HEALTH INFRASTRUCTURE

Review of Environmental Factors: Alterations & Additions to Building 12 for Anatomical Pathology – RPA Hospital

9/06/2022

Version 3

NSW GOVERNMENT Health Infrastructure

DETERMINED – APPROVAL

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Declaration

This Review of Environmental Factors (REF) has been prepared for Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from proposed alterations and additions and use for the Anatomical Pathology (AP) Department on Level 5 of Building 12 at Royal Prince Alfred Hospital (RPA Hospital), located at 67-81 Missenden Road, Camperdown NSW 2050.

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

This 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 171 of the EP&A Regulation and the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).

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

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Q	AHIMS Search	Search conducted by Architectus	13 April 2022

Abbreviations

Abbreviation	Description
AEC	Area of Environmental Concern
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AHIMs	Aboriginal Heritage Information Management System BC Regulation
AMG	Australian Map Grid
AP	Anatomical Pathology
BC Act 2016	Biodiversity Conservation Act 2016
BC Act 2017	Biodiversity Conservation Act 2017
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
B12	Building 12
CA	Certifying Authority

Abbreviation	Description
CE	Chief Executive
CEMP	Construction Environment Management Plan
CM Act	Coastal Management Act 2016
CMP	Construction Management Plan
CNVMP	Construction Noise Vibration Management Plan
Council	City of Sydney Council
CPTMP	Construction Pedestrian Traffic Management Plan
CRA	Conservation Risk Assessment
DPC	Department of Premier and Cabinet
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EES	Environment, Energy and Science
EPA	Environment Protection Authority
EPA Act	Environmental Planning and Assessment Act 1979
EPA Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act (Cwth)	Environment Protection and Biodiversity Conservation Act 1999
EPI	Environmental Planning Instrument
EPL	Environment Protection Licence
FM Act	Fisheries Management Act 1994
Ha	Hectares
HCA	Heritage Conservation Area
HHIMS	Historic Heritage Information Management System
HI	NSW Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
L5	Level 5 of Building 12
MPS	Multipurpose Service
MNES	Matters of National Environmental Significance
NPW Act	National Parks and Wildlife Act 1974
NPW Regulation	National Parks and Wildlife Regulation 2009

Abbreviation	Description
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	Commonwealth Native Title Act 1993
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction Management Plan
PHA	Preliminary Hazard Analysis
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	Protection of the Environment Operations Act 1997
Proponent	NSW Health Infrastructure
PV	Photovoltaic
REF	Review of Environmental Factors
Resilience SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
RF Act	Rural Fires Act 1997
RFS	Rural Fire Service
RPA Hospital	Royal Prince Alfred Hospital
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
SLEP 2012	Sydney Local Environmental Plan 2012
TMP	Traffic Management Plan
T&I SEPP	State Environmental Planning Policy (Transport & Infrastructure) 2021
WM Act	Water Management Act 2000

Executive Summary

The Proposal

This REF has been prepared for HI and assesses the potential environmental impacts which could arise from the proposed activity at RPA Hospital, located at 67-81 Missenden Road, Camperdown NSW 2050.

The proposed activity comprises:

- New internal fit out for the relocated Anatomical Pathology department on Level 5 of Building 12;
- New external additions to the western elevation of Building 12 including storage of dangerous goods;
- Minor works to the external façade and roof including new external egress stairs, new entry door, new roller door, infill of an existing door and removal of existing brickwork to two blocked in windows to reinstate to former condition; and
- Installation of Photovoltaic (PV) cells on the roof of Building 12.

Need for the Proposal

Need for Alterations and Additions to Building 12

The existing Anatomical Pathology department is located within Building 94, however the department has outgrown this space and is required to relocate to Building 94 to expand their available floor space.

Building 12 (B12) has recently been vacated by the Renal Dialysis Service, which has been relocated to the Marie Bashir Building. Therefore, the location of the proposed activity is not currently in use and no clinical departments will be displaced by the activity. The fit out of B12 is the considered the best solution to move the Anatomical Pathology department while minimising disruption to RPA Hospital campus clinical functions.

Need for Photovoltaic Cells (PVs)

NSW Health Resource Efficiency Strategy 2016 to 2023 states that NSW Health is the largest general Government energy consumer in NSW. The NSW health system faces many challenges, including those related to the current climate crisis. As demand for health services continues to grow, responding to these challenges will require changes in the way health services are delivered.

As part of a Health Infrastructure state roll out, Building 12 in RPA Hospital has been selected to receive a solar (PV) system. The installation of a solar energy system will enable Building 12 to maximise resource efficiency while minimising operational costs and impacts on the environment.

The proposed activity is part of a suite of campus wide infrastructure upgrades planned to occur in the near future.

Proposal Objectives

The objectives of the proposed activity are:

- To minimize disruption to clinical services during the redevelopment of the hospital site;
- To allow for the ongoing operation of the Anatomical Pathology department, which will be displaced by the major redevelopment of the hospital campus; and
- To minimize the energy use of Building 12 through the use of renewable (solar) energy sources.

Options Considered

The following options were considered for the proposed activity including:

- **Option 1:** Locating the Anatomical Pathology department within an existing car park on Level 2 of Building 89. This option was deemed not feasible due to insufficient internal clearance, existing structure and services and insufficient amenity for the pathology department – particularly access to natural light and reduced ceiling heights within the lab space.
- **Option 2:** Involves the relocation of the Anatomical Pathology department to a single level of the existing Building 12 located on the West Campus.
- **Option 3:** Inclusion of extra levels for Anatomical Pathology on the roof of Building 77. This option was rejected for various reasons, including impact on other departments, cost and insufficient space.
- **Option 4:** Refurbishment of the existing pharmacy department in Building 77. This option was rejected for various reasons, including impact on other departments, cost and insufficient space.

Option 2 is the preferred option and represent the scope of this REF.

Site Details

The site forms part of the RPA Hospital located at 67-81 Missenden Road, Camperdown NSW 2050 within the City of Sydney Local Government Area (LGA). The proposed activity is located within the western campus of the hospital.

The land subject to the proposed activity is formally known as Lot 101 in DP 1179349.

Refer to location plans of the proposed activity at **Figure 3 - Figure 6** below.

Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an Environmental Planning Instrument (EPI) provides that development may be carried out without the need for development consent, a person may carry out the development 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.

The site is zoned SP2 Infrastructure for the purpose of Health Services Facility under the Sydney Local Environmental Plan 2012 (SLEP 2012).

The proposed activity involves alterations and additions to Level 5 of Building 12 at the RPA Hospital at 67-81 Missenden Road, Camperdown NSW 2050 to facilitate use for Anatomical Pathology, including laboratory and office space. These works are considered 'development permitted without consent' under Division 10 under Part 3 of the *State Environmental Planning Policy (Transport and Infrastructure)* 2021 (T&I SEPP). **Division 10** outlines the approval requirements for "**health services facilities"**. A "hospital" is defined as a health service facility under this division.

