



STATEMENT OF ENVIRONMENTAL EFFECTS

ALBURY WODONGA PRIVATE HOSPITAL – ALTERATIONS & ADDITIONS
REHABILITATION CENTRE
OCTOBER 2022 (AMENDED NOVEMBER 2022)

PREPARED FOR RAMSAY HEALTH CARE

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1. INTRODUCTION

Spiire Australia has been engaged by Ramsay Health Care to prepare this Planning Report including a Statement of Environmental Effects in support of a Development Application for the proposed expansion of existing hospital to include a rehabilitation ward and centre at Albury-Wodonga Private Hospital – 1125 Pemberton Street, West Albury.

The Albury Wodonga Private Hospital was established in 1979 and has grown substantially since, offering a range of acute surgical and medical inpatient and day patient services. More recently, the hospital has undergone extensive refurbishments to ensure the hospital continues to meet community health needs and expectations.

The proposal will facilitate the provision of a rehabilitation ward and rehabilitation centre, designed to meet the needs of the existing and future populations within the hospital's locality. The rehabilitation centre will include two gyms and a pool and will be available to inpatients and outpatients of the hospital.

It is considered the proposed development will enhance the amenity of the hospital and improve provision of medical services that will positively contribute to the local and broader community's well-being.

The proposed expansion will integrate with the overall design of the hospital to ensure that optimum operational functionality is achieved. In addition, the site and surrounding context has been considered and any site constraints have been addressed in order to respect and enhance the amenity of the subject site and adjoining properties.

This Report provides a response addressing the relevant requirements of the following:

- ▶ The Environmental Planning and Assessment Act 1979 (EP&A Act)
- ▶ The relevant provisions of the Albury Local Environmental Plan 2010 (ALEP)
- ▶ The Albury Development Control Plan 2010 (ADCP)
- ▶ As required by the EP&A Regulations, this Report includes a Statement of Environmental Effects (SEE) which identifies and addresses the environmental impacts of the development.
- ▶ It is considered the Planning Report and SEE provides sufficient information to enable Albury City Council and the Southern Regional Planning Panel to make an informed decision in relation to the suitability of the site for the proposed expansion and upgrade of facilities.

This Report should be read in conjunction with the following documents:

- ▶ Albury Wodonga Private Hospital Development Plans prepared by Billard Leece Partnership dated 6 October 2022
- ▶ Limited Soil Contamination Assessment Report prepared by SLR Consulting dated 4 October 2022
- ▶ Parking Study prepared by Spotto Consulting dated October 2022
- ▶ Tree Report prepared by Bradsworth Tree Services & Contracting dated 28 September 2022

2. SITE DESCRIPTION

2.1 SUBJECT SITE

The subject site is located at 1125 Pemberton Street, West Albury, and more formally known as Lot 2 in Deposited Plan 1049348. The land is owned by Ramsay Health Care and is occupied by the Albury Wodonga Private Hospital. The site is irregular in shape and comprises an area of 2.185 hectares (see Figure 1). There are a number of easements traversing the site, refer to the Title Plan for further details.

The site has street frontages to Pemberton Street to the north west, Padman Drive (Riverina Highway) to the south west and Ramsay Place to the south east.

The existing facility comprises 103 beds and five operating theatres, offering services for inpatients and day patients including orthopaedics, general surgery, urology, ear nose and throat, gynaecology, plastic surgery, breast surgery, general medical, cardiology and psychiatric services. The existing hospital comprises a variety of single storey attached buildings separated by a series of enclosed and partially enclosed courtyard gardens. The rehabilitation ward subject to the proposed extension and refurbishment is located to the north west of the site.

The primary car parking facilities are located in the western portion of the site, with vehicle access via Pemberton Street. A second car parking area is located in the southern portion of the site with vehicle access via Ramsay Place.

The topography of the land is gently undulating sloping down from Pemberton Street with a grassed mound where the proposed new buildings will be located. Landscaping provides a buffer along the street frontages and between the hospital and residential properties to the north east.

Refer to the Site Context – Survey Plan submitted with the application for further details.



Figure 1: Subject site (highlighted in red) (source: GoogleEarth)

2.2 SURROUNDING LAND

The subject site is located in West Albury, approximately 3km west of Albury Town Centre. The Albury-Wodonga Private Hospital services approximately 35,000 people from north-eastern Victoria and southern New South Wales.

Land directly adjoining the site comprises established low-density residential properties to the north east. Other healthcare facilities including pathologist, cardiologist and cancer care are located to the east and west. Land to the west and south consists of areas of riparian habitat and recreational open space including Horse Shoe Lagoon and the Murray River further west.

The site is in close proximity to schools, tertiary education and commercial and recreational facilities that service the broader Albury area. The subject site fronts the Riverina Highway to the south which provides connection to Albury to the east and Deniliquin to the west.

An aerial of the subject site in the context of its surroundings is provided at Figure 2.

