary fencing) from Osman Street	46

Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Draft Updated Decision Statement	WPP Planning & Property	19/12/2024
B	Section 10.7 Planning Certificate	Blayney Shire Council	23/05/2024
C	Flood Risk Assessment	ARUP	Rev 2, 27/09/2024
D	Civil Works Package	SCP Engineers & Development Consultants	Res 1-3, 17/12/2024
E	Amended Landscape Package	NBRS	Issue 4, 14/11/2024
F	Amended Arboricultural Impact Assessment	Creative Planning Solutions	Rev B, 18/11/2024
G	Blayney Shire Council Consultation Letter	NSW Health Infrastructure	14/11/2024
H	NSW Ambulance Consultation Letter	NSW Health Infrastructure	14/11/2024
I	Lee Hostel Consultation Letter	NSW Health Infrastructure	14/11/2024
J	Blayney Shire Council Consultation Feedback	Blayney Shire Council	Various
K	NSW Ambulance Consultation Feedback	NSW Ambulance	Various
L	Lee Hostel Consultation Feedback	Lee Hostel	Various
M	Addendum 1: Civil Design Report	SCP Engineers & Development Consultants	Rev A, 3/12/2024

Abbreviations

Abbreviation	Description
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
AHIMS	Aboriginal Heritage Information Management System BC Regulation
BC Act 2016	<i>Biodiversity Conservation Act 2016</i>
BC Act 2017	<i>Biodiversity Conservation Act 2017</i>
BC Regulation	Biodiversity Conservation Regulation 2017
CM Act	<i>Coastal Management Act 2016</i>
CMP	Construction Management Plan
DPHI	Department of Planning, Housing & Infrastructure
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act (Cwth)	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
FRA	Flood Risk Assessment
Ha	Hectares
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MPS	Multipurpose Service
MNES	Matters of National Environmental Significance
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Proponent	NSW Health Infrastructure
REF	Review of Environmental Factors
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021

Executive Summary

NSW Health Infrastructure (HI) propose to amend the approved plans of the re-development of the Blayney Multipurpose Service (MPS) facility (the 'Approved Proposal') at No. 3 Osman Street, Blayney (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities.

This Addendum Review of Environmental Factors (Addendum REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts that could arise from the proposed amendments.

Overview of Approved Proposal

HI endorsed a REF (also known as the 'Original REF', dated 12 June 2024) for the construction of a re-developed MPS facility on 8 August 2024. The Approved Proposal included the following key elements:

- Staged demolition of the existing MPS buildings;
- Staged construction of a new single-storey main MPS building;
- Reconfigured vehicle access from Osman Street, and a new heavy-vehicle access from Queen Street. Ambulance access from the adjacent Ambulance Station would be maintained;
- New internal road networks, including hardstand areas, loading docks and drop-off / pick-up locations;
- Retention of an existing carpark and creation of new carparking areas (with a net increase of 7 parking spaces);
- Extensive landscaping of the grounds, including establishment of dedicated courtyards and pedestrian path networks; and
- Establishment of support facilities and services, including switchboard / generator rooms, a workshop and garden sheds.

The Activity would include tree removal, earthworks and contamination remediation works. Much of the existing infrastructure (e.g. water, electricity) would be upgraded and / or replaced to meet current standards, with some services to the site ultimately terminated. A plan showing the general layout of the Approved Proposal is provided at **Figure 1** below.

The Amended Proposal

Subsequent to the approval of the original proposal, the design team undertook further value engineering analyses of the works which resulted in the need for amendments to the building, civil and landscaping design in order to achieve budget feasibility objectives. In addition, further flood impact assessment resulted in the requirement to incorporate certain flood protection works into the design, which were not included in the approved design.

Accordingly, this Addendum REF details the following amendments to the proposal (the 'Amended Proposal'):

- New flood mitigation works;
- Revised civil design arrangements;
- Amendments to the tree management approach; and
- Amended landscape design.

A plan showing the general layout of the Amended Proposal is provided at **Figure 2** below.

This Addendum REF comprises the first of 2 Addendum REFs outlining proposed changes to the Approved Proposal. This first Addendum (**Addendum 1**) is intended to encompass proposed changes related to civil design works, flood mitigation works, tree management and landscaping works. The forthcoming REF **Addendum 2** is anticipated to

capture the remaining proposed changes to the Approved Proposal, primarily related to minor building design modifications, including materiality and roof form.



Figure 1: General Arrangement Plan showing the Approved site layout



Figure 2: General Arrangement Plan showing the Proposed Amended site layout

Amended Proposal Objectives

The Amended Proposal's objectives are consistent with the Approved Proposal's objectives. The primary objective of the proposal is to provide improved health services for Blayney and surrounds. Secondary objectives for the development include:

- Minimising visual, noise and vibration impacts on adjoining properties;
- Minimising traffic and parking impacts;
- Minimising impacts on Aboriginal and Non-Aboriginal heritage;
- Minimising soil, stormwater, ecology, social and air quality impacts;
- Mitigating potential impacts from contamination and bushfire; and
- Maintaining adequate services.

Site Details

The Blayney MPS is located at No. 3 Osman Street, Blayney, in the Blayney Local Government Area. It is a rural health facility which provides health care services to the township of Blayney and surrounding villages and rural areas. The site comprises one lot, legally described as Lot 2 in DP 1097082, and covers approximately 1.37ha. It is situated in the southern quadrant of the Blayney township, on the corner of Osman Street and Martha Street, approximately two-minutes driving time from the central business district.

Figure 3 below provides a contextual map of the site and its surroundings.

Planning Approval Pathway

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

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State. Chapter 2, Part 2.3, Division 10 of the TI SEPP outlines the approval requirements for 'health services facilities'. Pursuant to Sections 2.61(1)(a) and 2.61(1)(c) of the TISEPP, the erection or demolition of a building that is a 'health services facility' may be carried out without consent by or on behalf of a public authority, if the development is carried out within the boundaries of an existing health services facility. At the time of the Original REF Section 2.61(2) did not permit the erection of any building that exceeds 15m in height or is located closer than 5m to any property boundary.

The Approved Proposal involved the demolition of an existing 'health services facility' and the erection of a new 'health services facility' by HI (a public authority) within the boundaries of the existing Blayney MPS. Accordingly, pursuant to Sections 2.61(1)(a) and 2.61(1)(c) of the TISEPP, the proposed works were classified as development which may be carried out without consent. Furthermore, the proposed buildings would not exceed 15m in height and would be positioned greater than 5m from any property boundary (as applicable at the time the proposal was approved). Therefore, the Approved Proposal was considered an 'activity' for the purposes of Part 5 of the EP&A Act and was subject to an environmental assessment (REF).

Since the time of the Original REF, the TI SEPP was amended. Section 2.61(2) no longer restricts development in height or position. Instead, it stipulates that development must not be carried out under this section unless certain conditions are satisfied (as outlined within **Table 4** of this document). As indicated, the Amended Proposal satisfies the new conditions, and development is therefore not prohibited under this provision.

Accordingly, the Amended Proposal continues to be considered an 'activity' in accordance with Section 5.1 of the EP&A Act because the proposed works remain within the boundary of the existing Blayney MPS. Further, development is not prohibited, as the conditions under Section 2.61(2) are satisfied. In summary, the Amended Proposal does not alter the original planning approval pathway outlined within the Original REF.

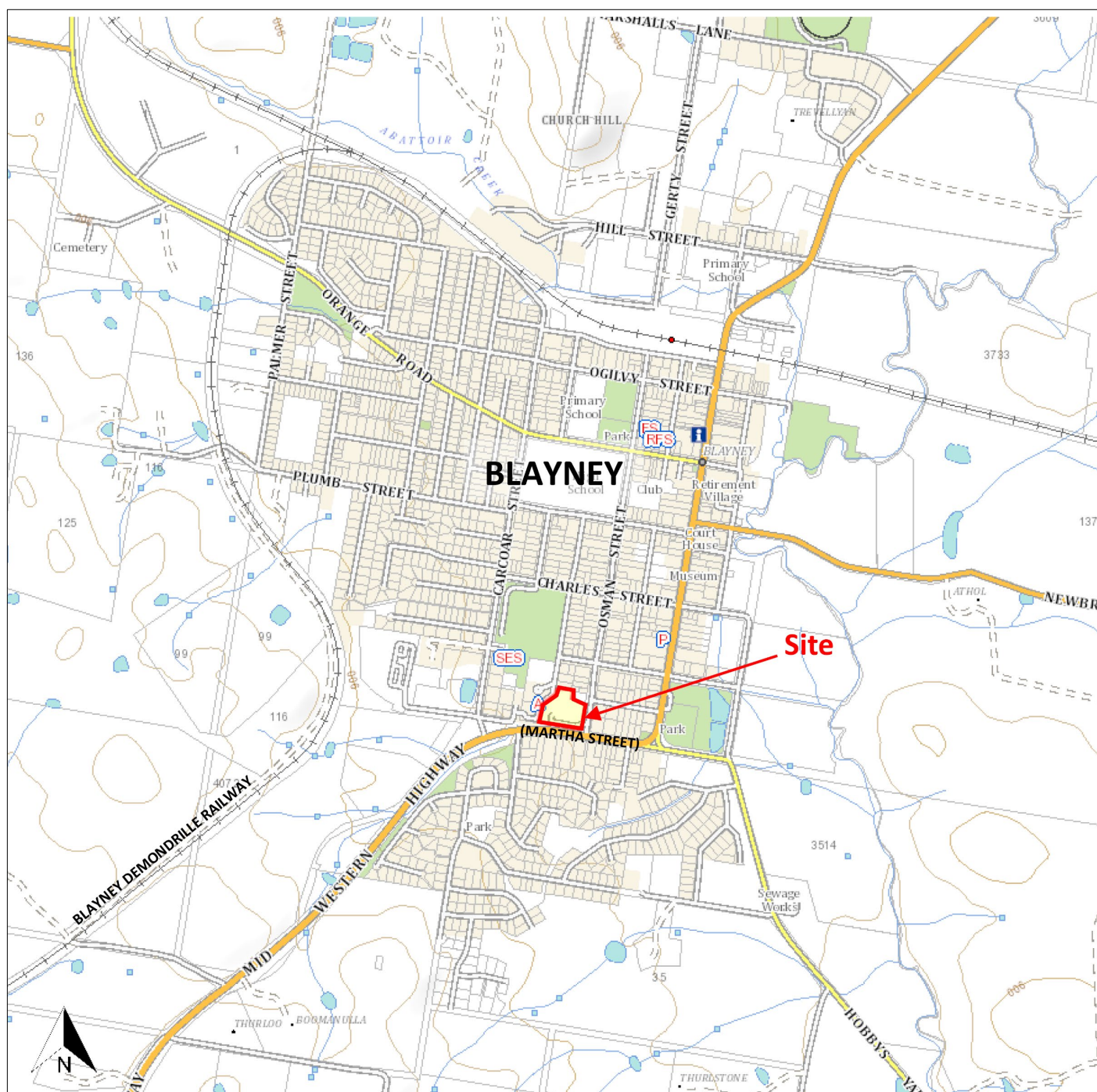


Figure 3: Site Locality Plan

Statutory Consultation

In accordance with the TI SEPP, the Addendum REF scope of works were notified to the following parties:

- Blayney Shire Council;
- NSW Ambulance; and
- Occupiers of an adjoining property (Lee Hostel).

The Addendum REF scope of works was notified for 21 calendar days from 14 November 2024 to 5 December 2024. Submissions were received from each of the stakeholders consulted. **Section 5** of the Addendum REF outlines comments received and the project's response.

Environmental Impacts

This Addendum REF considers the requirements of Part 5 of the EP&A Act and Section 171(1) of the EP&A Regulation by evaluating the likely environmental impact of the proposed amendments in **Section 6**. The Amended Proposal's environmental impacts are largely consistent with the approved Proposal's environmental impacts, however the amendments do affect the assessment of the following matters:

- Traffic, access and parking;
- Ecology and tree removal;
- Hydrology, flooding and water quality;
- Visual amenity; and
- Community impact / social impact.

Section 6 confirms that the proposed amendment's environmental impacts are minimal, and therefore it is not necessary for an EIS to be prepared. The Addendum REF is accompanied by a *Draft Updated Decision Statement* including updated mitigation measures that address the proposed amendments (**Appendix A**).

Justification and Conclusion

This Addendum REF describes the Amended Proposal and examines, to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the proposed amendments.

Potential impacts can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

Therefore the Amended Proposal is justified as it continues to satisfy 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.

1. Introduction

NSW Health Infrastructure (HI) propose to amend the approved plans of the re-development of the Blayney Multipurpose Service facility (the Approved Proposal) at No. 3 Osman Street, Blayney (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities. The additional works to be undertaken as part of the proposal are as follows (the Amended Proposal):

- New flood mitigation works;
- Revised civil design arrangements;
- Amendments to tree management approach; and
- Amended landscape design.

This Addendum Review of Environmental Factors (REF) has been prepared by WPP Pty Ltd on behalf of HI to determine any changes to the environmental impacts as identified within the REF dated 12 June 2024 (the Original REF). For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this Addendum REF is to describe the amended proposal, to document the likely altered impacts of the amended proposal on the environment and to detail any changes to the protective measures, identified in the Original REF, to be implemented to mitigate impacts.

The description of the proposed works and associated environmental impacts have been undertaken in the context of the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the *Environmental Planning and Assessment Regulation 2021*, and the *Guidelines for Division 5.1 Assessments* (DPE June 2022) including the *Addendum October 2024*.

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

- Whether the amended proposed activity (the Amended Proposal) is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning and Homes under Part 5 of the EP&A Act; and
- The potential for the amended proposed activity (the Amended 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 Addendum REF helps to fulfil the requirements of Section 5.5 of the EP&A Act, which requires that HI examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

Approved Proposal Overview

The Approved Proposal presented in the Original REF related to the demolition of the existing Blayney MPS facility, and the development of a new MPS facility on the same site to meet the current and future needs of the residents of Blayney and its surrounds. The Original REF for the Approved Proposal was endorsed by HI on 8 August 2024.

Demolition and construction of the new facility would take place over 3 discrete stages, to allow for the continued occupation and operation of the existing site services until completion of the new facility.

The new facility would include the following key elements:

- A new single-storey main MPS building;
- Reconfigured vehicle access from Osman Street, and a new heavy-vehicle access from Queen Street. Ambulance access from the adjacent Ambulance Station would be maintained;

- New internal road networks, including hardstand areas, loading docks and drop-off / pick-up locations;
- Retention of an existing carpark and creation of new carparking areas (with a net increase of 7 parking spaces);
- Extensive landscaping of the grounds, including establishment of dedicated courtyards and pedestrian path networks; and
- Establishment of support facilities and services, including switchboard / generator rooms, a workshop and garden sheds.

The Activity would include tree removal, earthworks and contamination remediation works. Much of the existing infrastructure (e.g. water, electricity) would be upgraded and / or replaced to meet current standards, with some services to the site (e.g. gas) ultimately terminated.

A plan of the Approved Development, showing the endorsed site layout, is provided at **Figure 4** below.



Figure 4: Overall roof plan of the Approved Proposal, including site layout

Amended Proposal Need and Alternatives

The approved design of the re-developed Blayney MPS facility was intended to deliver a sustainable long-term health service precinct that could be efficiently delivered in a regional context and staged to support the operational continuity of the hospital.

Subsequent to the approval of the original proposal, the design team undertook further value engineering analyses of the works which resulted in the need for amendments to the building, civil and landscaping design in order to achieve budget feasibility objectives. Although numerous, the proposed changes focussed predominantly on minor building design modifications, materiality and landscaping works. Importantly, no reduction in health services or capabilities in the re-developed MPS facility is proposed, so that the Activity will continue to meet its health service delivery objectives.