"The erection or alteration of, or addition to, a building that is a health services facility" is permitted without consent under Section 2.61 of T&I SEPP subject to requirements around the scale and nature of the development, to which the proposed activity conforms.

Development for the purposes of a solar energy system is also permitted without consent under Section 2.38(4) of T&I SEPP, where it is ancillary to an existing infrastructure facility such as a hospital.

The project, however, becomes an 'activity' for the purposes of Part 5 of EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an 'activity' in accordance with Part 5, Division 5.1 of the EP&A Act because it includes the use of land and the carrying out of a work.

Statutory Consultation

Notification of the proposed activity under Section 2.11 and 2.62 of T&I SEPP was given to the City of Sydney (Council) and adjoining occupiers of land. Notification letters were sent out to Council on 24 March 2022 and the adjoining occupiers of land on 03 March 2022. These notification letters are appended at **Appendix B**.

No responses were received within the 21 days of issuing the notification letters except for confirmation of receipt of notice from Council and has been appended at **Appendix B**.

Environmental Impacts

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

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

Justification and Conclusion

The REF has examined and fully considered possible all matters affecting or likely to affect the environment by reason of the proposed activity.

As discussed in detail in **Section 6** of this report, the proposed works will not result in any significant nor long-term environmental 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.

The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared.

On this basis, it is recommended that Health Administration Corporation approve the proposed activity in accordance with Part 5 of the EPA Act and subject to adoption and implementation of matters outlined in **Section 6** of this report and the conditions of approval.

1. Introduction

1.1 Proposal Identification

The location of the proposed activity is within the Western Campus of the RPA Hospital, Camperdown.

The proposed activity comprises:

- New internal fit out for the relocated Anatomical Pathology department on Level 5 of Building 12;
- New external additions to the western elevation of Building 12 including storage of dangerous goods;
- Minor works to the external façade and roof including new external egress stairs, new entry door, new roller door, infill of an existing door and removal of existing brickwork to two blocked in windows to reinstate to former condition; and
- Installation of PV cells on the roof of Building 12.

Building 12 is a two-storey building. The Anatomical Pathology fit out will be taking place on Level 5 of B12 which is the ground floor. The numbering of floors within B12 aligns with the levels across the RPA Hospital site.

B12 has recently been vacated by the Renal Dialysis Service, which has been relocated to the Marie Bashir Building. Therefore, the location of the proposed activity is not currently in use and no clinical departments will be displaced by the activity.

The Anatomical Pathology department is currently located in Building 94. A detailed description of the proposed activity is provided at **Section 3.5** of this report.

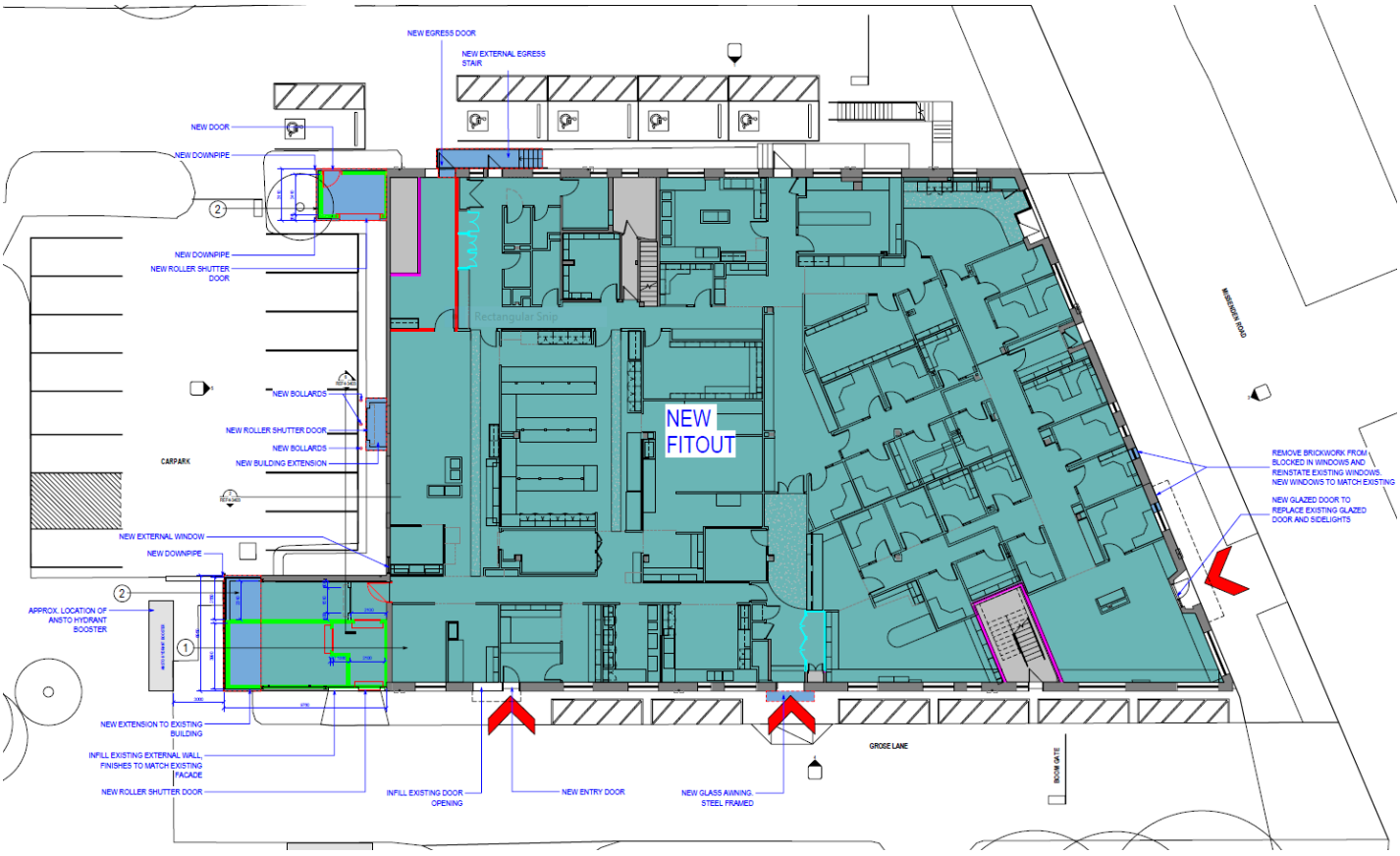

Figure 1 Floor plan showing the new fit out for the Anatomical Pathology department on Level 5

Figure 2 Location of brickwork to be removed, to reinstate two windows on Missenden Road

It is noted that this REF package is the second lodged package to be completed as development without consent (REFs) for the RPA Hospital redevelopment.