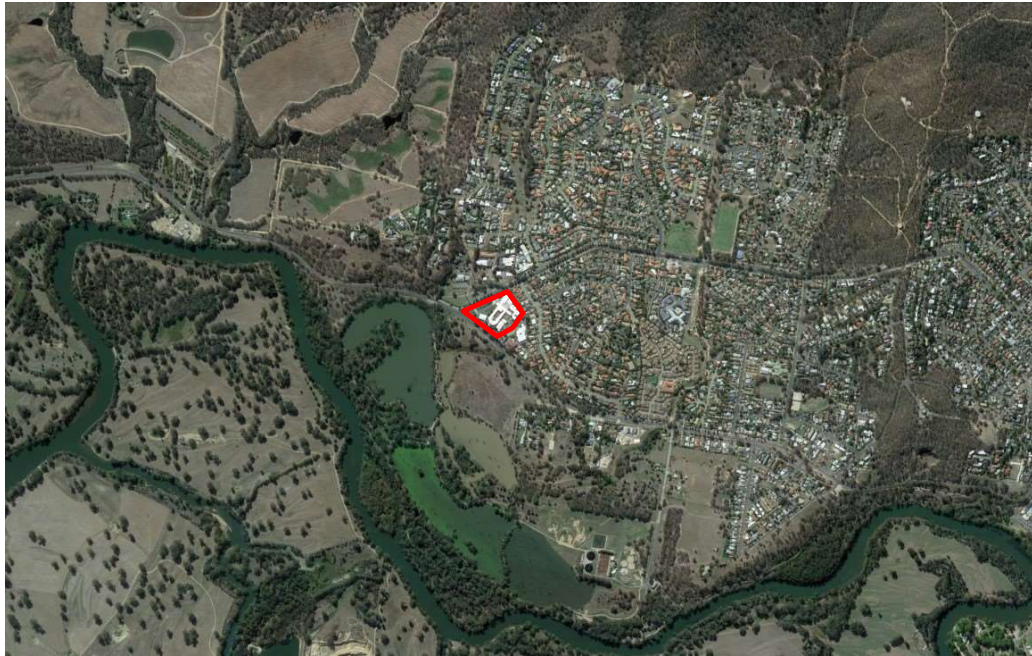


Figure 2: Surrounding context (subject site highlighted in red) (source: GoogleEarth)

3. PROPOSED DEVELOPMENT

The proposal seeks to demolish, redevelop and extend a section of the Albury Wodonga Private Hospital. The proposal includes a new rehabilitation ward and a rehabilitation centre for both in patients and outpatients. The proposed rehabilitation centre and pool is expected to service a large catchment area as it will be the only pool in the area dedicated to rehabilitation. The development is proposed to include:

- ▶ Demolition of existing surgery ward
- ▶ New rehabilitation ward with increase bed numbers
- ▶ Rehabilitation Centre to include gyms and pool and consultation rooms
- ▶ Associated tree removal, earthworks, landscape works and servicing augmentation

It should be noted that the proposed works to the east of the rehabilitation centre (main entrance way and CDC Scope) will be undertaken separate and as such separate approvals will be obtained for these works.

3.1 DEMOLITION & EARTHWORKS

3.1.1 DEMOLITION

The proposal includes the demolition of an existing section of the Albury Wodonga Private Hospital known as the OMARU wing. Currently this wing includes 22 beds with associated shower and toilet facilities. The proposal also seeks to remove a part of the existing courtyard located central to the hospital.

There will be some earthworks, in particular the removal of the existing grassed mound at the front of the site and removal of some planted trees on the site.

The areas in red in **Figure 3** indicate the sections of the hospital that are proposed for demolition.

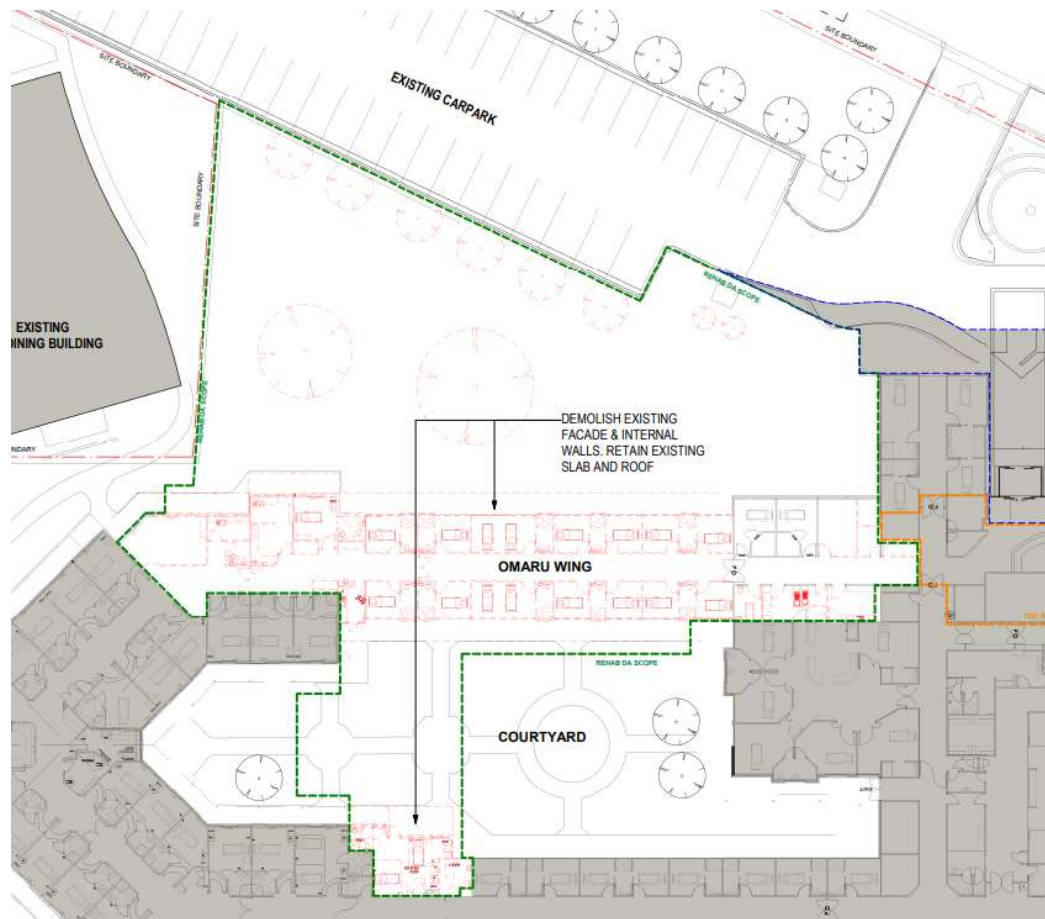


Figure 3: Demolition Plan

3.2 REHABILITATION PATIENT BEDS

The proposal includes the construction of a new rehabilitation ward comprising 25 rooms with patient beds, increasing from the current 22 beds. Each room is proposed to include a bed, armchair, and bedside table and bathroom with shower, toilet, and vanity.