In addition, subsequent to the approval of the original proposal, further flood impact assessment was undertaken which resulted in the requirement to incorporate certain flood protection works into the design, which were not included in the approved design.

This Addendum REF comprises the first of 2 Addendum REFs outlining proposed changes to the Approved Proposal. This first Addendum (**Addendum 1**) is intended to encompass proposed changes related to civil design works, flood mitigation works, tree management and landscaping works, as detailed within **Section 3** of this Addendum REF.

The forthcoming **REF Addendum 2** is anticipated to capture the remaining proposed changes to the Approved Proposal, primarily related to minor building design modifications, including materiality and roof form.

2. Site Analysis and Description

2.1 The Site and Locality

Table 1: Description of the site

Details	Proposal (endorsed REF)	Amended proposal (this Addendum REF)
Address	No. 3 Osman Street, Blayney	No change
Legal Description	Lot 2 in DP 1097082	No change
Site Area	Approx. 1.37 hectares	No change
Owners	Western Local Area Health District	No change
Heritage	Not identified as a heritage item, nor located in a heritage conservation area, but located near heritage items	No change



Figure 5: Aerial view of site

2.1.1 Existing Development

At the time the Original REF was prepared, the Blayney MPS contained a range of healthcare facilities that provided inpatient, outpatient and community clinical services, as well as ancillary structures. The location of these facilities is shown in **Figure 6** below. Further details of the existing development on site are provided in Section 2.1.1 of the Original REF.

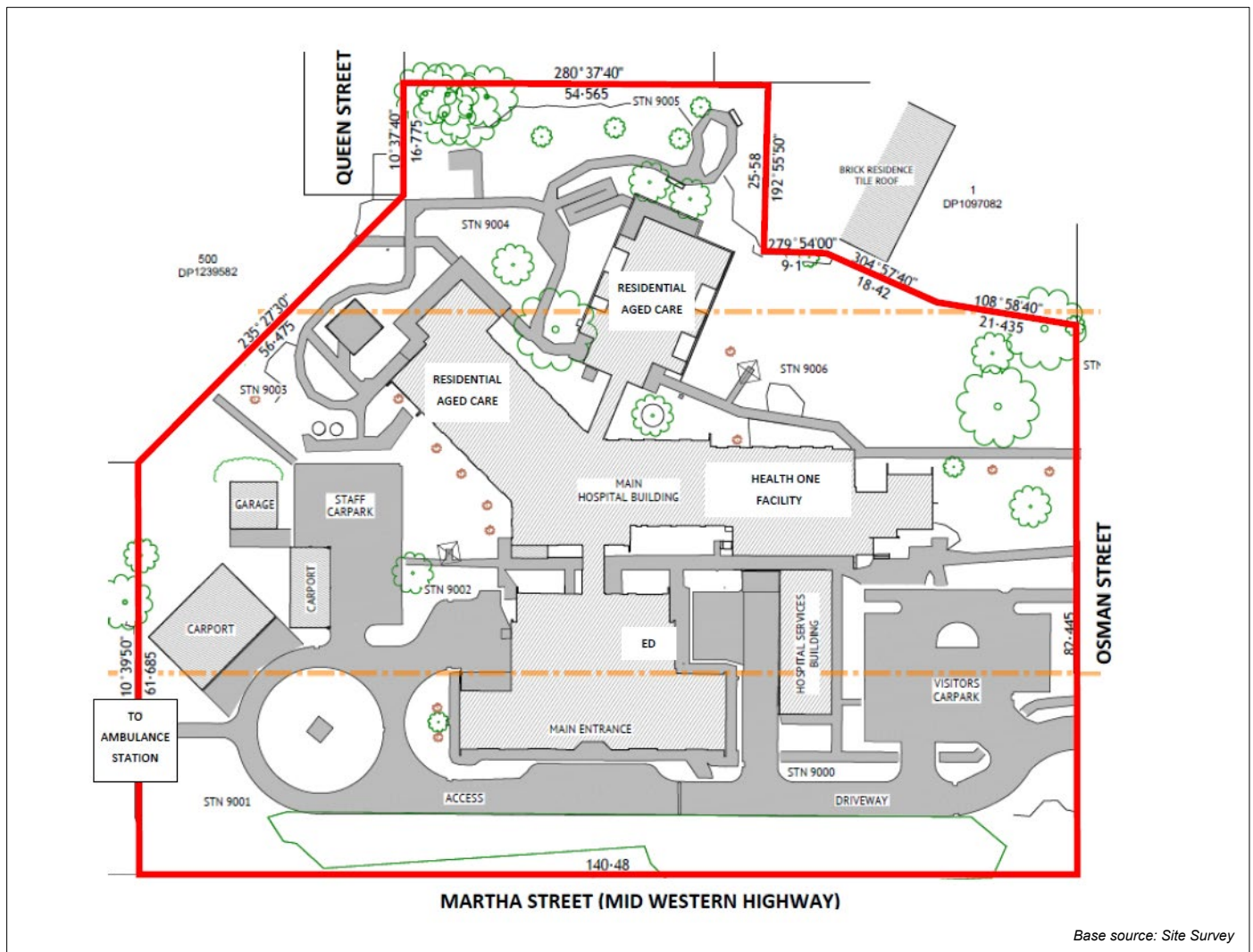


Figure 6: Existing development on the site at the time of the Original REF

Since the Original REF, early site works were commenced via a separate planning approvals process, primarily related to the construction of a 'temporary carpark' in the north-eastern section of the site. These early works were described as follows:

- Extend the current car park further north of the hospital, allowing for additional parking during stage one works at the southwestern end of the hospital.
- Pavement, kerb, and drainage design associated with the temporary car park.

The temporary carpark accommodated 10 car parking spaces and was intended to replace an existing carpark taken up during construction works.

A plan of its location within the site is provided at **Figure 7** below and an extract of the design plan is shown at **Figure 8**. At the time of writing, it is understood that construction of the early site works was complete and operation of the temporary carpark underway.

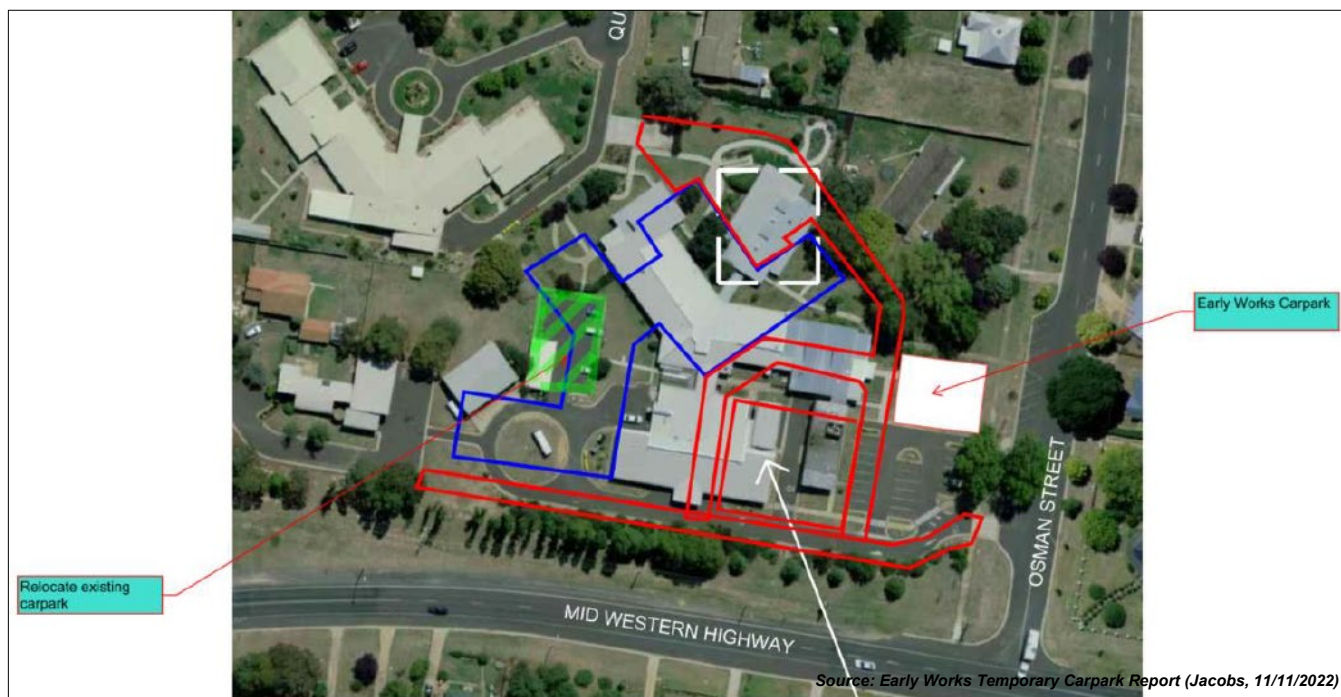


Figure 7: Location of early works temporary carpark

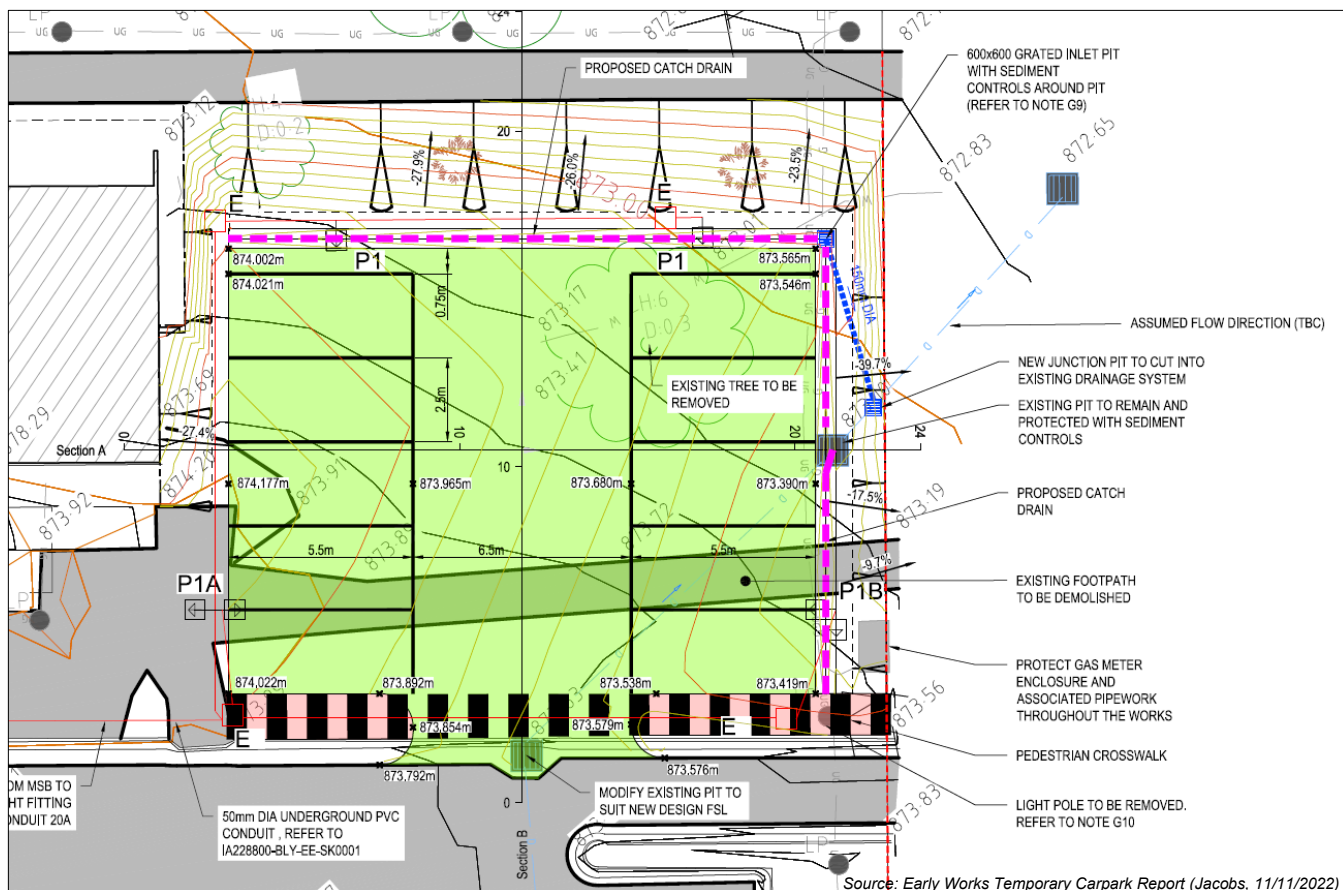


Figure 8: Extract of early works temporary carpark plan

2.1.2 Site Considerations and Constraints

Section 10.7 Planning Certificate No. 120/2022 dated 23/05/2024 identifies that the site is located within the R1 General Residential zone under the *Blayney Local Environmental Plan 2012*, and is provided at **Appendix B**.

Table 2: Section 10.7 Planning Certificate

Affectation	Yes	No
Critical habitat		✓
Conservation area		✓
Item of environmental heritage		✓
Affected by coastal hazards		✓
Proclaimed to be in a mine subsidence district		✓
Affected by a road widening or road realignment		✓
Affected by a planning agreement		✓
Affected by a policy that restricts development of land due to the likelihood of landslip		✓
Affected by bushfire, tidal inundation, subsidence, acid sulphate or any other risk		✓
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any bio-banking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls		✓

3. Proposed Amended Activity

3.1 Proposal Overview

Since the approval of the Original REF, the design team further developed the proposal in response to flood mitigation and value engineering requirements, as described in **Section 1** of this document. Accordingly, this Addendum REF details the following proposed amendments to the Approved Proposal:

- New flood mitigation works;
- Revised civil design arrangements;
- Amendments to the tree management approach; and
- Amended landscape design.

A plan showing the general layout of the Proposed Amended site layout is provided at **Figure 9** below.

A detailed description of the proposed changes is provided in the following sections. Importantly, the proposed changes will not result in any changes to the approved use or health service capabilities of the Approved Proposal, or the number of staff, patients or visitors who can utilise the site.

Note that the proposed staging of construction (over 3 key discrete stages, as outlined within the Original REF) will remain unchanged.