1.2 Site Location

The subject site, RPA Hospital, is located at 67-81 Missenden Road, Camperdown 2050. The site is legally known as Lot 101 in DP 1179349. The western campus has a total site coverage of approximately 89,319 m^2. The site is located within City of Sydney LGA. The site is 4km southwest of Sydney's CBD and a 13-minute walk from Central train station.

RPA Hospital is one of Australia's leading hospitals, providing an extensive range of treatment services and is recognised as a worldwide leader in healthcare excellence and innovation. RPA Hospital adjoins the University of Sydney to the east, forming part of a larger specialised centre within Sydney for education, research and health.

Figure 3 below outlines RPA Hospital's broader regional context. Additionally, further detail of the specific site area subject to the proposed activity in the REF is provided at **Section 2.2** of this report.

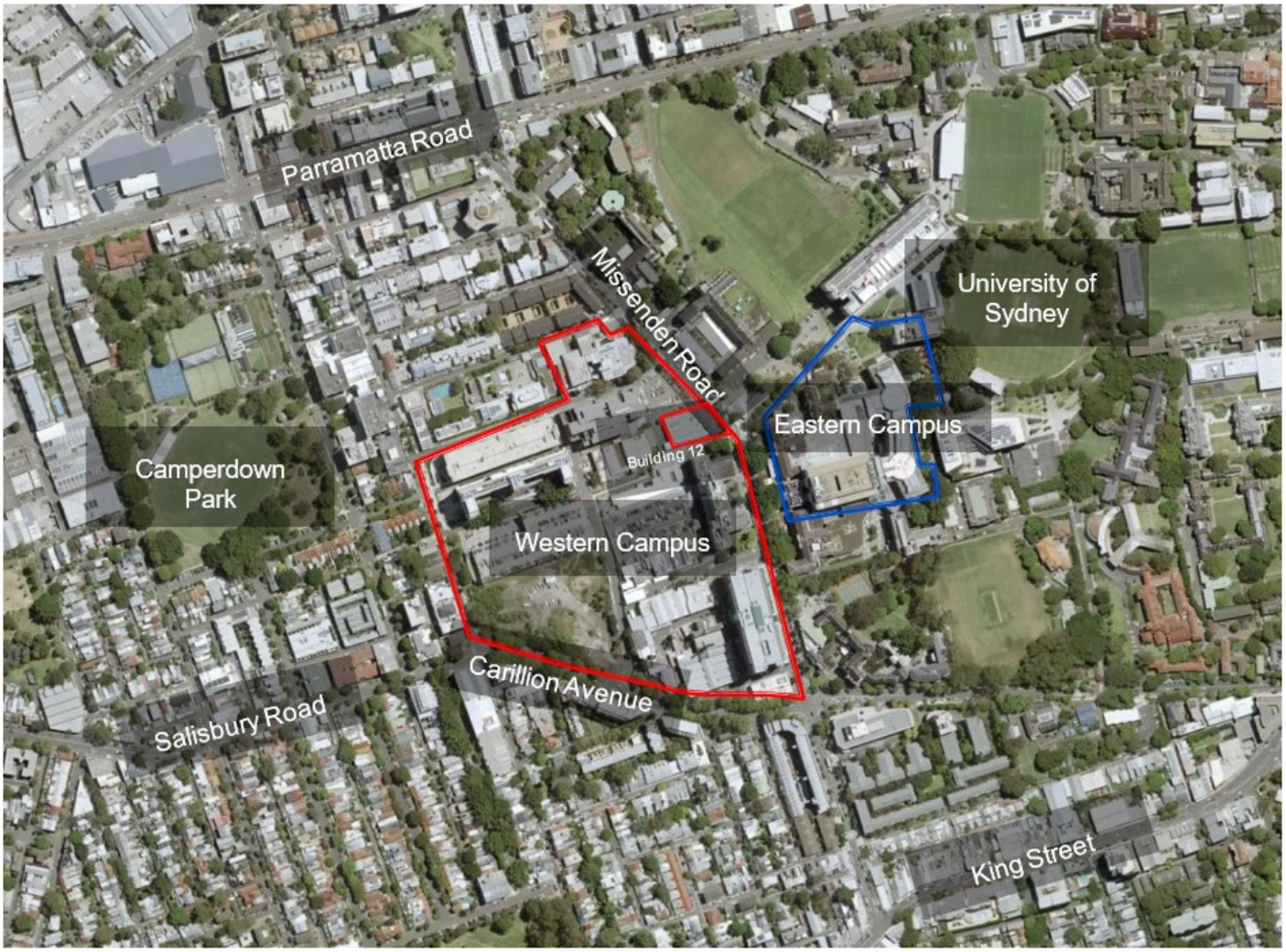

Figure 3 Site's Regional Context

1.3 Purpose of the Report

This REF has been prepared by Architectus on behalf of HI to determine the environmental impacts of the proposed alterations and additions to on Level 5 of B12 of RPA Hospital to facilitate the relocated Anatomical Pathology department. For the purposes of these works, Health Infrastructure is the proponent and the Health Administration Corporation is the determining authority under Part 5 of the EP&A Act.

The purpose of the REF is to describe the proposal, to document the likely impacts of the proposal on the environment and to detail protective measures to be implemented to mitigate impacts.

The description of the proposed activity and associated environmental impacts have been undertaken in the context of Section 171 of the EP&A Regulation 2021 and the Australian Government's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

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

- Whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning under Part 5.1 of the EP&A Act; and
- The potential for the proposal to significantly impact Matters of National Environmental Significance (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

The REF helps to fulfil the requirements of Section 5.5 of the EPA Act, which requires that HI examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

1.4 Report Structure and Scope

Table 1 outlines the report structure of this REF report.

Table 1 Report Structure

Section	Description
Section 1	Introduction
Section 2	Site Analysis and Site Description
Section 3	Proposed Development, Need and Justification
Section 4	Statutory Planning Framework
Section 5	Consultation
Section 6	Environmental Impact Assessment
Section 7	Environmental Factors Considered
Section 8	Justification and Conclusion

1.5 Reports and Technical Information

Table 2 provides a list of reports and technical information relied upon in the preparation of the REF.

Table 2 Reports and Technical Information

Appendix	Description	Author	Rev/Ref/Date
A	Draft Conditions of Approval	Architectus	27 May 2022
B	Notification Letters and response from Council	Architectus and City of Sydney Council	Various
C	Section 10.7(2) & (5) Planning Certificates for Lot 101 DP 1179349	City of Sydney Council	27 April 2022
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Q	AHIMS Search	Search conducted by Architectus	13 April 2022

2. Site Analysis and Description

2.1 The Site and Locality

The proposed activity will take place on the western side of the RPA Hospital campus within the City of Sydney LGA. The site is approximately 3 kilometres southwest of the Sydney CBD.