The proposed wing will also include a staff station central to the rooms and storerooms, medical facility, beverage bays, dirty and clean utility rooms scattered throughout.

The ward extends in an east-west alignment and north-south across the existing courtyard area.

Figure 4 illustrates the proposed patient bedroom configuration.



Figure 4: Patient beds

3.3 REHABILITATION CENTRE

The proposal also includes the construction of a new rehabilitation centre that will comprise two rehabilitation gyms. One gym will be utilised by patients of the hospital (inpatients gym 122.0 m²) and the second gym will be utilised by outpatients (104.3m²). It is also proposed to construct a rehabilitation pool. The centre will include four consultation rooms, kitchen (patients to practice cooking skills) as well as male and female change rooms, toilets and a reception/waiting room.

Whilst the development will connect to the rehabilitation ward via a hallway to the south it will have its own standalone entrance to the north of the building. The rehabilitation centre is expected to be open between the hours of 7am and 6pm, Monday - Friday. It is expected to have 4 staff at any one time.

Figure 5 overleaf provides illustrations of the proposed rehabilitation centre.



Figure 5: Extension including rehabilitation centre

3.4 EXTERNAL FAÇADE

The external facades of the new built form will comprise white brick cladding and corrugated metal roofing (surf mist colour), generally consistent with the existing building materiality. The main entry to the rehabilitation centre will have brick cladding screen.

For more details on the finishes, materials and colours refer to External Finishes Schedule and Elevations.

3.5 CAR PARKING

The existing car parking arrangements on site will not be altered. It is not proposed to increase car spaces provided on site.

Refer to plans submitted with the application for further information regarding the development.

3.6 TREE REMOVAL

The proposal requires the removal of 16 trees, as shown on the Demolition Plan submitted with the proposal. As detailed in the Tree Report prepared by Bradsworth Tree Services and Contracting, 14 of the trees are exotic species and 2 are native trees. The two natives are planted trees in a poor/fair condition. Refer to the Tree Report for further details.

3.7 LANDSCAPING

New Landscaping will be provided as part of the redevelopment works. It will be designed to assist the new buildings to blend with existing including carpark and entry areas. Included in the landscaping works are two proposed Therapy Courtyards where provision for sitting will be provided in a mix of free standing and inbuilt seating.

All new planting will be chosen for its drought tolerance, natural beauty, and low maintenance requirements. An automated drip irrigation system with rain sensor shut-off will be installed in new mulched garden beds.

All external paving will be designed to meet DDA requirements with special care taken within the outdoor Therapy gardens.

John Patricks Landscape Architects is currently preparing a Landscape Plan which will be submitted to Council shortly.

3.8 SERVICING INFRASTRUCTURE

The subject site, and existing hospital facility has access to all relevant infrastructure and services including reticulated water, sewerage, electricity, drainage, telecommunications and gas. These services will be extended and re-connected as necessary as part of the proposed development.

3.9 WASTE MANAGEMENT

As per existing practice, all general and medical waste will be collected by separate commercial contractors.

3.10 CONSTRUCTION STAGE

Construction for this development is planned to commence October 2023 and completed July 2024. It is anticipated construction will occur between the hours of 7am and 6pm Monday to Fridays and 7am to 4pm on Saturdays.

The contractor appointed for the build will be required to provide a Traffic Management Plan and Construction Management Plan.

4. RELEVANT LEGISLATION AND PLANNING CONTROLS

The site is in the Albury City Council where the following legislation, planning instruments and Council Plans and Policies are relevant to the proposed development:

- ▶ *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- ▶ *Environmental Planning and Assessment Regulation 2000 (EP&A Regs)*
- ▶ *State Environmental Planning Policies*
- ▶ *Albury Local Environmental Plan 2010 (ALEP)*
- ▶ *Albury Development Control Plan 2010 (ADCP)*

The proposal requires consideration against the above legislation and Environmental Planning Instruments (EPI's) as detailed below.

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

This application is made under the provisions of EP&A Act 1979. Specifically, this application is made pursuant to *Part 4* of the EP&A Act 1979. Under this Part the proposed development is not 'Designated Development', 'State Significant Development' or 'Integrated Development'.

4.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

The development is not considered to be 'Advertised Development' or 'State Significant Development'. Application details and information have been provided in accordance with the EP&A Regs.

4.3 STATE ENVIRONMENTAL PLANNING POLICY

The following State Environmental Planning Policy are relevant to this proposal:

- ▶ *State Environmental Planning Policy (Planning Systems) 2021*
- ▶ *State Environmental Planning Policy (Resilience & Hazards) 2021*
- ▶ *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- ▶ *State Environmental Planning Policy (Industry & Employment) 2021*

4.3.1 STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

SEPP (Planning Systems) policy aims to identify development that is either State significant or regionally significant development.