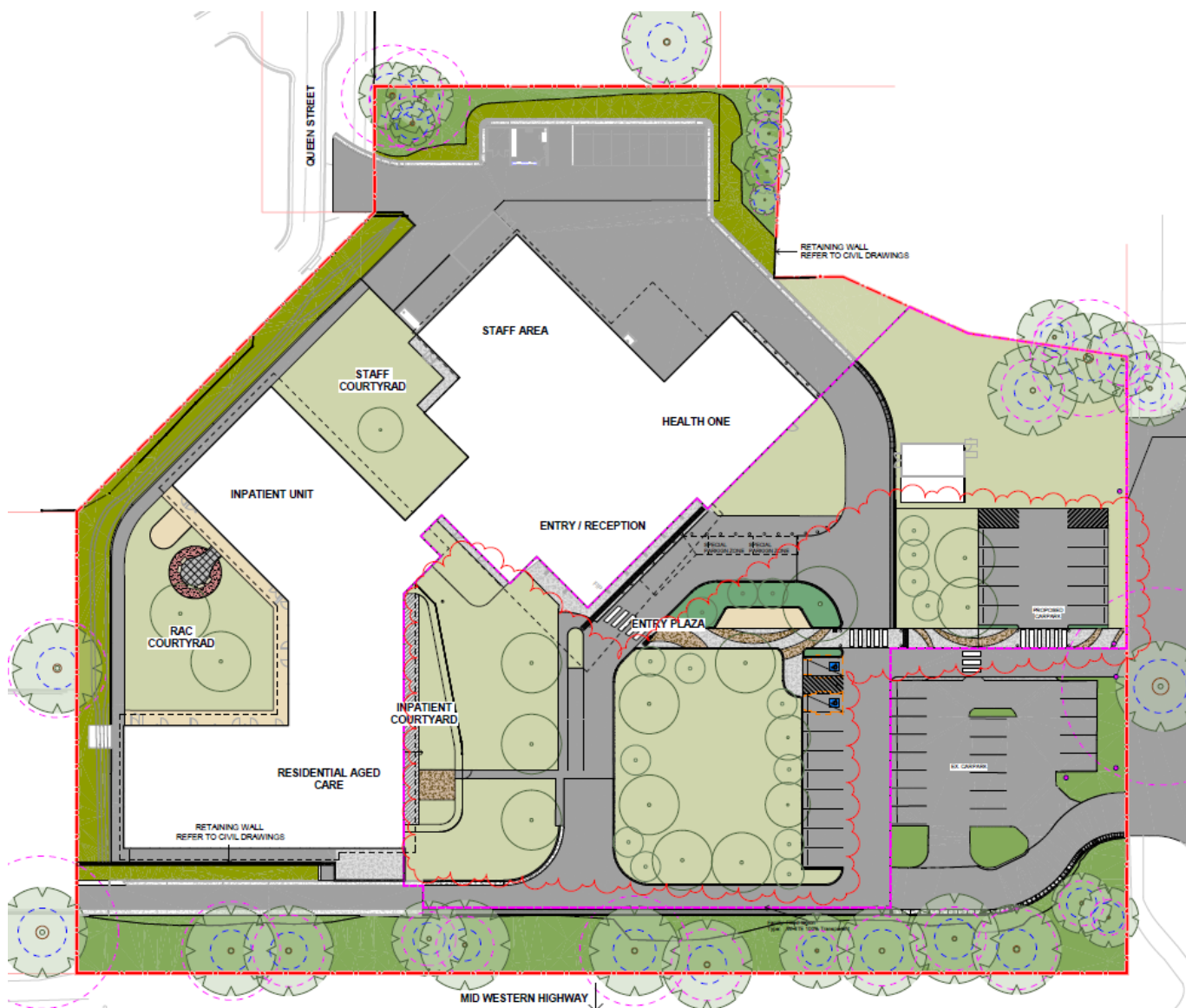


Figure 9: General Arrangement Plan showing the Proposed Amended site layout

Flood Mitigation Works

Subsequent to the approval of the Original proposal, a *Flood Risk Assessment* (FRA) was prepared by ARUP – refer to **Appendix C**. Generally, the FRA was prepared to ascertain the flood risks impacting the site, to assess the impact of the Original proposal on the local flood environment, and to identify flood protection initiatives relevant to the subject site.

Relevant to this Addendum REF, one of the recommendations of the FRA was that *an appropriately sized drainage swale be installed along the western boundary (at the base of the batter slope) to carry intercepted overland flows and maintain the required flood immunity for the facility* (p39). This swale would connect with the flow in Queen Street, in keeping with the major / minor principle outlined in the *Guidelines for Engineering Works* (WBC Strategic Alliance, 2009) (p39).

Further, the FRA noted that in order to meet HI requirements the finished floors of the new buildings are to be above the 1% AEP flood levels.

Accordingly, the following design changes are proposed:

- raising of the finished floor levels (FFLs) of each new building by 200mm, including associated changes to the stormwater drainage network;

- construction of a perimeter table drain (swale) along the western boundary of the site to convey surface floodwater originating from Martha Street to the south and the adjacent Blayney Ambulance Station to the south-west, to Queen Street to the north. The swale would be turf lined and would typically be between 500mm and 700mm deep, and would range in width and grade, with the long-fall ranging between 1:90 and 1:75 at its steepest point – see the typical detail at **Figure 10** below. A final widening of the drain sag point providing for local ponding around a surcharge pit is proposed for the rare events when Council's downstream pit and pipe network are at capacity. In extreme events, this ponding would overtop and flow to the north. A location plan of the swale is provided at **Figure 11** following.

The above-mentioned design changes have been incorporated into the proposed civil design changes, as outlined in the section below.

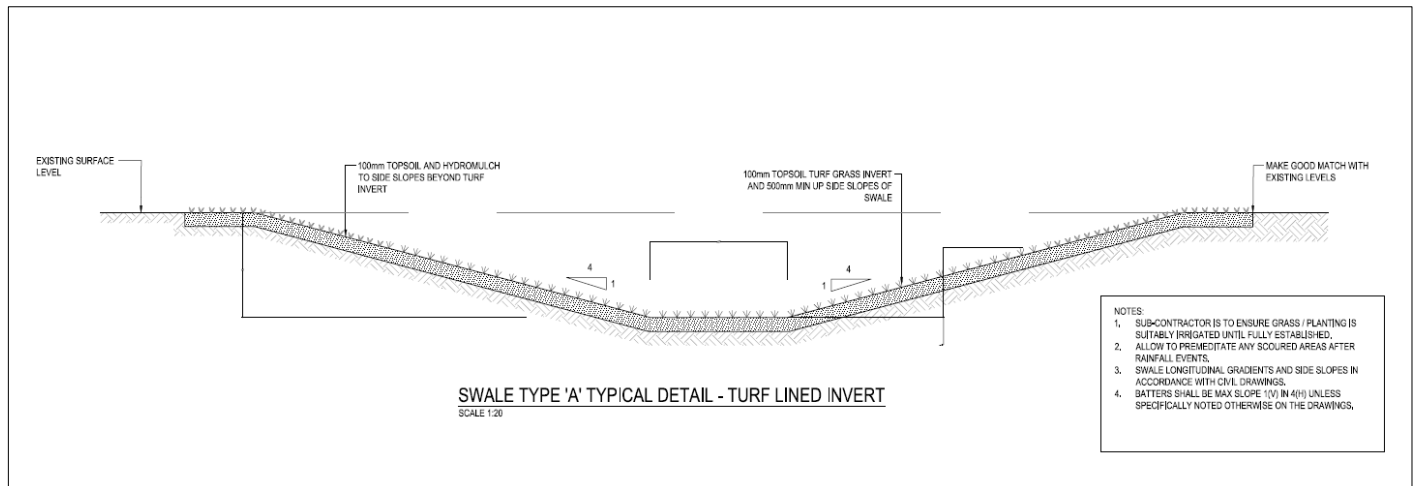


Figure 10: Proposed swale – typical detail

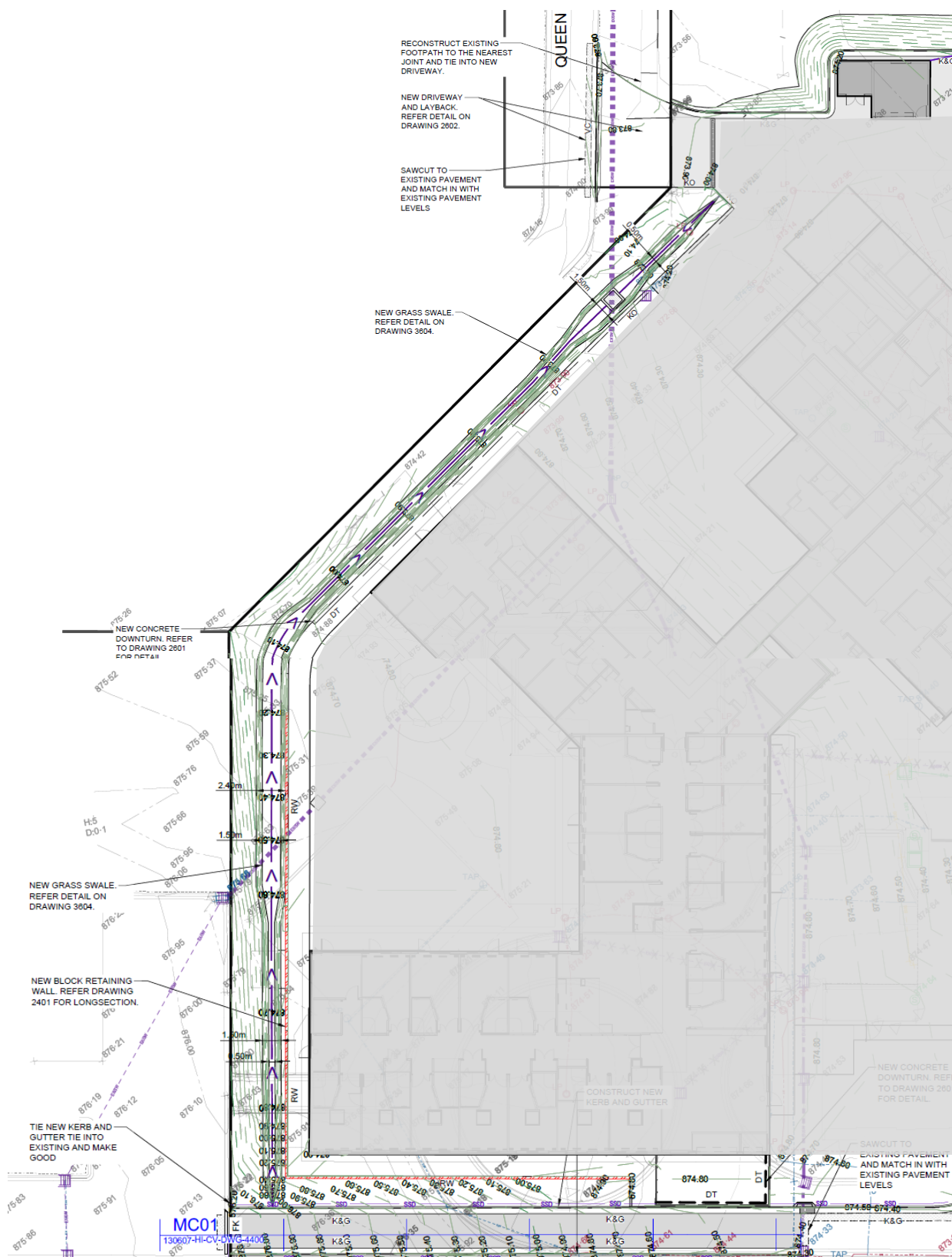


Figure 11: Location and layout of proposed new swale along the site's western boundary

Civil Design Changes

In response to the proposed flood mitigation works, and in response to value engineering requirements, the following changes to the civil design are proposed:

- deletion of the western section of the previously approved new central carpark (delete 14 spaces including 2 accessible spaces);
- expand the eastern section of the previously approved new central carpark (addition of 4 spaces including 2 accessible spaces);
- replacement of the (established) temporary carpark adjacent to Osman Street (as described in **Section 2.1.1** of this Addendum REF) with a permanent carpark, including 2 reversing bays (addition of 10 spaces);
- the removal of a pedestrian path and crossing at the MPS entry leading to Osman Street, the straightening of the remaining path trajectory to Osman Street, and a minor narrowing of its width;
- amendment of the bulk cut and fill plan to reflect proposed changes, as indicated in **Figure 15** and **Figure 16** below. Note the Approved Proposal estimated a net cut volume of around 162m³ for the overall site, while the Amended Proposal estimates a net fill volume of 307.1m³; and
- the flood mitigation works outlined in the section above.

The general layout of the proposed Amended civil design works (e.g. carparking areas) compared to the Approved works is indicated in **Figure 12** below. A comparison the of the Approved Site Plan and the proposed Amended Site Plan is provided at **Figure 13** and **Figure 14** following, indicating the key proposed changes. Details of the proposed Amended civil design works are provided in the *Civil Works Package* at **Appendix D**.

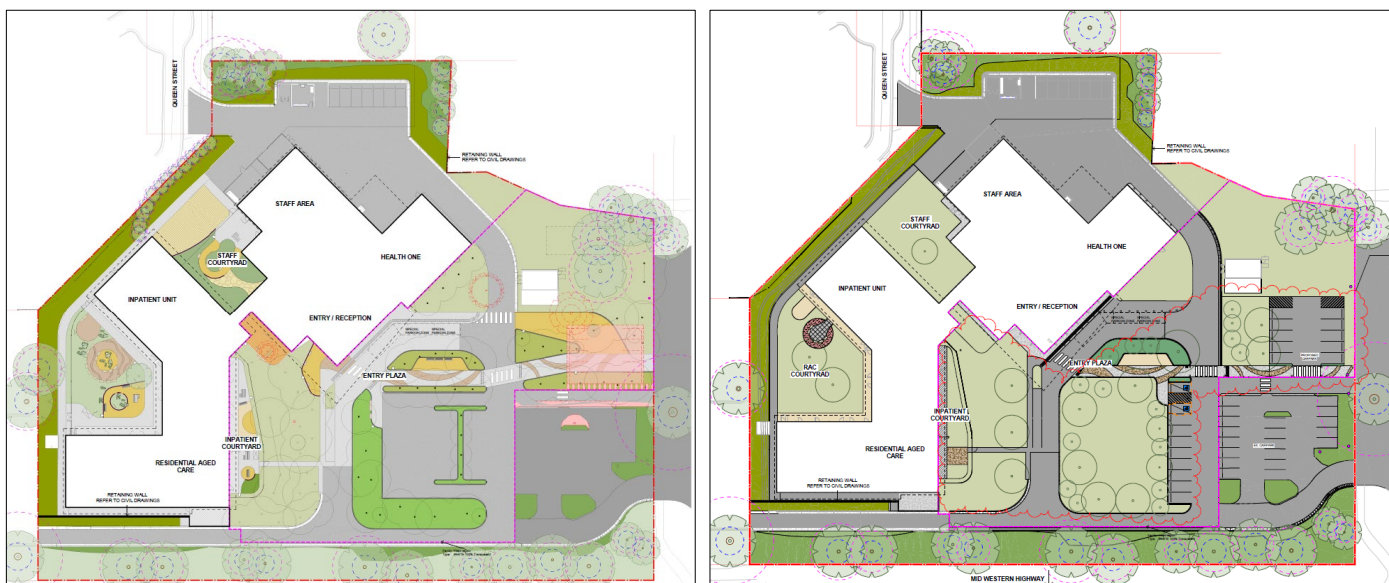


Figure 12: Extracts of Approved General Arrangements Plan - Stage 3 (left image) and Proposed Amended General Arrangements Plan – Stage 3 (right image)