RPA Hospital is one of Australia's premier tertiary referral hospitals and is recognised as a worldwide leader in healthcare excellence and innovation. RPA Hospital is part of a network of hospitals within the Sydney Local Health District.

The site is well connected to public transport options, being a 12-minute walk and 14-minute walk from Macdonaldtown and Newtown Train Stations respectively. Additionally, the start of the Great Western Highway, also known as Parramatta Road, is a 2-minute walk north of the site, providing a key arterial connection to the city and out to Western Sydney.

The site is surrounded by the following:

- To the north, and across Brodie Street, is a carpark;
- To the east, the site fronts the eastern campus of RPA Hospital (health services facilities) on the other side of Missenden Road;
- To the south, and across Grose Street, is the King George V hospital building (the Women's' and Babies Unit); and
- To the west (behind Building 12) is the Australian Nuclear Science and Technology (ANSTO) car park and beyond that the ANSTO Research Cyclotron Facility.

The site's local context is illustrated in **Figure *4*** below. The site of the proposed activity is shown below (in red) within the lot boundary (in yellow).

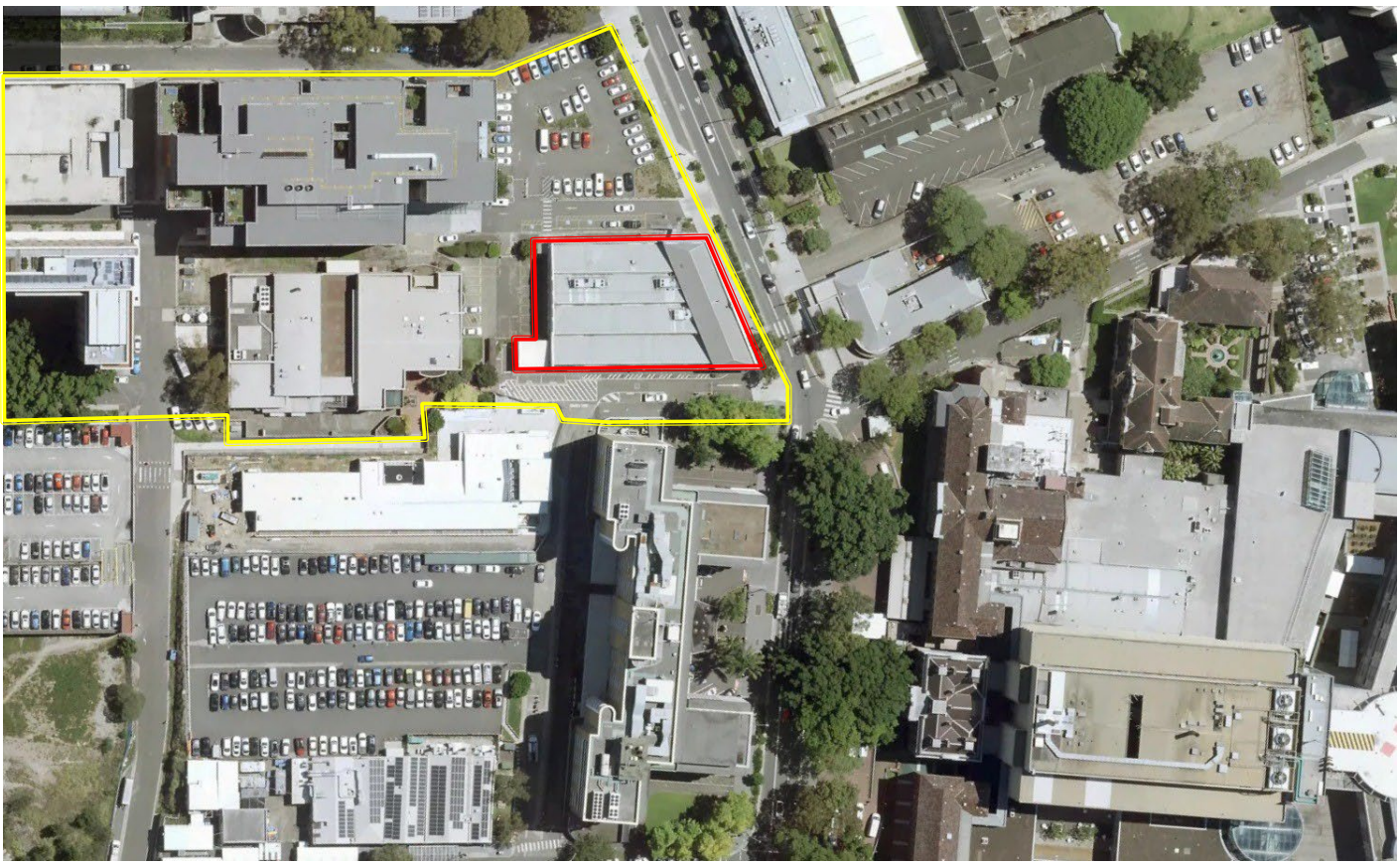

Figure 4 Site's Local Context

2.2 The Site

The subject site forms part of RPA Hospital and is located at 67-81 Missenden Road, Camperdown NSW 2050. The subject site is legally known as Lot 101 in DP 1179349 (refer to **Figure 5** below).

RPA Hospital is halved by Missenden Road and comprises the East and West campuses. The proposed activity will be undertaken within the eastern side of the West campus.

The Eastern campus comprises of the main hospital services and is already highly developed.

The Western campus includes the hospital's main car parks and additional hospital facilities such as administrative buildings, renal dialysis, and radiation oncology.

Figure 5 Aerial View of the Site

Figure 6 View of the east elevation of B12 from Missenden Road

Refer to **Figure 7** and **Figure 8** for photographs of the site.

Figure 7 View of the north elevation of B12 from Missenden Road

Figure 8 View of the site from the east (Missenden Road)

2.3 Ownership and Proponent

The subject site comprises one lot (Lot 101 in Deposited Plan 1179349) that is under the ownership of the Health Administration Corporation. **Figure 9** illustrates the spatial extent of the subject site – the site is outlined in red, and the red circle indicates the location of the proposed activity.