Schedule 6 specifies development declared to be regionally significant development for the purposes of the Act.

The proposed development is a 'health care facility' and anticipated to be over \$5 million. As such, it is considered to be a Regionally Significant Development pursuant to Section 5 of Schedule 6.

4.3.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

SEPP (Resilience and Hazards), Chapter 4 (Remediation of land) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Subsection 4.6 (Contamination and remediation to be considered in determining development application) generally requires that consideration be given to whether or not land proposed to be developed is contaminated and fit for its intended purpose.

Whilst the site is already used as a hospital, SLR Consulting were appointed to prepare a Limited Soil Contamination Assessment Report. The testing including 10 targeted locations across the area proposed to be redeveloped. The results found the concentrations of contaminants below the CT1 (general solid waste) maximum values provided within Table 1 of the NSW EPA Waste Classification Guidelines Part 1: Classifying Waste.

Refer to the Limited Soil Contamination Assessment Report for further details.

4.3.3 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

SEPP (Transport and infrastructure) policy aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services by providing greater flexibility in the location of infrastructure and service facilities.

Division 10 (Health services facilities) of Chapter 2 (Infrastructure) details development permitted with and without consent. Pursuant to 2.60 (Development permitted with consent) development consent is required for a health service facility in a prescribed zone (this includes SP2 Infrastructure).

Division 17 (Roads and traffic) of Chapter 2, Subdivision 2 (Development in or adjacent to road corridors and road reservations), Subsection 2.119 (Development with frontage to classified road) states:

the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that –

where practicable and safe, vehicular access to land is provided by a road other than the classified road.

Subsection 2.120 (Impact of road noise or vibration on non-road development) classifies a hospital as likely to be adversely affected by road noise or vibration. Consent will only be granted if the consent authority is satisfied that appropriate measures will be taken to ensure road noise will not adversely impact the development.

The Albury Wodonga Private Hospital adjoins a classified road to the south west (Riverina Highway (Padman Drive)). The proposed development will maintain existing vehicular access via Pemberton Street satisfying subsection 2.119 condition. The proposed buildings and works are sited to minimise noise and vibration impacts from the Riverina Highway consistent with Subsection 2.120.

Development or extension of existing premises for the purpose of a hospital with access to a classified road or to a road that connects to a classified road that requires 100 or more beds is considered a traffic-generating development, pursuant to Schedule 3 of Chapter 2. The provisions of Subsection 2.122 (Traffic-generating development) are not applicable to this

application as the proposed development comprises an additional 3 beds and does not exceed the relevant size or capacity for traffic generating development.

4.3.4 STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

SEPP (Industry and employment) Chapter 3 aims to regulate development of land for signage. This policy applies to all signage that can be displayed with or without development consent, and that is visible from any public space or public reserve.

This proposal does not include any new signage.

4.4 ALBURY LOCAL ENVIRONMENTAL PLAN 2010

The ALEP provides legislative rules and guidelines for the control of land (both private and public) through zoning. It aims to reduce possible conflict between adjoining land uses, and to ensure there is adequate land to meet the diverse needs of a viable city.

The ALEP was gazetted by the NSW Minister for Planning in 2010, the following chapters of the ALEP are applicable to the proposed development:

- ▶ Clause 1.2 – Aims of the Plan
- ▶ Clause 2.3 – Zone objectives and Land Use Table
- ▶ Clause 5.21 - Flood Planning
- ▶ Clause 7.1- – Earthworks
- ▶ Clause 7.6 - Essential Services

Details and overview of consistency and compliance of the proposal against the relevant Parts of the LEP are outlined below.

4.4.1 CLAUSE 1.2 - AIMS OF THE PLAN

According to the ALEP the particular aims are as follows:

‘(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to give effect to the desired outcomes, principles and actions contained in the Council’s adopted strategies and policy documents, and

(b) to promote sustainable urban development by providing for efficient management of urban growth and resource utilisation, and

(c) to promote a city for the people, with a high level of social and physical amenity and a diversity of activities and uses, and

(d) to maintain or improve biodiversity across Albury, and to avoid significant impacts on matters of environmental significance.’

4.4.2 CLAUSE 2.3 - LAND USE

The subject land is contained in the SP2 Infrastructure zone under the ALEP, refer to Figure 6. According to the ALEP the specific objectives of the SP2 Infrastructure Zone - are:

- ▶ *'To provide for infrastructure and related uses.*
- ▶ *To prevent development that is not compatible with or that may detract from the provision of infrastructure.'*

The proposal is consistent with the objectives of the SP2 Infrastructure Zone as it will allow the expansion and improvement of an existing regionally significant health care facility. The new rehabilitation ward will offer an additional 3 beds. The new rehabilitation centre with two gyms and a pool will be available to in patients and outpatients and will be the only one available to the local community.



Figure 6: Zoning illustration (site outlined by yellow dotted line).

4.4.3 CLAUSE 2.7 - DEMOLITION

Clause 2.7 of the LEP states that demolition of a building or work may be carried out only with development consent. As shown on the Demolition Plan submitted with this application, a part of the existing building and constructed surfaces will be demolished. The demolition of these buildings is required to facilitate the redevelopment works for the Hospital.