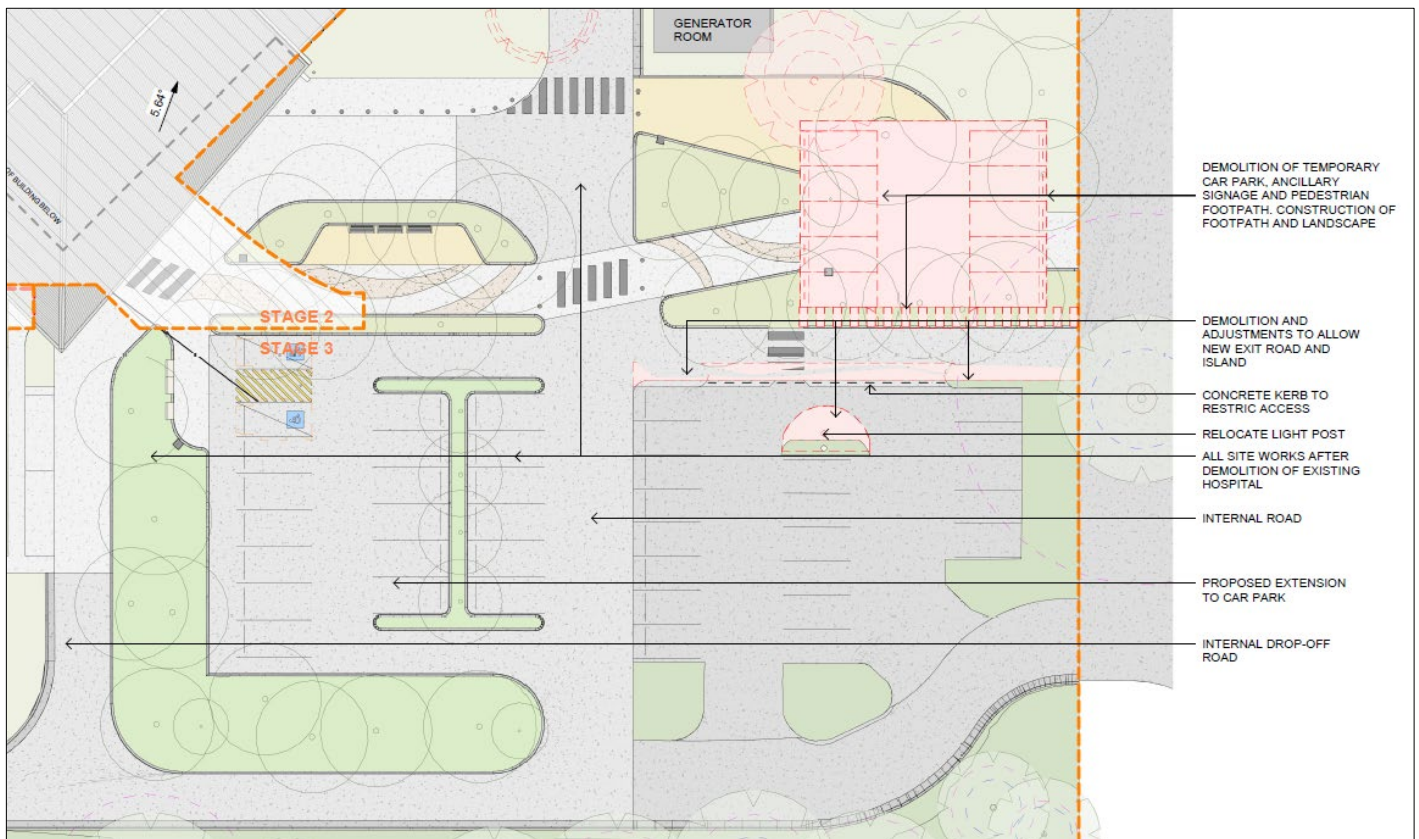


Figure 13: Approved site plan showing location of carparks and pedestrian paths in the south-eastern section of the site

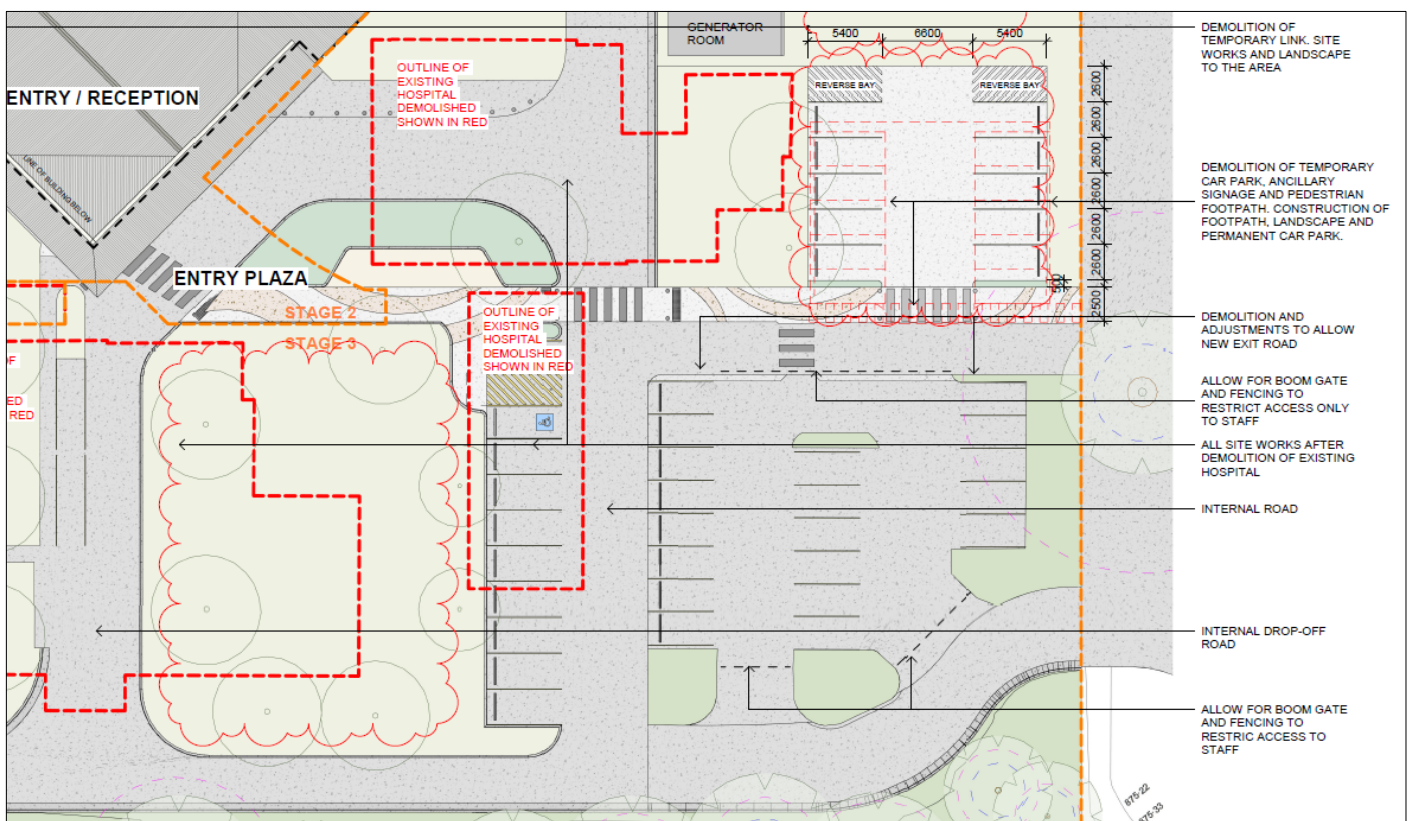


Figure 14: Proposed Amended site plan showing location of carparks and pedestrian paths in the south-eastern section of the site (note – one additional accessible carpark in western carpark not visible under plan label – see the landscape documentation at **Appendix E** for further detail).

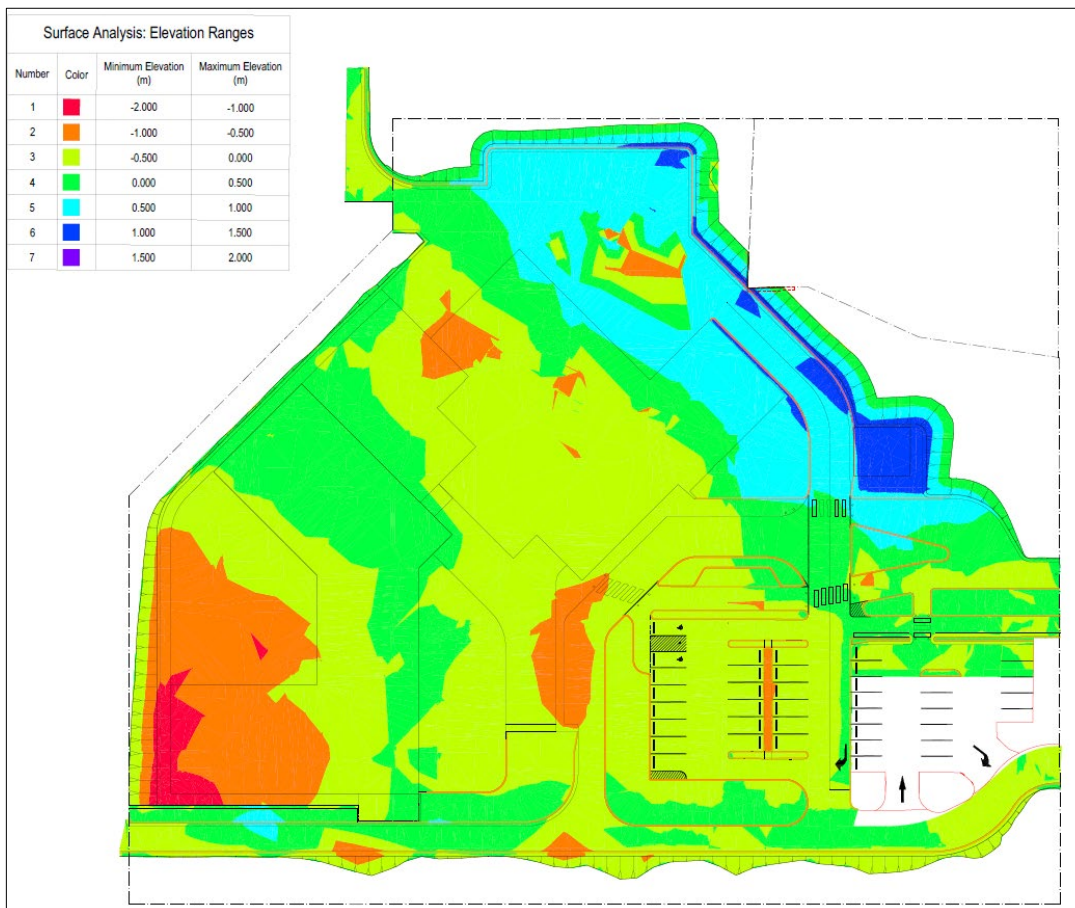


Figure 15: Approved Cut and Fill Plan

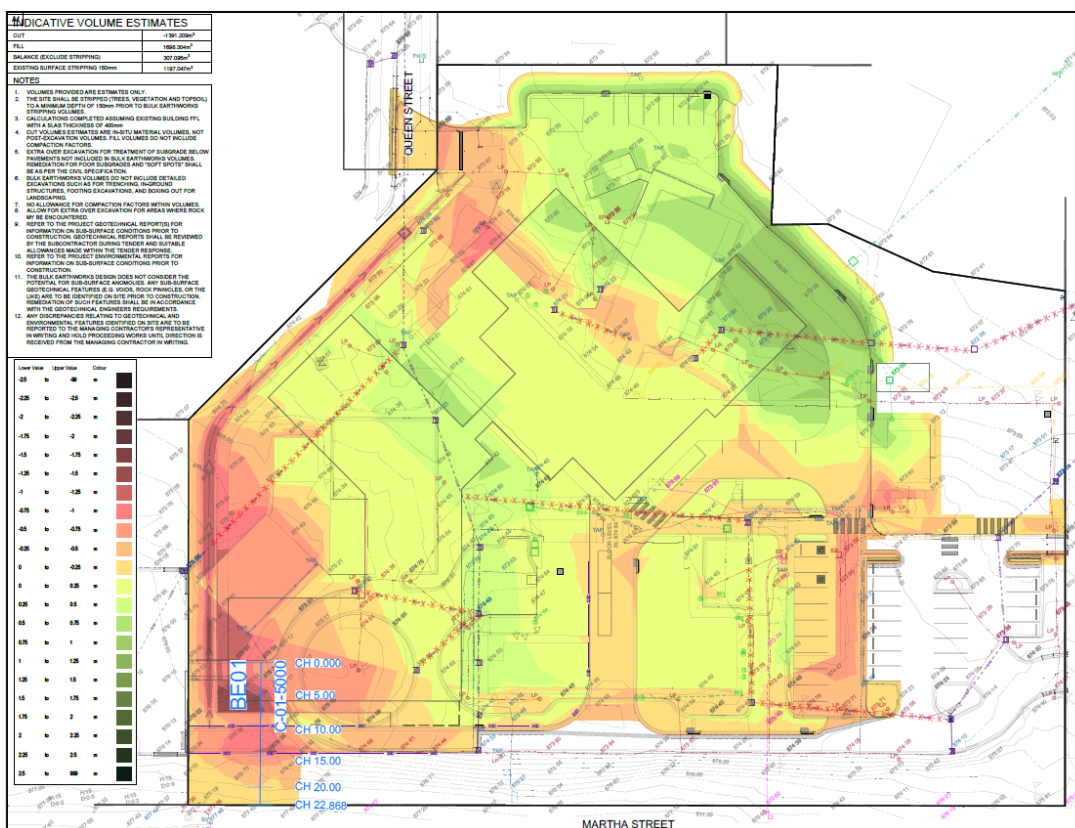


Figure 16: Proposed Amended Cut and Fill Plan

Tree Management Changes

The proposed changes outlined above resulted in changes to the tree management approach presented within the Approved Proposal. As outlined in **Table 3** below, the Amended Proposal involves the removal of an additional 7 existing trees compared to the Approved Proposal. An extract of the amended Tree Management Plan is provided at **Figure 17** below, with the additional trees to be removed identified with red rectangles. A full copy of the proposed amended Tree Management Plan is provided within the *Amended Landscape Package* at **Appendix E**.

Specifically, the additional trees are proposed to be removed in response to major new encroachments into their Tree Protection Zones / Structural Root Zones as a result of the following:

- the detailed design of civil works such as paving and grading of carparks;
- the proposed addition of the drainage swale along the western boundary; and
- the logistical difficulties in achieving successful transplantation of a mature tree.

Additional details on the relevant trees are provided within the amended *Arboricultural Impact Assessment* (AIA) at **Appendix F**.

Note that 32 new trees are proposed to be planted as part of the amended landscaping regime, as outlined in the section below.

Table 3: Tree Management – Approved Proposal compared to the Proposed Amended Proposal

	APPROVED PROPOSAL			PROPOSED AMENDED PROPOSAL			
	Tree ID Number*	Total Trees	% of Total Trees	Tree ID Number*	Total Trees	% of Total Trees	CHANGE
Trees proposed for retention	1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26, 27, 29, 34, 35, 36, 37, 38, 49, 50, 51, 52, 57	34	57%	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 34, 35, 36, 49, 50, 51, 52, 57	28	47%	-6 trees (-10%)
Trees proposed for removal	7, 8, 23, 24, 28, 30, 31, 32, 33, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 53, 54, 55, 56, 58, 60	25	41%	6 , 7, 8, 23, 24, 25 , 27 , 28, 29 , 30, 31, 32, 33, 37 , 38 , 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 53, 54, 55, 56, 58, 59 , 60	32	53%	+7 trees (+12%)
Trees proposed for transplantation	59	1	2%	N/A	0	0%	-1 tree (-2%)
Total trees (onsite and adjacent to boundaries)		60	-		60		-