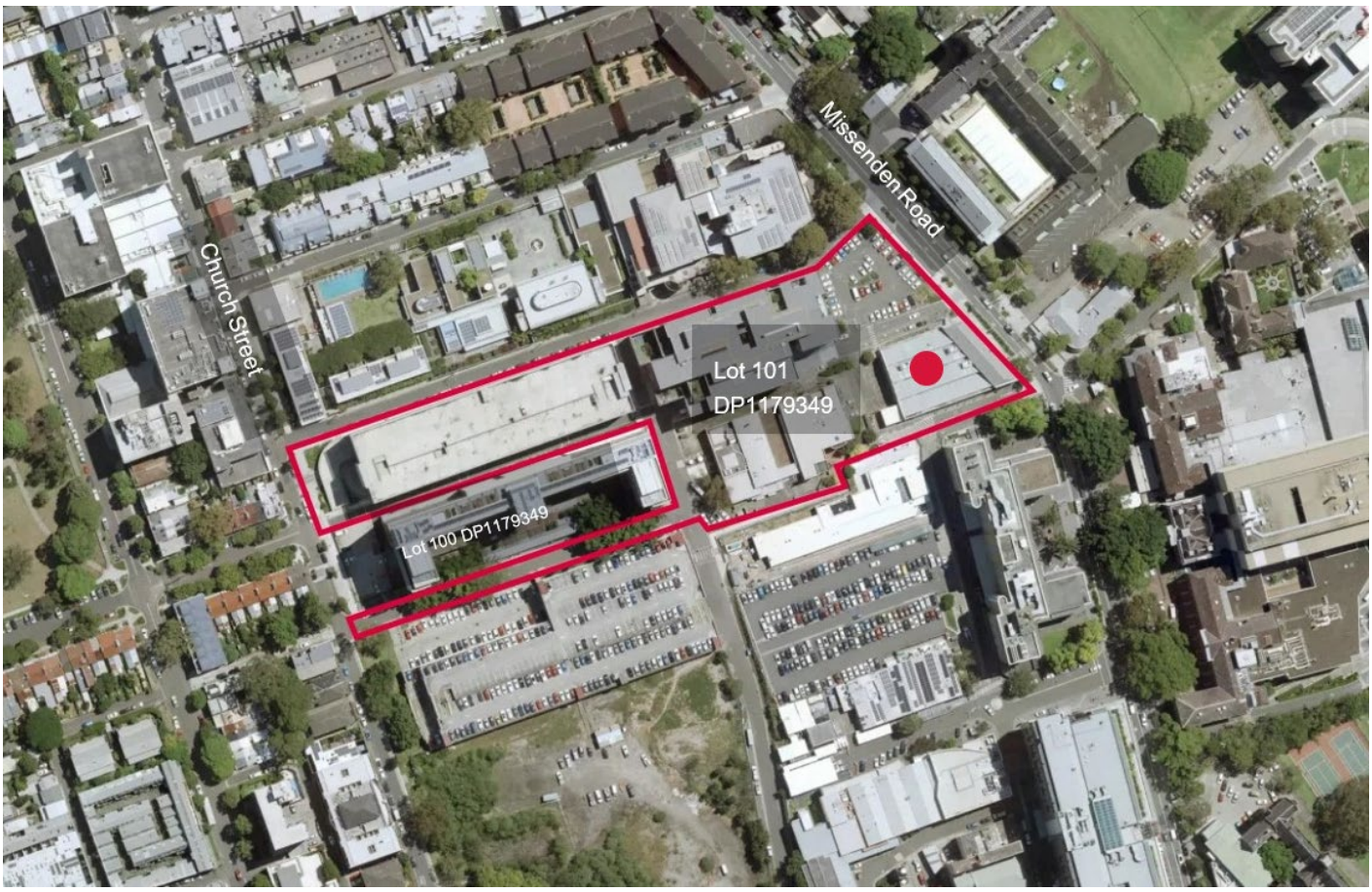

Figure 9 Site lot boundary

2.4 Zoning

The site is zoned SP2 – Infrastructure for the purpose of 'Health Services Facilities', pursuant to SLEP 2012.

Refer to an extract of SLEP 2012 at **Figure 10** below - the site is outlined in red. A red circle indicates the location of the proposed activity.

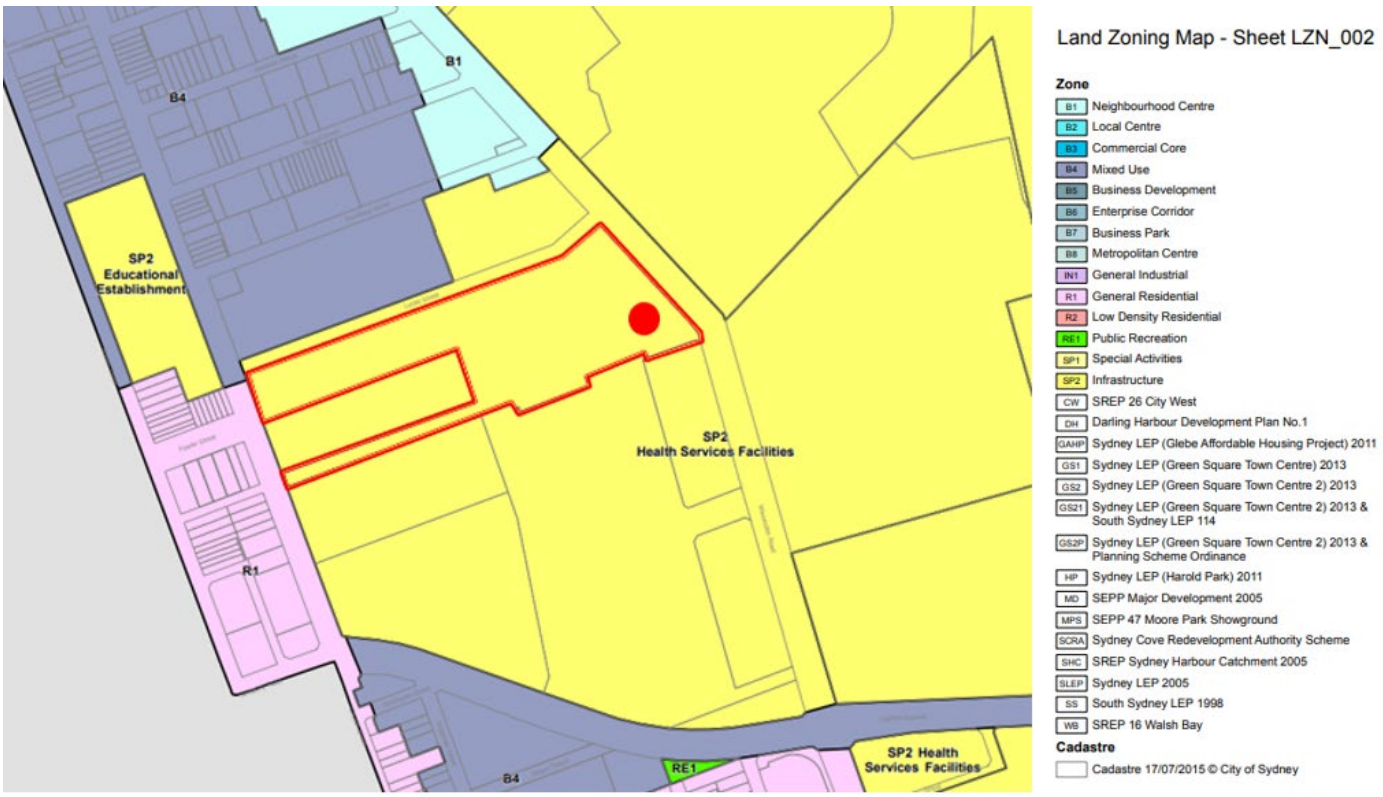

Figure 10 Land Zoning Map

2.5 Height of Buildings

The site is not subject to a maximum height development standard under the SLEP 2012.