4.4.4 CLAUSE 7.1 - EARTHWORKS

Clause 7.1 of the LEP relates to earthworks and the objectives of the clause are:

- (a) *to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,*
- (b) *to allow earthworks of a minor nature without separate development consent.*

In this instance the proposed earthworks are not exempt and required Development Consent. As such the consent authority must consider the following matters:

- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
- (b) the effect of the proposed development on the likely future use or redevelopment of the land,*
- (c) the quality of the fill or the soil to be excavated, or both,*
- (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,*
- (e) the source of any fill material and the destination of any excavated material,*
- (f) the likelihood of disturbing relics,*
- (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

For the following reasons the proposed earthworks are consistent with this provision:

- ▶ A Drainage Plan has will be prepared to ensure the development can be appropriately drained to maintain soil stability in the area. Furthermore, a sediment and erosion control plan will be prepared to ensure the land is stabilised and rehabilitated.
- ▶ The earthworks are required to allow the improvement and expansion of rehabilitation facilities at an existing private hospital.
- ▶ No fill is likely to be required, if any fill is required to be imported to the site, it will be tested to ensure it is clean fill.
- ▶ The works are not expected to have an adverse amenity impact on adjoining properties.
- ▶ All excavated materials will be stockpiled on site and taken to a registered landfill, most likely Albury Waste Management Centre.
- ▶ The likelihood of disturbed relics is considered to be low.
- ▶ The subject land is not in close proximity to a waterway or not classified as an environmentally sensitive area.

4.4.5 CLAUSE 7.6 - ESSENTIAL SERVICES

Clause 7.6 of the LEP states

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- a) the supply of water,*
- b) the supply of electricity,*

- c) *the disposal and management of sewage,*
- d) *stormwater drainage or on-site conservation,*
- e) *suitable road access.*

As confirmed above, the site is within an established urban area of Albury with existing suitable access and connection to reticulated water, sewer and electricity infrastructure, urban stormwater drainage and public road access.

4.5 ALBURY DEVELOPMENT CONTROL PLAN 2010

The Albury Development Control Plan (ADCP) commenced operation on 13 August 2010. The ADCP outlines the relevant controls, standards and provisions for land development in the Albury LGA.

The following chapters of the DCP are applicable to the proposed development:

- ▶ Part 3 – Development Notification Policy
- ▶ Part 4 – Developer Contributions Plans
- ▶ Part 5 – Vegetation Preservation
- ▶ Part 6 – Planning for Hazards
- ▶ Part 14 – Development in the Special Purpose Zones
- ▶ Part 17 – Off-street car parking

The following section takes into consideration the relevant Parts of the ADCP 2010 and matters therein that are of relevance to the proposed development.

4.5.1 PART 3 – DEVELOPMENT NOTIFICATION POLICY

Part 3 provides details for notification of development applications. Specifically, Appendix B (Development Notification Provisions) outlines the types of applications exempt from the neighbour notification requirements of the DCP. The proposal is not exempt from notification requirements and therefore will be notified in accordance with the requirements of the DCP.

4.5.2 PART 4 – DEVELOPER CONTRIBUTIONS PLANS

Part 4 applies to 'Subdivisions, residential developments, industrial developments and any other development that will, in the opinion of Council, result in an increased demand being placed upon its infrastructure and services will generally require (by condition of consent) monetary contributions being paid by developers under Section 94 of the Environmental Planning and Assessment Act and/or Section 64 of the Local Government Act 1993, to provide Council with funds to provide coordinated infrastructure and services for the City.'

Under the provisions of Section 64 of the *Local Government Act* and Section 94A of the *Environmental Planning and Assessment Act*, the payment of a monetary contribution towards the provision of public services and amenities as provided for in the Albury Infrastructure Contributions Plan 2014 is likely to be required, being 1% of the estimated cost of development.

4.5.3 PART 5 – VEGETATION PRESERVATION

Part 5 seeks to:

‘ensure that adequate protection is provided for existing trees, including those trees adjoining land subject to construction and demolition works.’

‘encourage new plantings, maintenance retention, growth, the prevention of degradation and the controlling of weeds as part of development works.’

Pursuant to Section 5.2 Control (i) development consent is required to clear vegetation to enable a use of land or other development for which development consent is required.

In addition, Section 5.3 (Biodiversity Certification Exclusion Areas) applies as the subject site is identified on the Biodiversity Certifications Exclusion Areas DCP Map in addition to the objectives and controls of Section 5.2.

The Objectives of Section 5.3 are:

- “1. Maintain and improve Albury’s biodiversity.*
- 2. Protect existing habitat features within and adjacent to development sites.*
- 3. Enhance the recovery of threatened species and ecological communities.*
- 4. Prevent the fragmentation of environmental land.”*

The Controls are:

- i. Development is to be designed to avoid clearing native vegetation. Where this is not possible, the development must demonstrate that it has been designed to minimise the clearing of native vegetation.*
- ii. Clearing of native vegetation must not result in increased erosion or sedimentation by leaving exposed soil within 40 metres of a watercourse.*
- iii. Clearing native vegetation of ecological value, where the Biodiversity Offset Scheme does not apply, requires compensatory planting in accordance with Section 5.3.2.*

Bradsworth Tree Services & Contracting were appointed to undertake an assessment of the trees to be affected by the proposed development. The assessment found a total of 16 trees will be impacted, 14 trees are exotic trees and two are planted native trees. The two native trees are in a fair or poor condition.

The proposal allows the expansion of service offerings at an existing health care facility. Due to the limited space on site, the removal of trees is unavoidable. The trees proposed to be impacted are largely exotic species therefore unlikely to contribute to the biodiversity in the area. The two native trees are in a poor condition due to their separation to other native vegetation and is unlikely to contribute significantly to the biodiversity in the area.

The Biodiversity Offset Scheme does not apply to this application for the following reasons:

- ▶ The subject site is not identified within the Biodiversity Values Map.