*see AIA

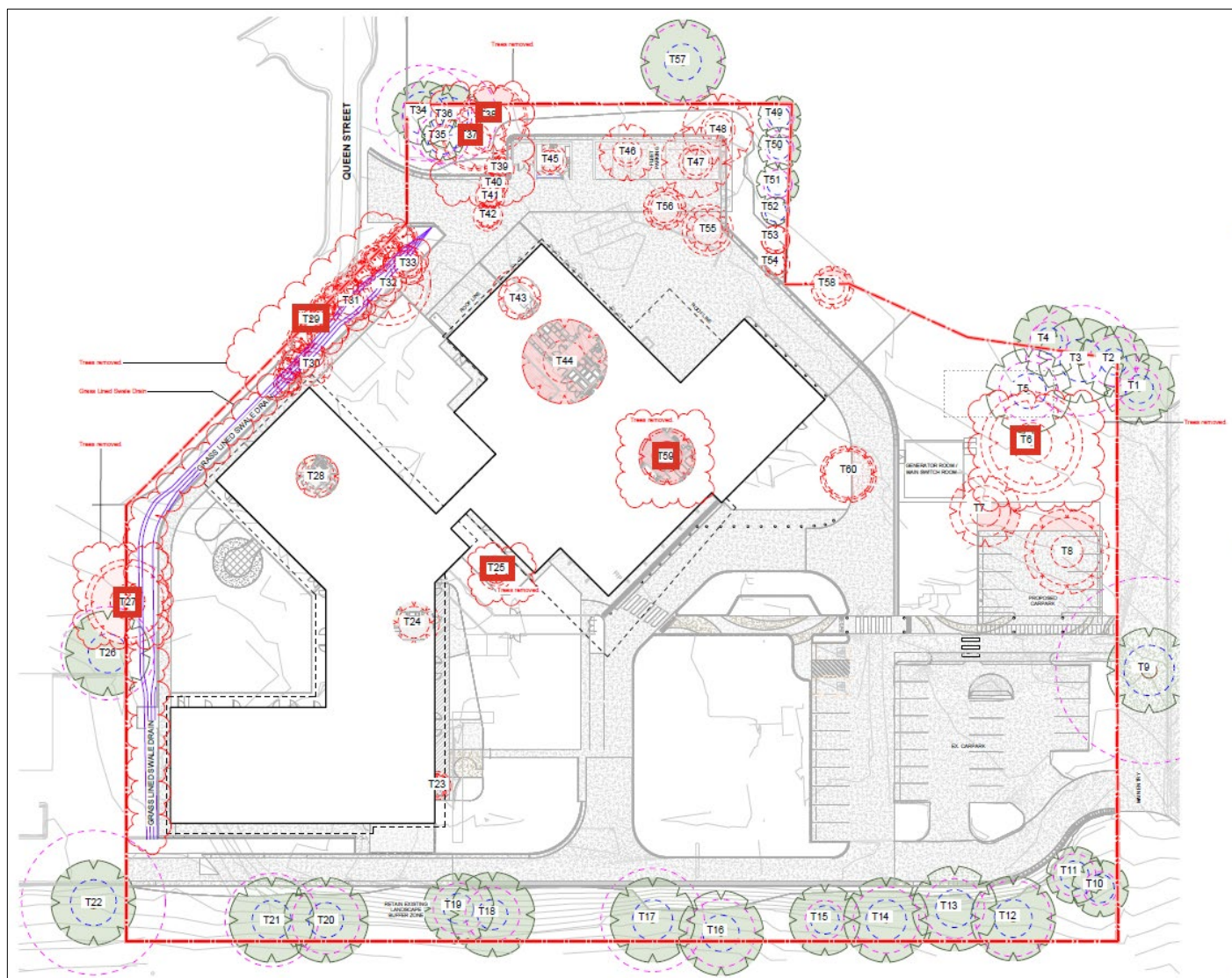


Figure 17: Proposed Amended Tree Management Plan – additional trees to be removed identified with red rectangles

Landscape Design Changes

This Addendum REF is accompanied by an *Amended Landscape Package* – refer to **Appendix E**. The proposed landscaping changes are a result of proposed flood mitigation works, civil design changes and value engineering requirements. The proposed amended landscaping regime is compared to the approved landscaping regime within **Figure 18, Figure 19, Figure 20 and Figure 21** below.

In summary, the landscaping changes encompass the following:

- replacement of selected areas of soft-fall and hardscape / paving with turf;
- change in selected hardscape materials (e.g. replacement of abrasive concrete finish and pavers with coloured concrete);
- removal of selected landscape features (e.g. feature boulders, sandstone blocks);
- removal of selected outdoor furniture (e.g. seating);
- changes to landscaping design in response to amended carpark locations, as described above (e.g. replacement of previously approved new carparking area with turf and trees); and
- changes to selected plant selection details (e.g. pot sizes, plant spacing).

The proposed planting palette will remain the same as for the Approved Proposal.

Note changes to existing tree retention and removal are addressed in the section above in this Addendum REF. Thirty-two new trees are proposed to be planted as part of the amended landscaping regime.

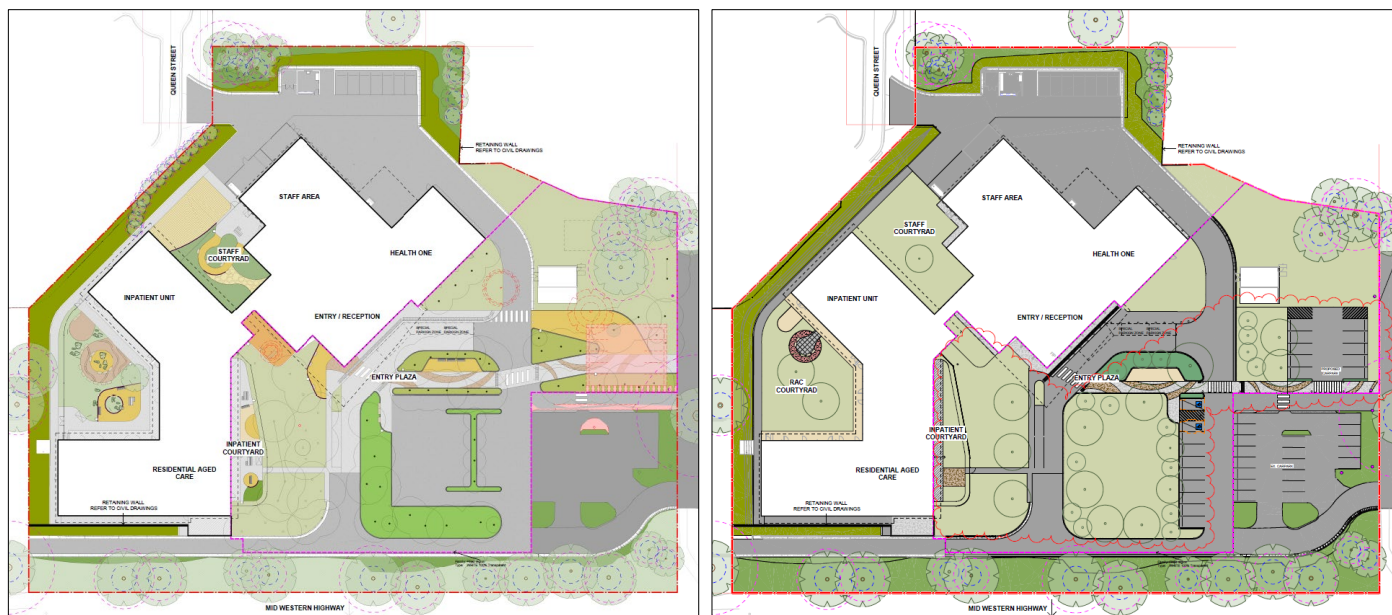


Figure 18: Extracts of Approved overall General Arrangements Landscaping Plan (left image) and Proposed Amended overall General Arrangements Landscaping Plan (right image)



Figure 19: Extracts of Approved Stage 1 General Arrangements Landscaping Plan (left image) and Proposed Amended Stage 1 General Arrangements Landscaping Plan (right image)

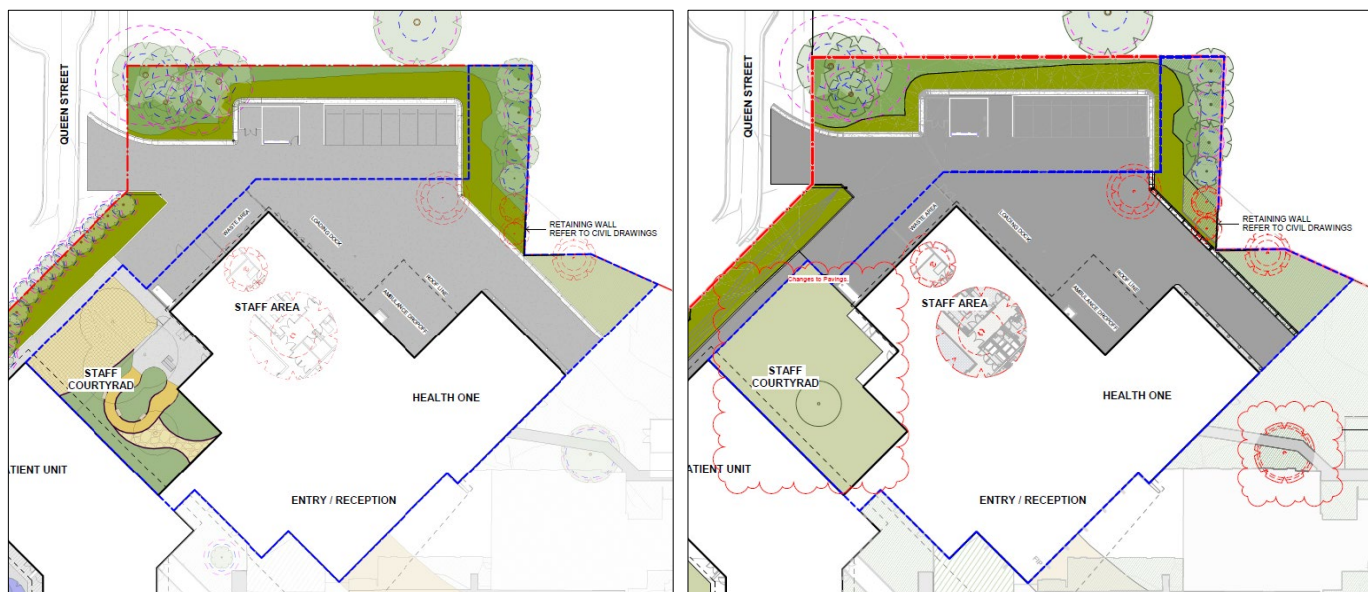


Figure 20: Extracts of Approved Stage 2 General Arrangements Landscaping Plan (left image) and Proposed Amended Stage 2 General Arrangements Landscaping Plan (right image)

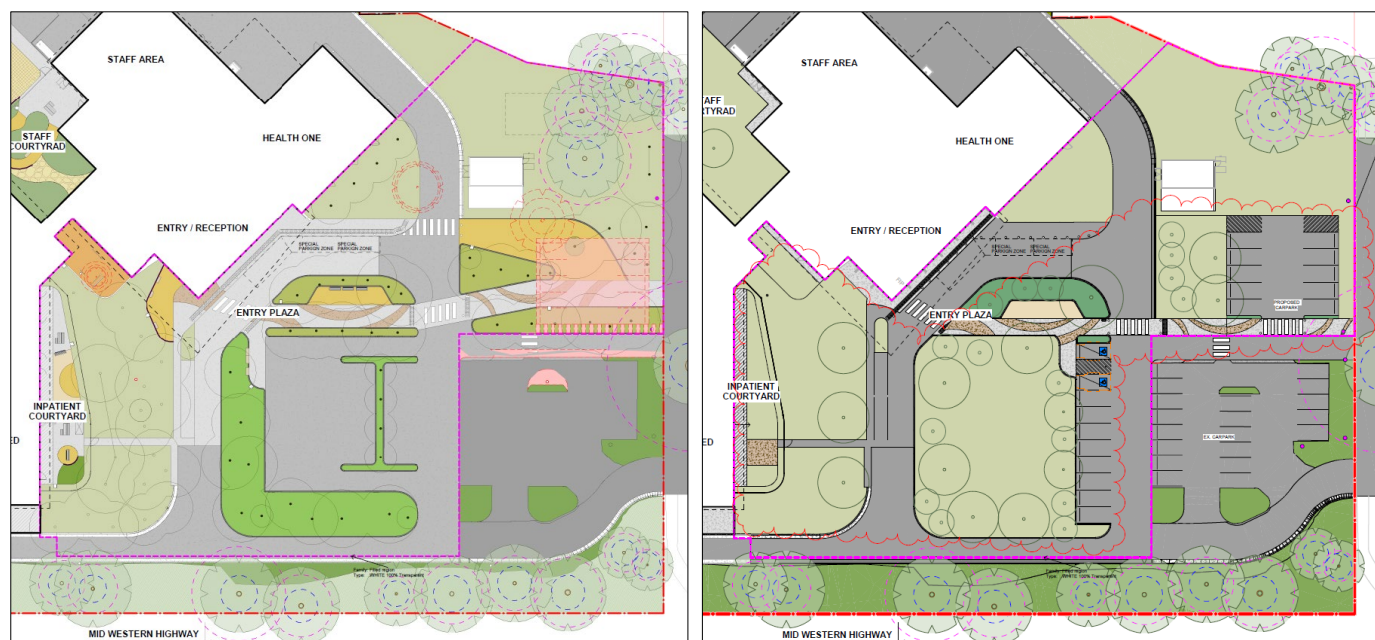


Figure 21: Extracts of Approved Stage 3 General Arrangements Landscaping Plan (left image) and Proposed Amended Stage 3 General Arrangements Landscaping Plan (right image)

3.2 Construction Activities

The Amended Proposal does not include changes to the project's:

- Construction works start date;
- Work duration / methodology (e.g. staging);
- Work hours and duration;
- Construction workforce / employment;
- Ancillary facilities or plant equipment; or
- Construction traffic management and access.

3.3 Operational Activities

The proposed amendments will not affect the operational hours or use of the Approved development, nor will they impact the number of staff, patients or visitors who can utilise the site. Whilst the landscaping regime has been amended, the overall landscaped area has not reduced and may in fact be increased. No changes to approved clinical service provision are proposed.

Whilst the layout of the carparking areas has been amended, the number of carparking spaces available will remain the same. In addition, the general vehicular and pedestrian access arrangements into the site will remain the same as approved. Additional details on impacts arising from the proposed changes are provided in **Section 6** of this Addendum REF.

4. Statutory Framework

4.1 Activity Description under TI SEPP

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, an environmental assessment of the development is required under Part 5 of the Act.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State. Chapter 2, Part 2.3, Division 10 of the TI SEPP outlines the approval requirements for ‘health services facilities’. Pursuant to the Standard Instrument definition, the existing Blayney MPS would satisfy the definition of a ‘hospital’, which is a form of ‘health services facility’. The proposed re-developed Blayney MPS would also satisfy the definition of a ‘hospital’, inclusive of ancillary facilities such as ‘day surgery, day procedures or health consulting rooms’; ‘patient transport facilities including...car parking’; and ‘mortuaries’.

Pursuant to Sections 2.61(1)(a) and 2.61(1)(c) of the TISEPP, the erection or demolition of a building that is a ‘health services facility’ may be carried out without consent by or on behalf of a public authority, if the development is carried out within the boundaries of an existing health services facility. At the time of the Original REF, Section 2.61(2) did not permit the erection of any building that exceeds 15m in height or is located closer than 5m to any property boundary.

The Approved Proposal involved the demolition of an existing ‘health services facility’ and the erection of a new ‘health services facility’ by HI (a public authority) within the boundaries of the existing Blayney MPS. Accordingly, pursuant to Sections 2.61(1)(a) and 2.61(1)(c) of the TISEPP, the proposed works were classified as development which may be carried out without consent. Furthermore, the proposed buildings would not exceed 15m in height and would be positioned greater than 5m from any property boundary.

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

Since the time of the Original REF, the TI SEPP was amended. As the TI SEPP contains no savings provisions with regard to these amendments, the new provisions apply to the Amended Proposal. Section 2.61(2) no longer restricts development in height or position. Instead, it stipulates that development must not be carried out under this section unless certain conditions are satisfied. These conditions are addressed in **Table 4** below. As indicated, the Amended Proposal satisfies the new conditions, and development is therefore not prohibited under this provision.

Accordingly, the Amended Proposal continues to be considered an ‘activity’ in accordance with Section 5.1 of the EP&A Act because the proposed works remain within the boundary of the existing Blayney MPS. Further, development is not prohibited, as the conditions under Section 2.61(2) are satisfied.

In summary, the Amended Proposal does not alter the original planning approval pathway outlined within the Original REF.