2.6 Floor Space Ratio

The site is not subject to a floor space ratio development standard under the SLEP 2012.

2.7 Heritage

There are several local and State heritage items as well as a heritage conservation area affecting the RPA Hospital campus. The nearest heritage item to the site is the *Royal Prince Alfred Hospital group including buildings and their interiors, trees and grounds* (Item ID: I68 in SLEP 2012), which includes the main hospital building (on the east campus) as well as the King George V building located south of B12, across Grose Street. The site itself does not contain any heritage items nor is it within a heritage conservation area.

The site's surrounding heritage items are summarized in **Table 3**.

Table 3 Heritage Items near the site

Item Name	Item Number	Address	Significance
Royal Prince Alfred Hospital group including buildings and their interiors, trees and grounds *Note: Item 68 is split across Missenden Road (as shown in* **Figure 11** *below) and includes the King George V Memorial Hospital and the RPA main hospital building.*	I68	Missenden Road	Local
St Andrew's College, University of Sydney including main building and interior, quadrangle and grounds	I46	19 Carillon Avenue	Local
St John's College, University of Sydney including main building and interior, quadrangle, gate lodge and interior, fence and gate and grounds	I67	8A Missenden Road	State
Shop and residence including interiors	I69	49 and 49A Missenden Road	Local
Alfred Hotel including interior	I70	51-55 Missenden Road	Local
JD Stewart Building, University of Sydney including interior	I73	Paramatta Road	Local
Former Newtown Public School group including buildings and their interiors, fencing and grounds	I968	50 Carillon Avenue	Local
Royal Prince Alfred Hospital – Victoria and Albert Pavilions	00829	Metropolitan	State Heritage Inventory
Royal Prince Alfred Hospital – Admission Block	00830	Metropolitan	State Heritage Inventory
University of Sydney Conservation Area	C5	Camperdown	Local
Bligh and Camperdown Terrace	C38	Newtown	Local
O'Connell Town Estate	C43	Newtown	Local

The site's surrounding heritage items are illustrated in **Figure 11** below. The site is outlined in red and the red circle indicates the location of the proposed activity.

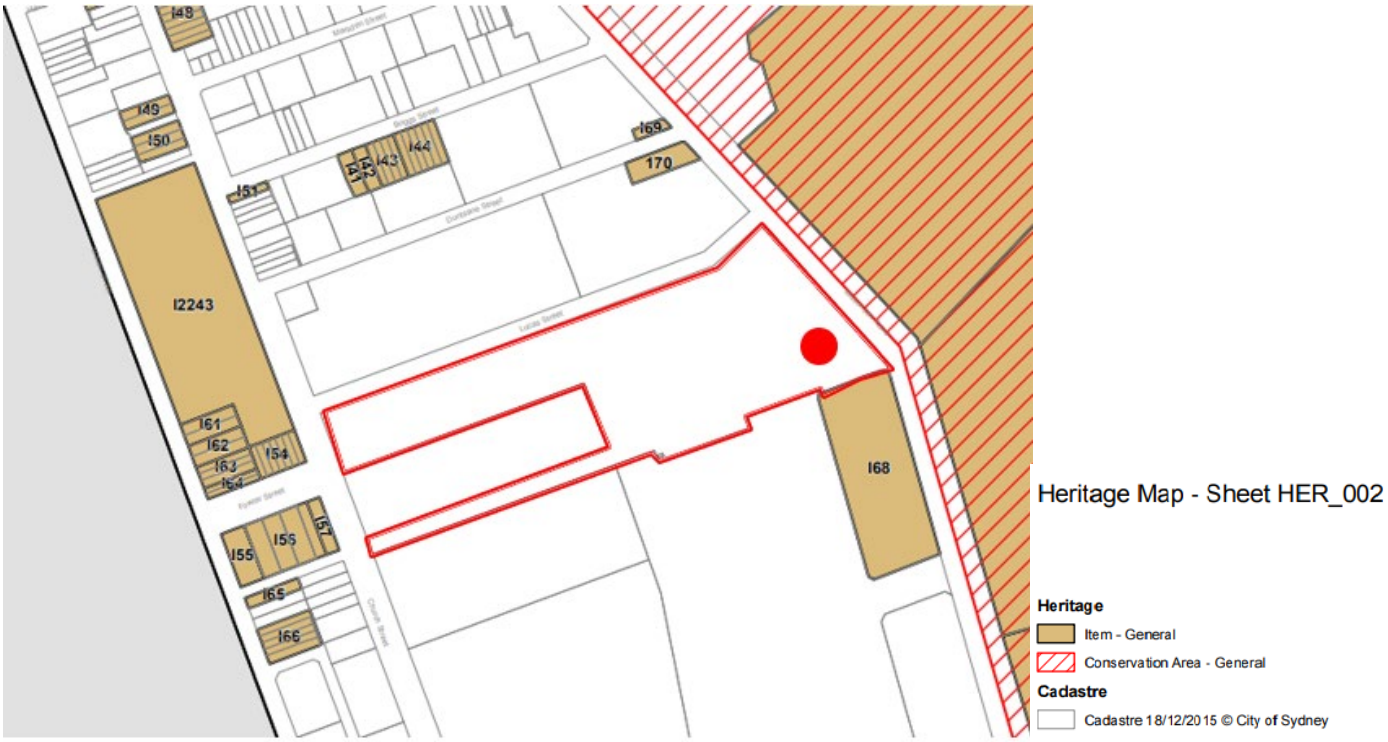

Figure 11 Heritage SLEP 2012 Map

2.8 Built Form Context

RPA Hospital is largely developed with numerous buildings spread across the hospital campus. Missenden Road is the central access spine of the RPA Hospital campus which consists of a mix of low to medium scale older buildings and larger scale modern buildings that create a mixed streetscape character.

There is a distinct shift in the character of the east campus (from Missenden Road) which presents as a heritage street frontage that has a consistent street wall / setback compared to the west campus on the other side of Missenden Road which has a more modern character of varied setbacks interspersed with open space areas and large parking lots, including the ANSTO building carpark and RPA Hospital carpark.

The Western Campus contains the prominent King George V Memorial Hospital which is located to the southwest of the proposed site and is registered on the RAIA Register of Significant Architecture in NSW. The building was opened in 1941 and was designed in the Inter-War International Art Modern style by distinguished architects Stephenson and Turner.

A campus map is provided at **Figure 12** below.