- ▶ The clearing of vegetation does not exceed the threshold of 0.25 hectares for land less than 1 hectare.
- ▶ Removal of vegetation is not likely to significantly impact threatened species and threatened ecological communities in accordance with the Test of Significance under Section 7.3 of the *Biodiversity Conservation Act 2016* and in accordance with the *Biodiversity Conservation Regulation 2017*.

4.5.4 PART 6 – PLANNING FOR HAZARDS

Part 6 of the DCP seeks to minimise the risks associated with development for the protection of human life and property, including bushfire, flooding and land contamination. The subject site is not known to be contaminated. A small portion of the subject site is identified within the Albury Flood Planning map, and a portion of the subject site is identified as bushfire prone land (vegetation Buffer) on the Albury Bushfire Prone Land Map. Further details of the relevant hazards are discussed below.

Part 6.2 Flooding

A small portion of the subject site is identified within the Albury Flood Planning Map (see Figure 7). Pursuant to Control (i), Development Consent is required for all development proposed on land that is located within a 'Flood Planning Area'. The proposed extension and refurbishment are located outside the identified flood land.



Figure 7: Flood Planning Map

6.4 Bushfire

A small portion of the subject site is identified within the Bush Fire Prone Land Map (see Figure 8), 'Vegetation Buffer'.

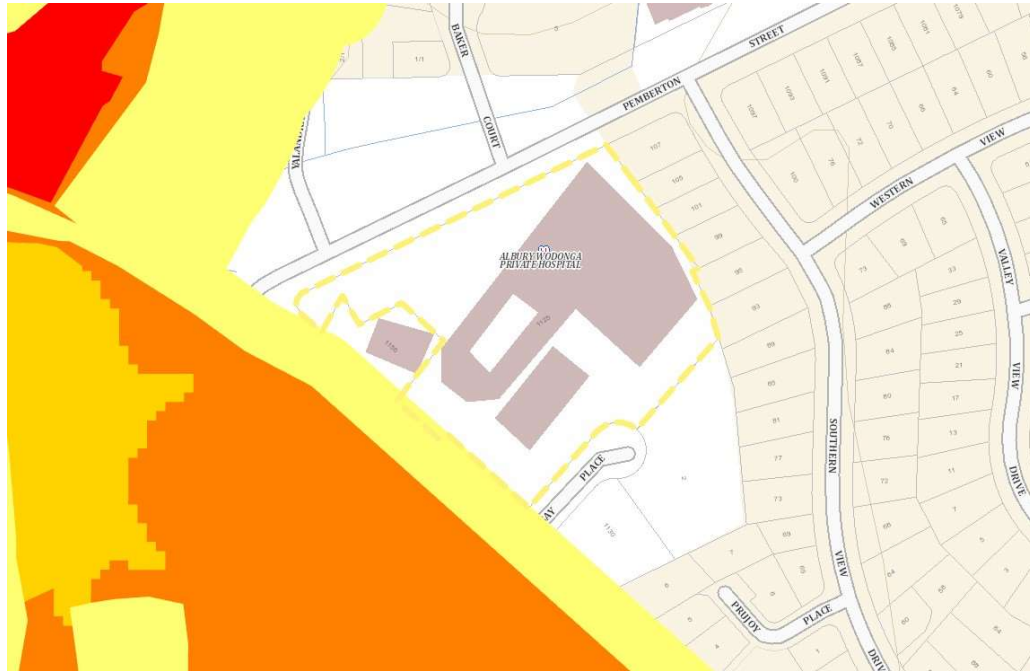


Figure 8: Area prone to bushfire, indicating subject site within Vegetation Buffer category. (Source: ePlanning Spatial Viewer)

All properties either wholly and/or partially affected by both bushfire prone land and associated buffers will be subject to special considerations for bushfire protection in accordance with the controls of the NSW RFS, Planning for Bush Fire Protection.

For the following reasons it is considered a detailed Bushfire Risk Assessment is not required:

- ▶ Only a small portion of the site is contained within the 'vegetation buffer'.
- ▶ The bushfire risk is from grassland to the south west of the site.
- ▶ The Riverina Highway provides a significant buffer between the grassland and the subject site.
- ▶ Furthermore, the existing buildings on the site and on the adjoining land provide a built form buffer between the new buildings and the bushfire risk.
- ▶ The new built form will be located over 70m from the bushfire risk, refer to Figure 9 which shows the distance between the bush fire risk and the new buildings.



Figure 9: Distance to vegetation

The proposed development and works are located outside of the identified Vegetation Buffer and for the following reasons it complies with the Aim and objectives of Planning for Bush Fire Protection:

Aim & Objectives	Response
<i>The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.</i>	The proposed redevelopment and expansion of existing hospital will not increase the risk to life or property. A very small portion of the site (to the south west) is within vegetation buffer and all proposed works will be well outside of the buffer area. Furthermore, the new built form will all be buffered from the bushfire risk by existing buildings.
<i>afford buildings and their occupants protection from exposure to a bush fire;</i>	The bushfire risk is considered to be coming from the south west of the site. Existing buildings and the Riverina Highway provide a buffer to the bushfire risk.

Aim & Objectives	Response
<i>provide for a defensible space to be located around buildings</i>	The existing built form on the site offers a defensible space for the new built form.
<i>provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings</i>	The new built form will be located over 70m from the bush fire risk (grassland). The existing buildings on site and the Riverina Highway offer a suitable separation to the bush fire risk.
<i>ensure that appropriate operational access and egress for emergency service personnel and occupants is available;</i>	The Hospital has an existing emergency management plan which will be applied to the new built form.
<i>provide for ongoing management and maintenance of BPMs; and</i>	Ramsay Health Care will continue to manage their site to reduce the bushfire risk.
<i>ensure that utility services are adequate to meet the needs of firefighters.</i>	The site is already connected to utility services including water tank for fire fighting purposes.