Table 4: Compliance with amended TI SEPP Provisions

Section within TI SEPP	Provision	Compliance
2.61(2)(a)	Development must not be carried out under this section unless— (a) the public authority is satisfied that appropriate consultation has been undertaken having regard to— (i) the SCPP—new health services facilities and schools, and (ii) the community participation plan, and	Regard has been given to the relevant consultation plans. Consultation undertaken for this Addendum REF is set out in Section 5 of this document. No additional consultation is required.
2.61(2)(b)	(b) the public authority has considered the design guide, and	The Design Guide is not relevant to the scope of works outlined in this Addendum REF.
2.61(2)(c)	(c) the development will not involve more than 30,000m ² of gross floor area on the site being created or affected.	The development will not exceed the 30,000m ² GFA threshold.

Note that the ‘SCPP—new health services facilities and schools’ means the Stakeholder and Community Participation Plan for New Health Services Facilities and Schools published by the Department in October 2024. The ‘community participation plan’ means the Community Participation Plan

published by Health Infrastructure in October 2024, and the 'design guide' means the Design Guide for Health published by the Government Architect in April 2023.

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) did not affect the Approved Proposal as it was not development that takes place on or affects Commonwealth land or waters. Further, it was not development carried out by a Commonwealth agency, nor did the Approved Proposal affect any matters of national significance. An assessment against the EPBC Act checklist was provided at Table 8 of the Original REF.

The Amended Proposal does not trigger any additional aspects of the EPBC Act. An assessment of the Approved Proposal and the Amended Proposal against the EPBC Act checklist is provided at **Table 6** below.

Table 5: EPBC Checklist

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

4.3 Environmental Planning and Assessment Act 1979

Duty to Consider Environmental Impact

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

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

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

Table 9 of the Original REF demonstrated the effect of the Approved Proposal on the matters listed for consideration in Subsection 3 of Section 5.5 of the EP&A Act. **Table 6** below identifies any altered impacts identified as part of the Amended Proposal.

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

Matter for Consideration	Impacts of Amended Proposal (altered from the Approved Proposal)
<p><i>Subsection 3:</i></p> <p>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.</p>	<p>The site is not located within a wilderness area, nor in proximity to a wilderness area. Therefore, the Amended Proposal will not impact wilderness areas – no change.</p>
<p>Note: If a biobanking statement has been issued in respect of a development under Part 7A of the <i>Threatened Species Conservation Act 1995</i>, the determining authority is not required to consider the impact of the activity on biodiversity values.</p>	

4.4 Environmental Planning and Assessment Regulation 2021

The Guidelines for Division 5.1 Assessments (DPE June 2022) provides a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors were considered in Section 6.1 of the Original REF for the proposal and are considered (as relevant) for the Amended Proposal at **Section 6.1** of this Addendum REF. In addition, the recently-released Guidelines for Division 5.1 Assessments – Addendum October 2024 were considered with regard to this Amended Proposal.

In addition, Section 171A of the EP&A Regulation requires the consideration of the impact of an activity in a defined catchment. As the site is not located within a regulated water catchment as defined in Chapter 6 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, the provisions of this Section do not apply.

4.5 Other NSW Legislation

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

Table 7: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
<i>Roads Act 1993</i>	<p>Section 138 of the NSW <i>Roads Act 1993</i> requires that all activities undertaken within Council's road reserve be approved by Council prior to the activities being undertaken.</p> <p>As for the Approved Proposal HI will need to obtain a Section 138 Approval for works within the road reserve/connection of the new driveways to Osman Street and Queen Street. In addition, Section 138 Approvals will be required for new proposed works associated with the Amended Proposal (e.g. connections to Council's stormwater management system on Queen Street).</p>	Yes
State Legislation Planning Policies		
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>Chapter 2, Part 2.3, Division 10 of the TISEPP outlines the approval requirements for 'health services facilities'. It provides the planning approval pathway for the Approved and Amended Proposals – see Section Error! Reference source not found. of this Addendum REF for further details.</p> <p>In addition, the TISEPP provides that certain stakeholder consultation activities are undertaken in relation to a proposed Activity – see Section Error! Reference source not found. of this Addendum REF for further details.</p>	Yes
Blayney Local Environmental Plan 2012		
Zone	<p>The site is zoned R1 General Residential.</p> <p>The objectives of the zone are:</p> <ul style="list-style-type: none"> To provide for the housing needs of the community. 	Yes

Legislation	Comment	Relevant? Yes/No
	<ul style="list-style-type: none"> To provide for a variety of housing types and densities. To enable other land uses that provide facilities or services to meet the day to day needs of residents. <p>The Amended Proposal continues to represent the ongoing and improved provision of health facilities and services to meet the needs of the community. Accordingly, it remains consistent with the objectives of the zone.</p>	
Heritage	<p>Clause 5.10: The site is not listed as containing a heritage item under the LEP, nor is it positioned within a heritage conservation area. However, a number of heritage items are within the vicinity of the site. Accordingly, a <i>Statement of Heritage Impact</i> (SoHI) was prepared for the Original REF to assess the impact of the proposal on the heritage significance of these items. It concluded there would be no direct impacts and negligible indirect impacts on nearby heritage items. The impact of the proposed development would be minor and acceptable.</p> <p>The Amended Proposal includes no changes which would affect the findings of the original SoHI. Accordingly, the Amended Proposal remains compliant with this provision.</p>	Yes
Flood Planning	<p>Clause 5.21: The site is not mapped as containing floodprone land. Regardless, flood mitigation works are proposed, as outlined in Section 3.1 of this Addendum REF.</p>	No

5. Consultation

5.1 Statutory Consultation

Section 5 of the Original REF provides a summary of the statutory consultation undertaken for the Approved Proposal. The Original REF scope of works was notified for 21 calendar days to the stakeholders outlined in Table 11 of the Original REF.

Additional consultation undertaken for the amended proposal, as part of this Addendum REF, has been identified within **Table 8** below.

Table 8: Agencies and stakeholders notified

Stakeholder	Relevant Section
Blayney Shire Council	<ul style="list-style-type: none"> Section 2.10 - Consultation with councils—development with impacts on council-related infrastructure or services; Section 2.12 - Consultation with councils—development with impacts on flood liable land; Section 2.62 - Notification of carrying out of certain development without consent.
NSW Ambulance	<ul style="list-style-type: none"> Section 2.10 - Consultation with councils—development with impacts on council-related infrastructure or services; Section 2.12 - Consultation with councils—development with impacts on flood liable land; Section 2.62 - Notification of carrying out of certain development without consent.
Occupiers of adjoining land (Lee Hostel)	<ul style="list-style-type: none"> Section 2.10 - Consultation with councils—development with impacts on council-related infrastructure or services; Section 2.12 - Consultation with councils—development with impacts on flood liable land; Section 2.62 - Notification of carrying out of certain development without consent.

The notification commenced on 14 November 2024 and concluded on 5 December 2024. Copies of the notification letters, as well as responses received, are provided at **Appendix G** to **Appendix L**.

An overview of the comments received for the amended proposal are outlined and responded to in **Table 9** below.

Table 9: Outcome of consultation

Issue raised	Date received	Response
Queried any info on the volume allowed for the swale, and how (if at all) that impacts the Blayney Township flood modelling Council is doing, particularly as it leaves the MPS site and enters Council's stormwater system.	19/11/24	The Proposal's flood engineer responded (28/11/24) <i>peak flow rate in the swale for the 1%AEP is 1.43 m3/s adjoining the MPS.</i>
Queried how does the proposal interface with any existing or proposed stormwater infrastructure - this just looks like it stores and soaks runoff in the drain? Requested detailed flood modelling.	19/11/24	The Proposal's flood engineer responded (28/11/24) <i>the intention is to control and manage the overland flows, as opposed to augmenting the drainage network. Nevertheless the civil design does contain a connection to the drainage network to facilitate some low-flow drainage.</i>
Noted the swale would be treated as interallotment drainage from a development point of view, and it would likely pick up water from the lot the ambulance station is on. As such, it would benefit from having an appropriate design to convey water to existing drainage structures in Queen Street.	19/11/24	The Proposal's flood engineer responded (28/11/24) <i>The intention is to capture the interallotment flows. The swale is intended to connect to Queen Street. With regard to impacts on the Council drainage system, the swale does present opportunities to connect to the Council drainage system to improve the management of the overland flows. However, the capacity of the connecting network is acknowledged. For high range flows, it is expected that a portion of the flow will travel in the road (in keeping with the major-minor principle). The overflow level in the swale will act to limit any surcharge in the Council pipes to the existing hydraulic grade line</i>

Issue raised	Date received	Response
		(HGL). A copy of the Flood Risk Assessment was provided to Council on request on 29/11/24.
Requested the stormwater design for the swale's connection to Queen Street.	2/12/24	A copy of the Civil Design package was provided to Council on 3/12/24.
No comments on the proposal. If any works are to occur in the road reserve, please ensure approval via a Road Opening Permit.	5/12/24	Noted.
NSW Ambulance		
No issues as long as there is no disruption to our operations or issues with access / egress to either the station or relief quarters	21/11/24	On 3/12/24 NSW Ambulance was advised there should be no disruptions to ambulance operations or access/ egress. If any unforeseen events occur, the project will notify NSW Ambulance as soon as possible and the issue would be resolved through the project's disruption notice procedure.
Lee Hostel		
No issues, provided your expert confirms that the new drain installations won't impact our property.	27/11/24	The <i>Flood Risk Assessment</i> at Appendix C states flood modelling results <i>indicate that there is no material change between the approved design and the mitigation measures proposed with respect to flood depth, level or hydraulic hazard. As such, the implementation of the diversion swale does not increase the impacts to the community or the Lee Roshana Aged Care Facility</i> (p25).
Confirmed no objections.	5/11/24	Noted.

6. Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

Section 171 (1) of the Environmental Planning and Assessment Regulation (2021) notes that when considering the likely impact of an activity of the environment, the determining authority must take into account the environmental factors specified in the environmental factors guidelines that apply to the activity.

The Guidelines for Division 5.1 Assessments (June 2022) and Addendum (October 2024) apply to the activity. A comparison of the impacts of the Approved Proposal and the Amended Proposal against Section 3 of these Guidelines and Table A1 of the Guideline Addendum is provided below in **Table 14**.

Table 10: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment	Impact	Approved Proposal	Amended Proposal
(a) Any environmental impact on a community	<p>The proposed Amended design does not present any new or significant environmental impacts for the community. As outlined in Section 6.2, the proposal will result in changes to the Approved landscaping regime, as well as a minor increase in tree removal. However, the proposed 1:1 compensatory planting of trees is considered sufficient to mitigate the loss of trees. While the complexity and density of landscaping has been reduced, the overall landscaped area within the site remains the same if not larger. Accordingly, the Amended proposal continues to provide adequately landscaped grounds to mitigate visual impacts on the community while providing places for users to rest and recreate.</p> <p>The number of carparking spaces will remain the same as approved, and the overall vehicular and pedestrian access strategies remain generally the same, ensuring there are no increased impacts on the surrounding street network. The Amended proposal will not affect the operational hours or use of the Approved Development, nor will they impact the number of staff, patients or visitors who can utilise the site. No changes to clinical service provision are proposed.</p> <p>Post-construction the proposal will continue to provide an improved health service to the broader community. On balance, any environmental impacts on the community from the Amended Proposal are anticipated to be positive.</p>	-ve		
		Nil		
		+ve	✓	✓
(b) Any transformation of a locality	<p>The proposed amendments will have a negligible impact on the development's contribution to the locality, compared to the Approved Proposal. New or changed visual impacts on the public domain are considered minor and reasonable, as outlined in Section 6.2. Changes to the hydrological environment arising from the proposed amendments are minor and will not result in any materially different impacts on the locality. While modernised and improved, the nature of the site, inclusive of the proposed amendments, will remain the same.</p>	-ve		
		Nil	✓	✓
		+ve		
(c) Any environmental impact on the ecosystem of the locality	<p>The site has an established urban character, with few native trees and negligible habitat values present. The Amended proposal will result in the retention of most existing native trees and the planting of a significant number of new specimens. On balance, the Amended proposal is still likely to result in an increase in available habitat values for local fauna (e.g. roosting, foraging plant species). Changes to the hydrological environment will be minimal and not likely to result in any ecosystem changes.</p>	-ve		
		Nil		
		+ve	✓	✓
		-ve		

Relevant Consideration	Response/Assessment	Impact	Approved Proposal	Amended Proposal
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	Negative visual and noise impacts associated with construction works will be short-term. The proposed new facility, inclusive of amendments, will contribute in a positive fashion to the existing neighbourhood character and will not impact heritage items in the locality.	Nil +ve	✓	✓
(e) Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, or social significance or other special value for present or future generations	A <i>Statement of Heritage Impact</i> undertaken for the Approved Proposal concluded that the development is acceptable and would not adversely impact the heritage significance of nearby heritage items (refer to the Original REF). The proposed amendments do not create any new impacts with regard to non-Aboriginal heritage. An <i>Aboriginal Due Diligence Assessment</i> prepared for the Approved Proposal found there is very low probability of Aboriginal objects occurring in the Activity area. The proposed amendments do not create any new impacts with regard to Aboriginal heritage.	-ve Nil +ve	✓	✓
(f) Any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	The Amended activity would occur within the established suburban grounds of an established hospital. An ecological assessment of the site indicates the absence of impacts on protected fauna (see the Original REF). The Amended Proposal does not introduce any new or significant impacts which would adversely impact habitat of protected animals.	-ve Nil +ve	✓	✓
(g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	The Amended activity would occur within the established suburban grounds of an established hospital. An ecological assessment of the site indicates the absence of impacts on protected fauna (see the Original REF). The Amended Proposal does not introduce any new or significant impacts which would result in the endangering of any species.	-ve Nil +ve	✓	✓
(h) Any long-term effects on the environment	As for the Approved Proposal, impacts associated with construction works will be temporary and subject to mitigation measures (e.g. noise, visual, air quality). Permanent variation to the environment as a result of the proposed Activity would be low impact (i.e. visual) and not detrimental or unreasonable in the locality. Long term impacts on the natural environment will be negligible. These matters are discussed in further detail in Section 6.2 .	-ve Nil +ve	✓	✓
(i) Any degradation of the quality of the environment	The amended stormwater management regime will still continue to manage water runoff and maintain water quality. Erosion control measures will continue to be implemented on site to minimise soil erosion. A number of native trees are proposed to replace the additional trees proposed for removal.	-ve Nil +ve	✓	✓
(j) Any risk to the safety of the environment	The Amended proposal decreases the risk of over-floor flooding in MPS buildings during flood events. The Amended proposal presents no other new risks with regard to contamination, bushfire or other measures.	-ve Nil +ve	✓	✓
(k) Any reduction in the range of beneficial uses of the environment	The Amended Proposal will result in the ongoing use of the site for health services facility purposes.	-ve Nil +ve	✓	✓
(l) Any pollution of the environment	The Amended proposal continues to respond to the characteristics of the site and appropriate mitigation measures will still be incorporated to minimise any potential pollution of the environmental (e.g. erosion control, water quality, contamination).	-ve Nil +ve -ve	✓	✓

Relevant Consideration	Response/Assessment	Impact	Approved Proposal	Amended Proposal
(m) Any environmental problems associated with the disposal of waste	Waste management is addressed in the Original REF. Safeguards will be implemented during construction works to minimise potential waste impacts during construction. The Amended Proposal presents no new impacts with regard to waste disposal.	Nil +ve	✓	✓
(n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	Impacts associated with the consumption of natural resources would be minimal. The Amended Proposal does not result in additional demands for resources.	-ve Nil +ve	✓	✓
(o) Any cumulative environmental effect with other existing or likely future activities	No – refer to Section 6.2.15 of the Original REF.	-ve Nil +ve	✓	✓
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	The site is not within the coastal zone.	-ve Nil +ve	✓	✓
(q) Any applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	The <i>Central West and Orana Regional Plan</i> identifies one of the NSW Government's main investments into the region as the establishment of Multipurpose Services across the region. These key investments highlight improved health services as a central priority for the region which aligns with the Plan's fourth goal to have dynamic, vibrant and healthy communities. The Activity (including the Amended Proposal) aligns with these key priorities. Priority four of the <i>Blayney Local Strategic Planning Statement</i> aims to provide diverse housing choices which will meet the changing demographics and population needs. The MPS seeks to improve housing choice for senior residents within the locality. This provision remains unaffected by the Amended Proposal.	-ve Nil +ve	✓	✓

6.2 Summary of Impacts

Any likely impacts relating to the Amended Proposal from those presented for the Approved Proposal (within the Original REF) have been considered and are discussed in **Table 11** below. All issues relating to the Amended Proposal are largely minor and will not cause significant impact as a result of the proposed activity. All mitigation measures relating to the project are provided in **Appendix A**.