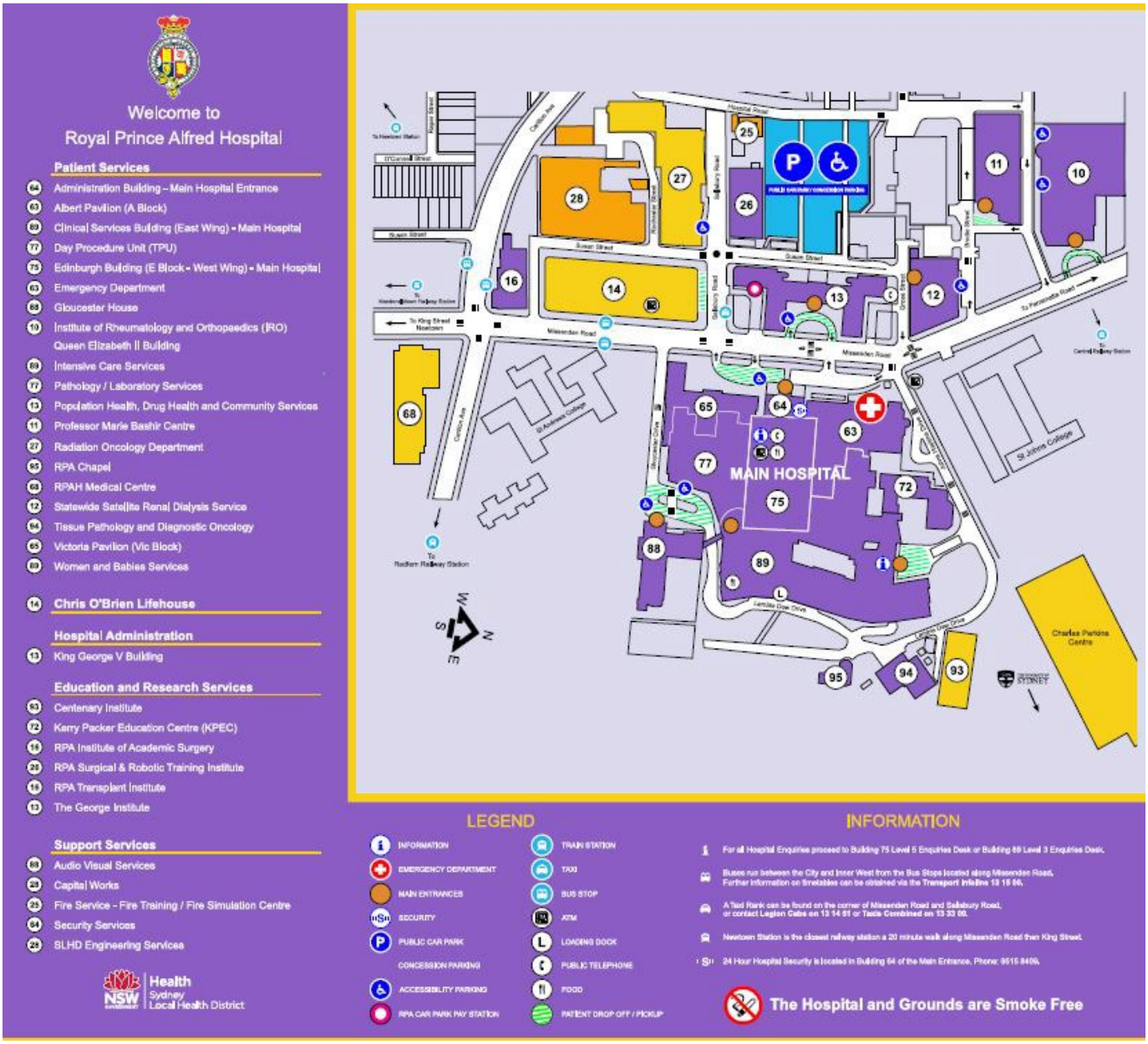

Figure 12 RPA Hospital Campus Map

2.9 Transport and Access

A Traffic Impact Statement (TIS) has been prepared by SCT Consulting and can be found at **Appendix J**. The TIS provided details on the existing traffic conditions, transport and parking impact assessment and a preliminary overview plan of the Construction Traffic Management Plan (CTMP). Further details on the transport and parking arrangements of the proposed activity can also be found at **Section 6.1.6** of this report.

The hospital is serviced primarily by Missenden Road, which provides the hospital access to Parramatta Road and Carillon Avenue. This is supplemented by access on Church Street which runs along the western border of the hospital campus. Other arterial roads surrounding the site, include Parramatta Road to the north and City Road to the south. Further detail on the main servicing roads is outlined below and illustrated in **Figure 13** below.

2.9.1 Missenden Road

Missenden Road provides the primary north-south link through the east and west campuses of RPA Hospital. The road presents traffic calming treatments such as single lanes and on-street parking in both directions, wide pedestrian footpaths and multiple zebra crossings which is highly beneficial for pedestrians. Missenden Road has a relatively constant flow of pedestrian and vehicular traffic during weekdays (approximately 700 to 800 vehicles an hour in both directions between 7am and 6pm).

2.9.2 Grose Street

Grose Street within the hospital campus is an access-controlled roadway between the King George V (KGV) building and B12. The street is the exit for freight vehicles using the KGV loading dock, provides an alternative exit for the KGV visitor car park, and serves the main entrance to B12. Access to the western portion of Grose Street is pedestrian-only and therefore not open to through traffic.

There is also a wide range of public transport options that service the site, as summarised below.

2.9.3 Brodie Street

Access to the main staff car park, ANSTO Research facility, and the Marie Bashir loading dock and car park is provided by a laneway that runs parallel to Grose Street, along the northern frontage of B12. Historically called Brodie Street, the lane is now access controlled and entry only from Missenden Road. Aside from access to various car parks and loading docks, five accessible on-street parking spaces are only provided in the access laneway. There are no pedestrian footpaths on either side of this laneway.

2.9.4 Train

Rail infrastructure in the vicinity of the site includes:

- Newtown Station, approximately a 12-minute walk from the site;
- Macdonaldtown Station, approximately a 14-minute walk from the site; and
- Central Station, approximately 32-minute walk from the site.

2.9.5 Bus

Bus infrastructure in the vicinity of the site includes:

- Both bus routes 412 and 422 service the site along Missenden Road, each connecting the Sydney CBD to RPA Hospital; and
- Additionally, there are several bus routes that travel along Parramatta Road, including, 413, 442, 438N, 440, 461N, 480, 483, connecting the site to numerous locations including Bondi Junction, Sydney CBD and Central Station.

2.9.6 Cycleways

There are cycleways throughout and surrounding the site, connecting the RPA Hospital campus and the University of Sydney campus to the rest of the Sydney.