Overall, the proposed development is consistent with the applicable objectives and controls of Part 6 of the DCP.

4.5.5 PART 14 – DEVELOPMENT IN THE SPECIAL PURPOSE ZONES

The subject site is located within the Special Purpose 2 Infrastructure Zone (SP2) and applies to a wide range of physical and human infrastructure uses such as transport (e.g. roads and railway, utility undertakings and works, community uses, educational establishments (e.g. schools) and hospitals.

Where Council consent is required, any development located in the SP1 Special Activities Zone and/or SP2 Infrastructure Zone will be assessed according to the zone objectives and relevant provisions of the LEP, the Environmental Planning and Assessment Act, including provisions of Section 79C (see Appendix D) and any other relevant objectives and controls in this Part or any other Part of this DCP.

Noting there are no specific controls to guide the built form of Hospitals in the SP2 zone, this DA and SEE have been prepared to address the relevant heads of consideration listed under Section 4.15(1) of the EP&A Act. An assessment of relevant statutory and non-statutory provisions relevant to the proposal is provided in this Report.

4.5.6 PART 17 – OFF-STREET CARPARKING

Pursuant to Table 17.1 (Car Parking Provision by Land Use), hospitals and medical centres require the following car parking provisions:

1 car parking space per 4 beds plus 1 car parking space per 2 employees. (Hospital)

3 spaces per consulting room or 1 space per 25sqm GFA (whichever is greater). (Medical centre)

The proposed extension will increase the number of hospital beds within the ward to 25 beds, an increase of 3 beds, resulting in an intensification of the site. The car parking provisions are considered and will require 0.8 additional spaces (extra 3 beds and 0 extra staff members), and 28.8 additional spaces (four consulting rooms/720sqm shown on plans).

An extra 30 spaces are required to comply with the Albury DCP. As it is not proposed to provide any additional car spaces on site, Spotto Consulting was appointed to prepare a Parking Study. Refer to the Parking Study for a detailed assessment.

The Parking Study concluded that:

- ▶ *Parking surveys carried out on a typical weekday show that off-street parking demand at the site and surrounds is within acceptable limits (below a peak usage of 85%), while on street parking demand in the area in general is relatively low. There are always at least 81 parking spaces available either on the site, or within public parking immediately adjacent to the site (with additional spaces available in the broader area of the site);*
- ▶ *The proposed development does not have sufficient off-street parking to meet the minimum parking space requirements specified in Albury Development Control Plan (DCP) Part 17;*
- ▶ *Actual demand for parking at the proposed development is likely to be lower than that specified in Albury DCP Part 17, due to the change of use of the hospital from surgery to rehabilitation, and use of the rehabilitation clinic by rehabilitation ward clients. Based on information provided, the likely parking demand for the site would be 8 spaces. With at least 81 parking spaces available either on the site or within public parking immediately adjacent to the site (with additional spaces available in the broader area of the site), there is sufficient capacity to accommodate this increase in demand;*
- ▶ *Access to and layout of the off-street parking area meets the dimensional requirements of AS2890 and Albury DCP Part 17, and the development is able to meet the objectives outlined in Albury DCP Part 17;*
- ▶ *Adequate provision has been made for servicing and delivery vehicles; and*
- ▶ *There is no significant adverse impact of the proposed development on pedestrians and cyclists.*

Given the conclusions the Parking Study therefore recommending a reduction of car parking spaces be supported.

It is therefore considered the proposal is consistent with Part 17 of the ADCP.

5. STATEMENT OF ENVIRONMENTAL EFFECTS

The following section of the Planning Report identifies any potential impacts which may occur as a result of the proposed development and considers the relevant matters under Section 4.15(1)(b) to (e) of the *Environmental Planning & Assessment Act 1979*.

5.1 URBAN DESIGN AND BUILT FORM

The site is relatively unconstrained under the LEP and DCP in relation to buildings heights and all setbacks for hospital at the site and land in the SP2 Zone.

The design of the new built form has been designed to complement the existing built form on site and neighbouring developments. The simple colours and materials utilised allows the building to be sited within the frontage, without dominating the site or its surrounds.

The scale of the built form fits with the existing built form on site and the adjoining medical centre to the west. The buildings have been appropriately setback to property boundaries.

5.2 CONTEXT AND SETTING

The subject land is zoned SP2 and is located within a predominantly medical and low density residential neighbourhood. The new built form will replace existing buildings and expand between the existing buildings on site and existing medical centre adjoining the site to the west.

The new rehabilitation centre will front the existing car parking/accessways and face towards the main entrance to the hospital. The redevelopment provides an opportunity to improve the built form and landscaping on site whilst still complementing the existing built form. The new additions integrate with the existing development on site. It is considered the development is entirely compatible with surrounding land uses.

5.3 CAR PARKING, TRAFFIC, TRANSPORT AND ACCESS

A Parking Study has been prepared for the proposed development and found whilst Part 17 of ADCP requires an additional 30 car spaces be provided, the demand is only 8 additional car spaces. The Study found there is sufficient parking on and off site for this minimal additional demand. Refer to Section 4.5.6 of this Report and the Parking Study for further details.

Whilst the development will increase the number of patient's beds by 3, the traffic movements to and from the site will unlikely alter greatly. This is largely due to the change in the occupants of the beds. The new rehabilitation ward will replace an existing 23 surgery beds. Patients in the rehabilitation ward typically stay for longer and require lower staffing ratios than surgery patients.