Table 11: Summary of Impacts relating to the activity (as amended)

Issue	Discussion
Traffic, Access and Parking	<p>Parking</p> <p>As outlined in Section 3.1 of this Addendum REF, the Amended Proposal includes changes to the carparking arrangements in the south-eastern section of the site. In summary, it involves the removal of 14 carparking spaces in one section of the previously-approved central carparking area, and the creation of 14 replacement carparking spaces through:</p> <ul style="list-style-type: none"> the expansion of another section of the previously-approved central carparking area (by 4 spaces); and the conversion of the established temporary carparking area into a permanent carpark including reversing bays (10 spaces). <p>Hence, the Amended Proposal results in no net loss of carparking provision compared to the Approved Proposal. The Amended Proposal continues to deliver 68 long and short-term parking spaces within and directly adjacent to the site, which was considered acceptable with regards to the Original proposal.</p> <p>The current 'temporary carpark' will be demolished and the new carpark constructed in accordance with the relevant Australian Standards, including appropriate permanent pavement design and the provision of 2 reversing bays. Appropriate landscaping and lighting will be provided, as well as suitable connections to the pedestrian network.</p>

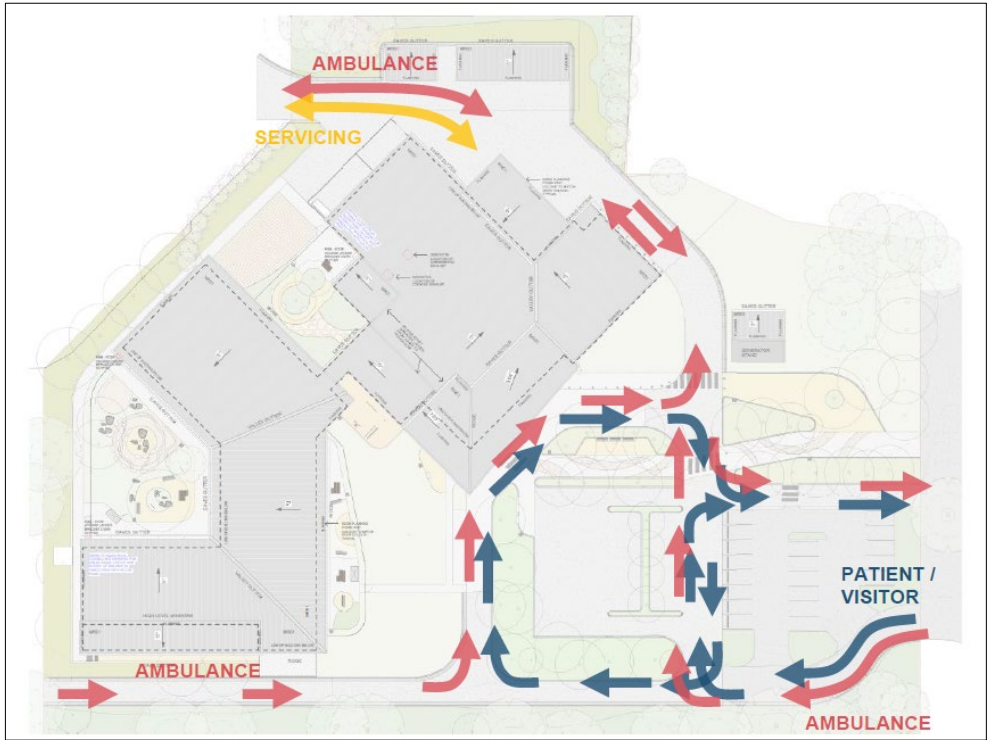
Issue	Discussion
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While the Amended Proposal involves the deletion of 2 previously-approved accessible carparking spaces, these are proposed to be replaced by 2 new accessible parking spaces. While these spaces are located slightly further away from the main MPS entry doors compared to the Approved Proposal (see **Figure 13** compared **Figure 14** in this Addendum REF) the spaces are still directly adjacent to a formed footpath which will provide a step-free accessible path of travel directly to the MPS entry.

In summary, the Amended Proposal is considered to result in negligible additional impacts compared to the Approved Proposal, and remains acceptable with regard to parking matters.

Site Access and Internal Circulation

The overall vehicular access strategy for the Approved Proposal is indicated in the figure below. While the Amended Proposal involves some changes to the carparking position within the site (as outlined above), the overall vehicular access strategy remains unchanged. Patients / visitors and staff will continue to enter the site via a dedicated entrance on Osman Street and will leave the site via a dedicated Osman Street exit. Ambulance and servicing access arrangements from Queen Street and the adjacent Ambulance station remain unchanged. Accordingly, vehicular access arrangements remain acceptable.



With regard to the pedestrian network, the proposed civil design changes include an amended footpath layout, as indicated in **Figure 22** and **Figure 23** below. The changes include the removal of a pedestrian path and crossing from directly adjacent to the 'special parking zones' at the MPS entry leading to Osman Street. It also includes the straightening of the remaining path trajectory to Osman Street, and a minor narrowing of its width.

The proposed removal of the northern path, as described above, is considered to result in negligible negative impacts. Although the previously-approved northern path provided an additional option for pedestrians, it did not provide any unique or more-convenient travel path. In practice, the remaining footpath was most likely to be the most frequently utilised due to its direct connections between the street, the carparking areas and the main entry. Further, while narrowed, the amended path width appears adequate to cater for wheelchairs and other uses, and will comply with the relevant Australian Standards in this regard. Accordingly, the pedestrian access network within the site remains acceptable.

Issue	Discussion
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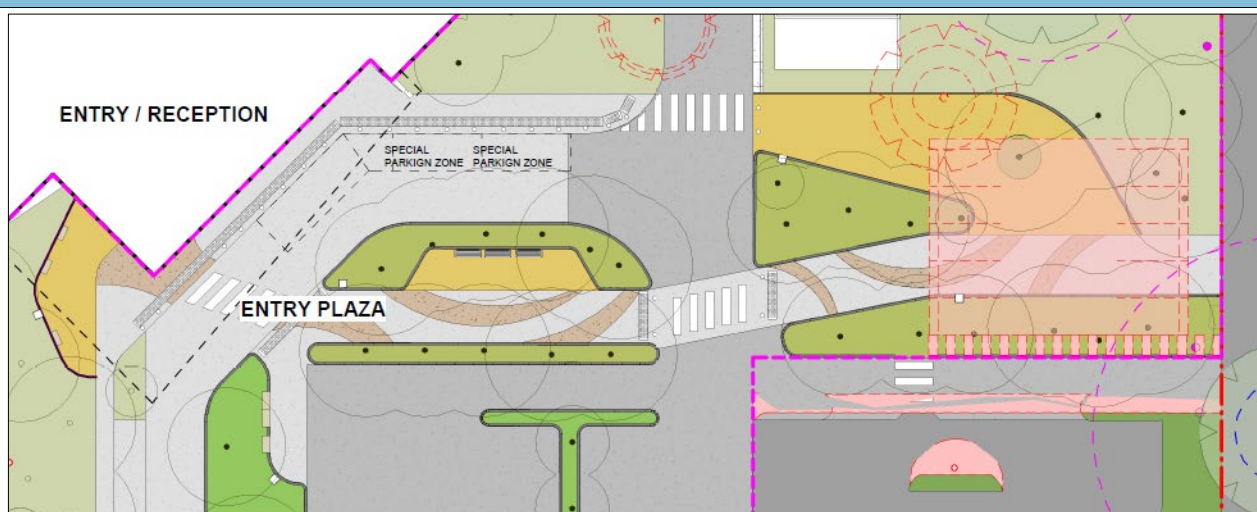


Figure 22: Extract of plan showing Approved pedestrian access network between Osman Street and the MPS main entry

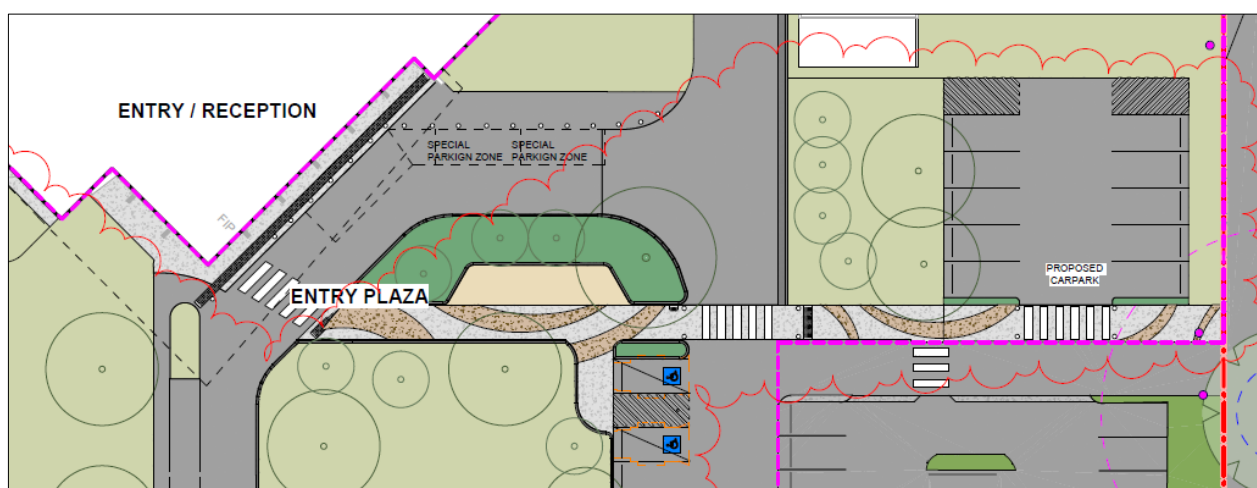


Figure 23: Extract of plan showing Proposed Amended pedestrian access network between Osman Street and the MPS main entry

Ecology and Tree Removal	<p>As outlined in Section 3.1 of this Addendum REF, the Amended Proposal will result in the removal of an additional 7 trees compared to the Approved Proposal. The additional trees are described in the amended <i>Arboricultural Impact Assessment (AIA)</i> at Appendix F. The AIA included a detailed assessment of the amended proposal and found that there was 'Major' to 'Full' encroachment into the tree's Tree Protection Zones and / or Structural Root Zones which precluded their retention. The trees were recommended for removal, while measures were recommended to protect the remaining trees.</p> <p>The Amended Proposal now results in the cumulative removal of 32 existing trees from the site. This includes only 2 specimens of native tree, comprising 2 x 'Yellow Box' trees (an increase of 2 native trees compared to the Approved Proposal), with the remaining additional trees comprising non-native species. To compensate for this loss, the proposed landscaping regime includes the planting of 32 new trees across the site, all comprising various species of <i>Eucalyptus</i>, as demonstrated within the amended landscaping plans at Appendix E.</p> <p>In support of the Original Proposal, an <i>Ecological Assessment (EA)</i> was prepared by Firebird EcoSultants (February 2023). This EA assessed the potential removal of 1 'Yellow Box' tree and 1 <i>Eucalyptus sp.</i> Tree, as well as the remaining non-native trees, and their potential impacts on local ecology. Surveys undertaken for the EA found no evidence of nests or tree hollows within the site, nor threatened flora or fauna species. The EA noted the proposed removal of trees was not <i>considered to have a significant ecological impact given these trees are isolated and surrounded by residential development. The removal of these trees will not sever any potential vegetation corridors within the area. No areas of habitat would become fragmented or isolated by the proposal (p40)</i>. It further found that no threatened species or Endangered Ecological Communities were likely to be impacted, due to the minor nature of the proposal.</p> <p>Regardless of the proposed removal of an additional 7 trees, the findings of the EA are considered to remain relevant and appropriate. Considering the proposed replacement of lost trees with an equivalent number of native specimens, and with the continued implementation of the recommendations within the EA (as outlined within the <i>Draft Updated Decision Statement</i> at Appendix A), the Amended Proposal is considered to have minimal impacts on ecology.</p>
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Issue	Discussion
Hydrology, Flooding and Water Quality	<p>As outlined in Section 3.1, the Amended Proposal involves changes to the grading of the site, as well as to the stormwater drainage system, most notably via the addition of a new turf-lined swale along the site's western boundary.</p> <p>With regard to flooding impacts, the <i>Flood Risk Assessment (FRA)</i> at Appendix C modelled the post-development conditions of the Approved development (i.e. with no flood mitigation works) compared to the proposed Amended design (including proposed flood mitigation works). The key differences between the Approved and Amended modelled post-development conditions are outlined below:</p> <ul style="list-style-type: none">In the Approved scenario, the overland flows travelling from the Ambulance Station and along the western boundary of the site potentially result in flooding over floor of the Residential Aged Care wing of approximately 300 mm (1% AEP flood level of 875.15 m, AHD) – see Figure 24 below. In the Amended scenario, overland flow originating from the Oldham Place swale to the west of the site and transversing through the Ambulance site is effectively captured by the proposed swale and directed north (as shown in Figure 25). The swale results in the proposed MPS buildings achieving flood immunity to the 1% AEP flood event. The existing flowpath passing along the Mid-Western highway at the southern boundary of the site is cut off by the proposed works, resulting in a reduction in surface water flooding within properties immediately to the north-east of the site as demonstrated in Figure 5-12 of Appendix C.Flood hazard is shown to largely remain as H1 (generally safe for vehicles, people and buildings) in the 1% AEP event with a small patch of hazard category H3 (unsafe for vehicles, children and the elderly) observed where flows enter the proposed swale.

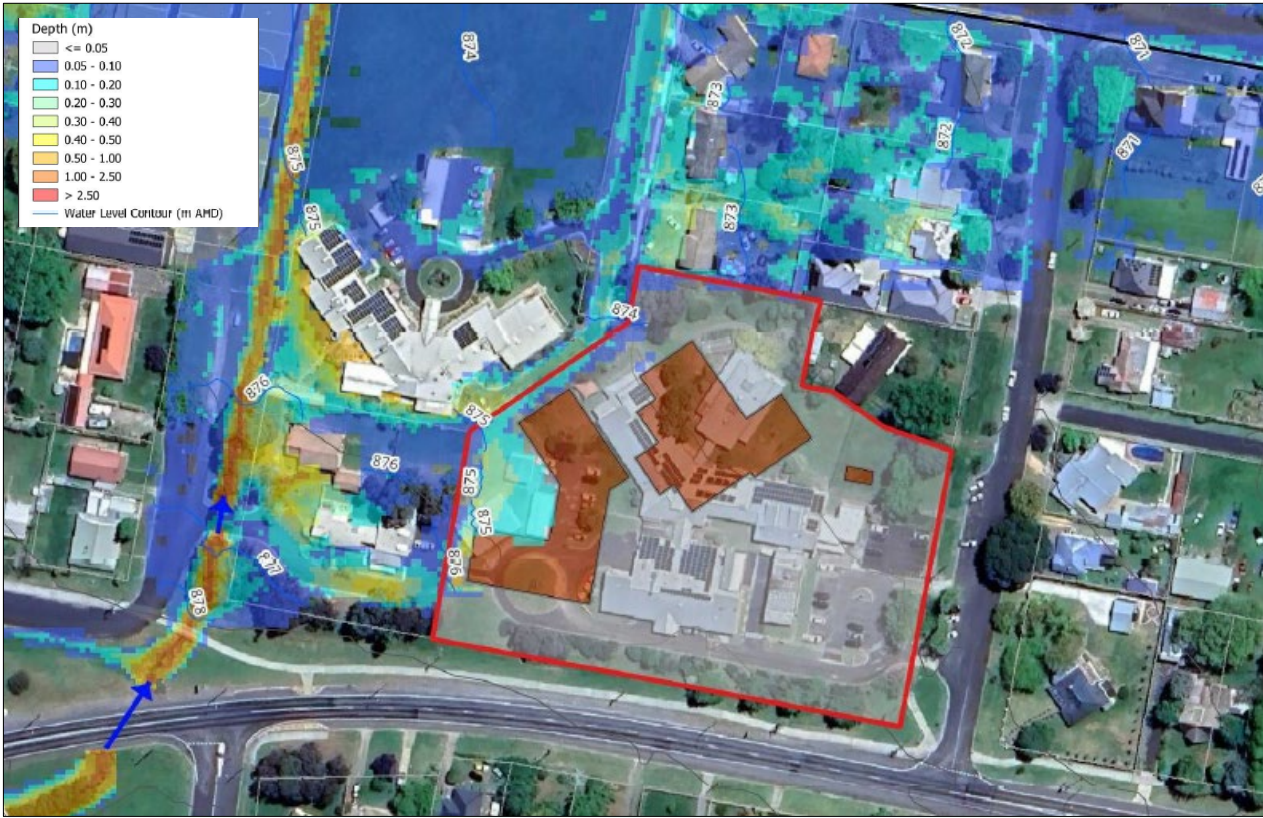


Figure 24: Design conditions 1% AEP flood event depth – as Approved, excluding proposed flood mitigation works

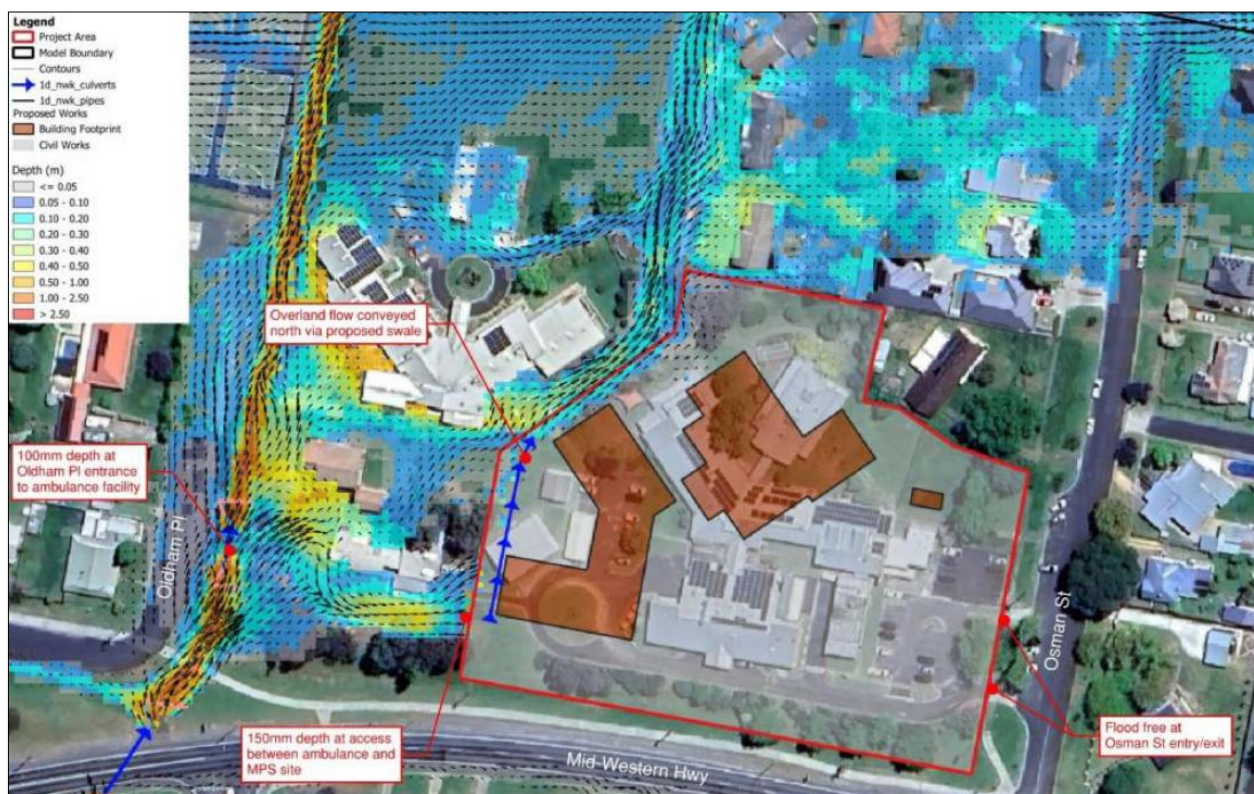


Figure 25: Design conditions 1% AEP flood event depth - as Amended, including proposed flood mitigation works

As outlined above, the Amended design results in a net positive benefit for the site as it results in flood immunity for all MPS buildings up the 1% AEP flood event. Further, based on the modelling results, the FRA concluded that *there is no material change between the approved design and the mitigation measures proposed with respect to flood depth, level or hydraulic hazard. As such, the implementation of the diversion swale does not increase the impacts to the community or the Lee Roshana Aged Care Facility* (p25).

The civil design changes outlined in **Section 3.1** of this Addendum REF will result in minor changes to the stormwater discharge volumes to each of the site's 'Legal Points of Discharge' (LPD) being the one to Queen Street to the north and the other to Osman Street to the east. As outlined in the *Addendum 1: Civil Design Report* prepared by SCP (see **Appendix M**) the previous catchment areas contributing to each LPD were as follows:

- Queen Street: 4,640m²;
- Osman Street: 9,100m².

The catchments in the Amended proposal are as follows:

- Queen Street: 4,652m²;
- Osman Street: 9,094m².

Refer to **Figure 26** below. As demonstrated above, despite the proposed changes to the stormwater network, the resulting catchment areas for each LPD remain generally similar.

The discharge rates for each LPD in the Approved design are compared to the proposed Amended design in the table below:

	5% AEP discharge rate	1% AEP discharge rate
Approved Design	134 litres per second	346 litres per second
Proposed Amended Design	135 litres per second	345 litres per second

As indicated, the discharge rates in the 5% AEP event and 1% AEP event are predominantly the same in the Approved design compared to the proposed Amended design. The *Addendum 1: Civil Design Report* concludes that *the changes to each are very minor in nature and do not alter previously approved stormwater drainage scheme. The addition of the table drain formalises and controls overland flow in the rare and extreme events* (p8).

Based on the above, the impacts of the Amended proposal on flooding and hydrology are minimal.

Issue	Discussion
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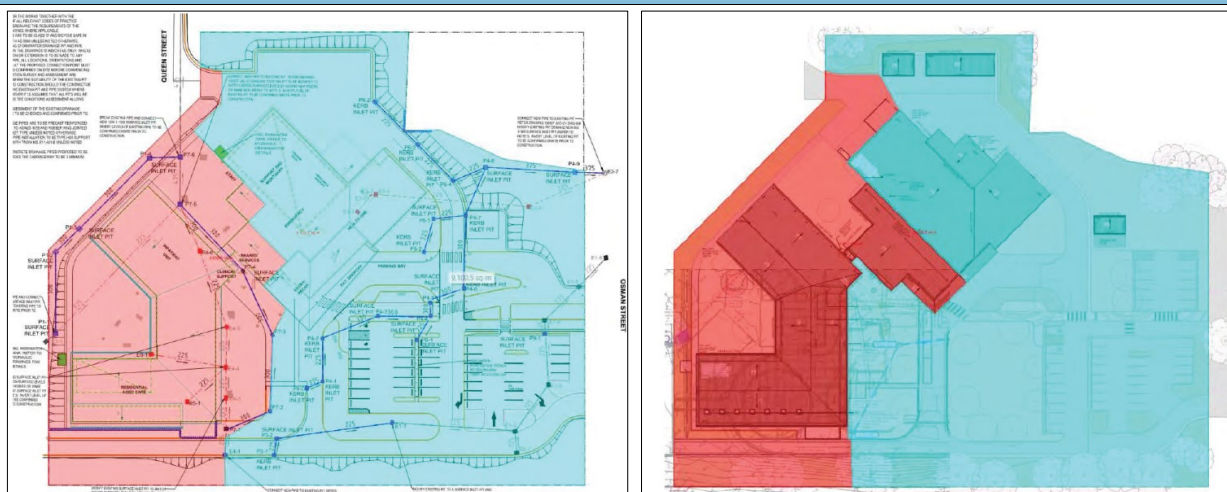


Figure 26: Sub-catchments in the Approved design (left image) compared to sub-catchments in the proposed Amended design (right image)

Visual Amenity	<p>The Amended Proposal will result in some visual changes compared to the Approved Proposal, including the following:</p> <ul style="list-style-type: none"> removal of an additional 7 trees, including a 15m-high 'Liquidambar' fronting Osman Street (Tree 6), a 6m-high 'Crab Apple' along the site's western boundary (Tree 27), and 2 x 16m-high 'Yellow Box' trees along the site's northern boundary (Trees 37 and 38); the retention / replacement of the 'temporary carpark' fronting Osman Street, replacing the previously approved landscaping treatment in this location (comprising numerous tree plantings and paved pedestrian areas); the amended landscaping design, which includes an overall reduction in the complexity and density of site landscaping specimens and hardscaping, with a general increase in turfed areas; and the introduction of the drainage swale and its associated turfed areas along the western boundary. <p>Within the Original REF, a number of factors were listed which were considered to mitigate or even enhance the visual impact of the Original Proposal on the public domain, including the following:</p> <ul style="list-style-type: none"> Retention of the existing vegetative screening along Martha Street. Combined with the ground-level height differential between the site and adjacent street, the development would be almost fully screened from public view in this location; The significant setback of the buildings from the Osman Street (approximately 40m) ensures the development will not have an overbearing visual impact on the streetscape; The retention of a significant street tree on Osman Street will ensure continued partial screening of the site from the eastern boundary; The proposed landscaping regime will complement the streetscape and enhance views into the site. <p>The above factors remain relevant and appropriate to the Amended Proposal. While there will be some visual changes in the amended design, these are relatively minor. Most new impacts will be restricted to relatively narrow viewpoints within the adjoining private or public domain (e.g. removal of trees along site boundaries with neighbouring development).</p> <p>The most significant visual impact is arguably the retention of the 'temporary carpark' instead of the approved landscaping treatment in this location – refer to Figure 27 below. Despite this change, the carpark area in the Amended design will still be partially shaded by a retained significant street tree, with existing and proposed trees to the side and rear of the carpark – see Figure 28 below (note - image taken during the construction of the temporary carpark). These trees will assist in breaking up and softening the visual impact of the carpark on the street.</p> <p>In summary, the additional visual impacts of the Amended Proposal are considered to be minor and acceptable.</p>
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Issue	Discussion
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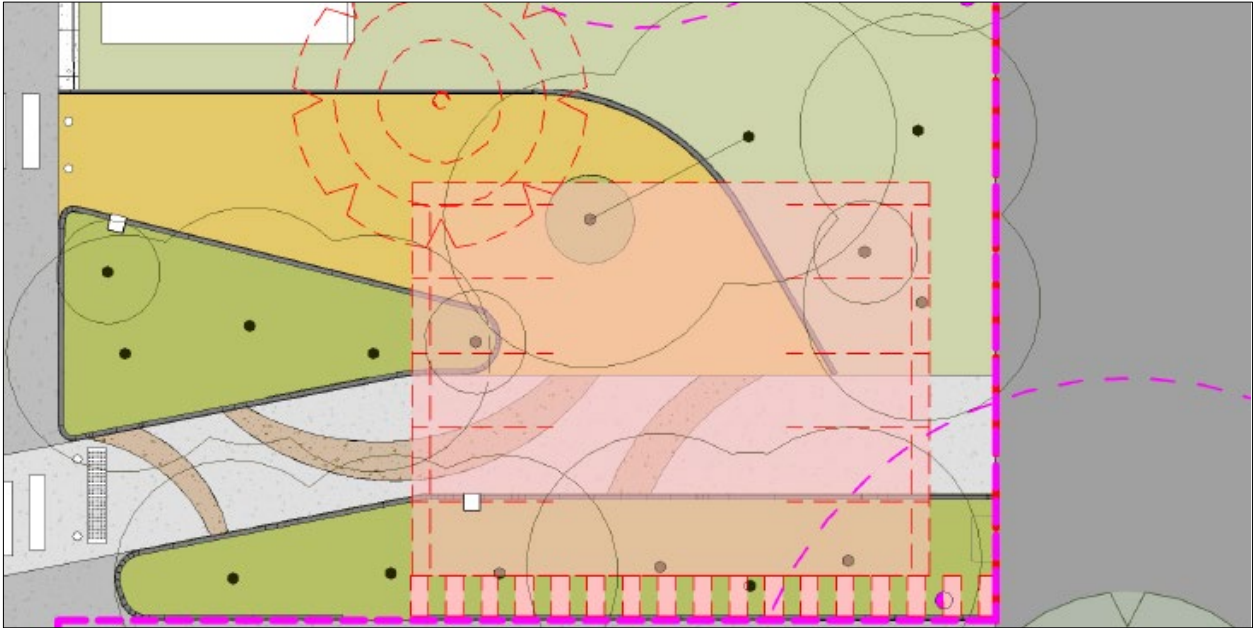


Figure 27: Plan of previously-approved landscaping treatment fronting Osman Street in the location of the 'temporary carpark' now proposed to be retained (approximate location shown in red shading)



Figure 28: View of temporary carpark location (delineated by temporary fencing) from Osman Street

Community Impact / Social Impact	<p>As outlined in Section 3 of this Addendum REF, the proposed amendments will not affect the operational hours or use of the Approved Proposal, nor will they impact the number of staff, patients or visitors who can utilise the site. Whilst the landscaping regime has been amended, the overall landscaped area has not reduced and may in fact be increased. No changes to clinical service provision are proposed.</p> <p>Whilst the layout of the carparking areas has been amended, the number of carparking spaces available will remain the same. In addition, the general vehicular and pedestrian access arrangements into the site will remain the same as approved.</p> <p>For these reasons, the Amended Proposal is not anticipated to result in increased negative impacts to the community. The findings of the <i>Social Impact Assessment</i> (Urbis, 27/09/2024) prepared for the Original Proposal remain relevant and appropriate.</p>
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7. Summary of Mitigation Measure

Appendix A presents proposed changes to the Approved mitigation measures to reflect the outcomes of the proposed design changes. These changes are presented in the form of an updated consolidated *Decision Statement for Review of Environmental Factors*, with proposed changes to the text as part of this Addendum presented in **red text**. Proposed deletions are shown in ~~red-strikethrough~~.

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 Amended Proposal, 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;
- These identified impacts are generally consistent with those presented with the Original REF. Where these impacts vary changes to mitigation measures have been proposed.
- 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 Amended Proposal for the re-development of the Blayney MPS facility at No. 3 Osman Street, Blayney, is subject to assessment under Part 5 of the EP&A Act. The Original REF for the Approved Proposal was endorsed by HI on 8 August 2024. This Addendum 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 amended proposed activity.

As discussed in detail in this report, the Amended 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 Addendum REF, the amended 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 considered all potential impacts (changed from those identified within the Original REF) and has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The environmental impacts of the Amended Proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5 of the EP&A Act. On this basis, it is recommended that HI determine the amended 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.