Given this, it is considered the existing car parking, access and road networks are suitable for the proposed development.

5.4 UTILITIES AND INFRASTRUCTURE

The site is already connected to all required utilities and services. Minor changes will be required to service the development with all infrastructure to be provided as per Council and authority requirements.

5.5 CULTURAL HERITAGE

The subject site has already been developed with a hospital and as such is a highly modified site. The likelihood of containing any items of cultural heritage significance is low.

A search of the Aboriginal Heritage Information Management System (AHIMS) database was undertaken, and it is confirmed that there are no recorded items of Aboriginal cultural significance within 50 metres of the subject site. Given this, it is not necessary to undertake any further investigations into Aboriginal Cultural Heritage. If any archaeological items are discovered during the construction stage, the item will be left in place and relevant protocols followed.

5.6 HERITAGE

The site has been identified to not contain any heritage items or conservation.

5.7 SOIL CONTAMINATION

Based on the historical use of the site for health care purposes, there is no known contamination present which poses a risk to the proposed development. SLR Consulting have undertaken a Limit Soil Contamination Assessment in the area of the proposed new development and found the soil did not exceed the relevant criteria.

5.8 EROSION AND SEDIMENT CONTROL

Erosion and sediment control during construction can be managed through the adoption of appropriate control measures and in accordance with Department of Environment and Climate Change guideline for Managing Urban Stormwater: Soils and Construction as well as Council's Soil and Water Management Policy.

5.9 LANDSCAPE

New Landscaping will be provided as part of the redevelopment and designed to assist all the new buildings to blend in with the existing including carpark and entry areas.

All new planting will be chosen for its drought tolerance, natural beauty, and low maintenance requirements. An automated drip irrigation system with rain sensor shut-off will be installed in new mulched garden beds.

All external paving will be designed to meet DDA requirements with special care taken within the outdoor Therapy gardens.

5.10 WASTE

During the construction stage, typical waste will be generated. The appointed contractor will be required to provide a waste management plan which will need to consider the appropriate storage, removal and disposal of any construction waste.

Waste generated from the development will be stored and treated as per current practices by the Hospital.

5.11 NOISE

Whilst it is expected some noise will be generated during the construction phase of the development, construction will be limited between the hours of 7am and 6pm Monday to Friday and 7am and 4pm on Saturdays.

Once constructed, it is expected minimal noise from mechanical equipment to service the hospital will be generated. This noise to the residential land to the north east will be buffered by the existing hospital buildings. The equipment will be carefully selected and sited to avoid any adverse impacts on surrounding land uses.

5.12 NATURAL HAZARDS

A small portion of the subject land is considered to be flood impacted or in a bushfire prone area (vegetation buffer only). The buildings and works will occur outside of the flood and bush fire prone area. Furthermore, the existing buildings and the Riverina Highway offer a buffer between the bushfire risk (grassland) and the new buildings. All buildings will be setback a minimum 70m from the bush fire risk.

5.13 ECONOMIC AND SOCIAL IMPACTS

The proposed development will have positive economic and social impacts. It will provide an opportunity to expand and improve health care services in the region.

There will be increase in employment during the construction stage and post construction Ramsay Health Care will require an additional 2 FTE staff to service the new and expanded facilities.

5.14 SITE SUITABILITY

The site is suitable for the proposed development. The development will improve and expand on existing health care facilities offered at an existing private hospital.

Ramsay Health Care has identified a lack of rehabilitation facilities in the region and therefore will expand its service offering to not only inpatients but also outpatients to the hospital.

5.15 PUBLIC INTEREST

The proposed development is in the public interest and will contribute to the community in a positive matter. It will provide a rehabilitation facility that is available to all and will service a large catchment.

The development will not result in any detrimental impacts on the environment or the neighbours. The development will have positive economic and social benefits by creating temporary jobs during the construction phase and permanent positions in the medical industry.

The development responds to the existing built form on the site and surrounding built form in the area. It will improve health services in the region whilst minimising impacts on the surrounding properties.

6. CONCLUSION

This Planning Report and Statement of Environmental Effects has considered all of the relevant environmental, social and economic impacts for the redevelopment and expansion of facilities at the Albury Wodonga Private Hospital at land known as 1125 Pemberton Road, Albury East.

The development will provide a new rehabilitation ward with 25 beds (3 additional beds) and a new rehabilitation centre including two gyms and a pool which will be available for in and outpatients to the hospital.

The application seeks development consent under Part 4 of the EP&A Act and this SEE has provided an assessment of the proposal against the relevant matters under Section 4.15(1) of the EP&A Act.

All of the relevant environmental planning instruments and environmental impacts have been considered and the development will have a positive social, environmental, and economic outcome.

The proposed application should be recommended for approval for the following reasons:

- ▶ it is consistent with the aims and objectives of Albury Local Environmental Plan 2010, and Albury Development Control Plan 2010;
- ▶ it is consistent with the relevant State Environmental Planning Policies;
- ▶ it will facilitate the expansion of existing health care facility in an area where other health care facilities are established;
- ▶ there is sufficient onsite and off-site car parking to accommodate the expected increase car parking demand;
- ▶ the existing roads and accessways are suitable for the development
- ▶ it will provide much needed and improved rehabilitation facilities for in and outpatients in the regional catchment;
- ▶ the specialist assessments submitted with the proposal confirm there will be no detrimental environmental impacts from the development;
- ▶ the proposed development is suitable for the site and in the public interest.