2.9.7 Pedestrian Access

B12 is situated next to some key pedestrian routes, namely the north-south movement on Missenden Road, and the east-west route connecting the multi-storey hospital car parks to the main hospital building. The footpath section of Missenden Road outside B12 links the main hospital building to the northbound bus stop and is the location of a highly used zebra crossing. Pedestrian access on this side of Missenden Road must be maintained during the construction access.

East-west connectivity on the campus is key to linking the hospital's multi-storey car parks to the rest of the campus. Grose Street and the footpath south of ANSTO is the only east-west footpath between Carillon Avenue and Lucas

Street. Grose Street has pedestrian footpaths on both sides, but the southern footpath is disrupted by the loading dock exit ramp. East-west connectivity for pedestrians will need to be maintained during the construction process. Most pedestrian connections into the hospital are along key vehicle arterial roads.

2.9.8 Car Parking

There are a number of available parking locations across the RPA Hospital campus, including on-street parking, King George V car park, staff car park off Church Street, Wilson Parking on Missenden Road and Secure Parking carpark on Carillon Avenue.

Figure 13 Main Arterial Roads

2.10 Topography

The site is generally flat and has an elevation of approximately 25m above sea level. It is located on the western side of the Sydney CBD and offers local views of Missenden Road and the CBD.

A site survey plan is appended at **Appendix E**.

2.11 Vegetation and Ecology

The RPA Hospital campus is largely developed with buildings and hardstand, and has minimal vegetation throughout the campus. It is noted there are a number of established trees along Missenden Road that have been identified on the Council's Heritage Tree List. The proposed activity is mainly internal to the site, and not in the vicinity of any vegetation or ecological communities.

2.12 Acid Sulfate Soils

The site is in a Class 5 Acid Sulfate Soils area as identified in SLEP 2012.

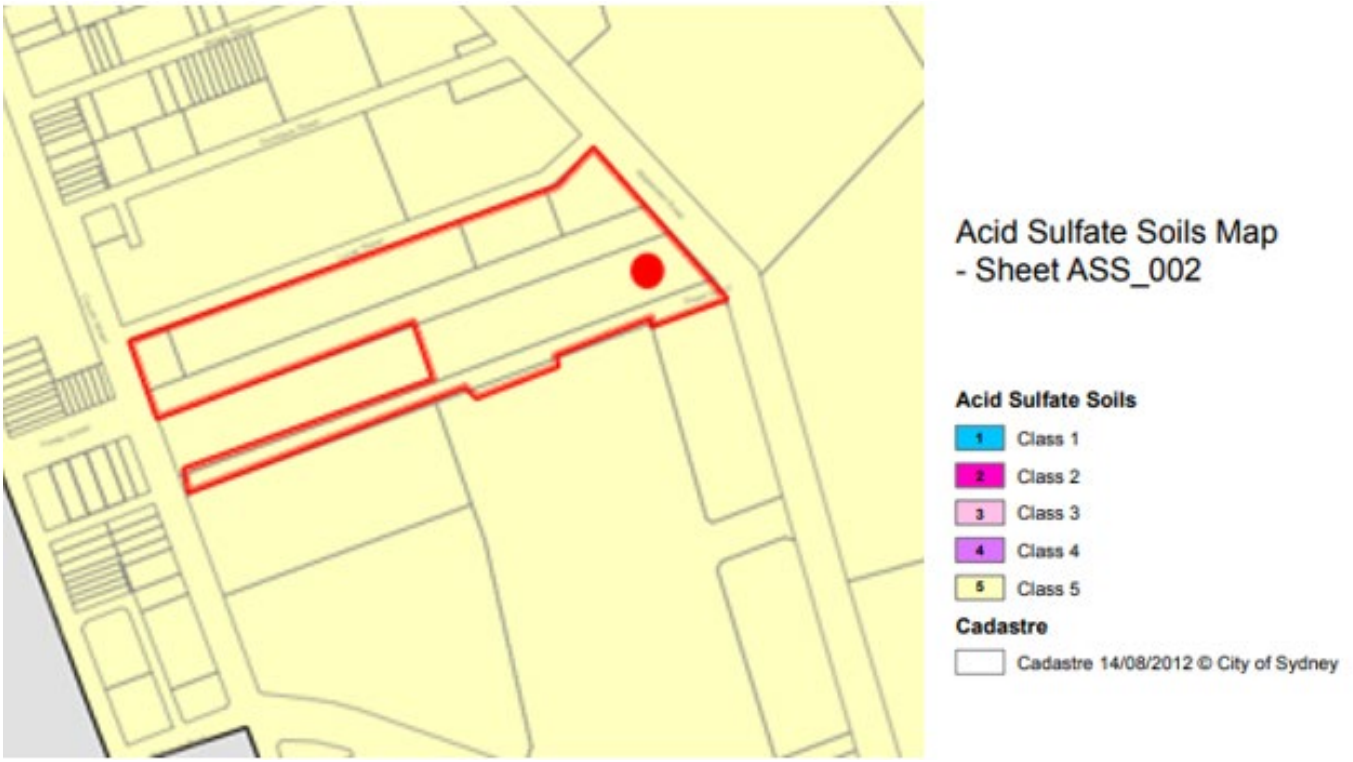

Figure 14 Acid Sulfate Soils Map SLEP 2012

2.13 Flood Prone Land

As indicated by the Section 10.7 (2) & (5) Planning Certificate for the site(refer **Appendix C**), the site is flood prone.

2.14 Existing Development

2.14.1 RPA Hospital Campus

RPA Hospital is the largest of five hospitals within the Sydney Local Health District. RPA Hospital is a specialist referral hospital providing an extensive range of services to more people in New South Wales than any other hospital and is considered a worldwide leader in healthcare excellence and innovation.

The hospital campus includes multiple buildings across both the eastern and western campuses, varying in height from three (3) to twelve (12) storeys. The hospital provides a range of services including palliative care, gynaecology oncology, endocrinology and diabetes, neuropathology and ambulatory care. RPA Hospital set up NSW's first Neuro-Autonomic Service with highly specialised services in neuro-otology, neuro-immunology and neuromuscular disorders and epilepsy.

The campus was initially established in 1882 and has played a key role in healthcare innovation and research in NSW. The existing main hospital building is 12-storeys in height.

No major work has been conducted on the campus in recent years. In March 2019, the NSW Government announced a significant expansion of RPA Hospital with the Stage 1 RPA Hospital Redevelopment Project, valued at $750 million. The redevelopment will be for clinical and non-clinical services infrastructure to expand, integrate, transform and optimise current capacity at RPA Hospital to provide contemporary patient-centred care that is evidence based including expanded and enhanced facilities and services for:

- Emergency Department (ED);
- Intensive Care Unit (ICU);
- Operating Theatres (OT);
- Interventional Cardiology;
- Adult Acute Inpatient accommodation;
- Medical imaging services (including intervention); and
- Clinical and non-clinical support services.

2.15 Building 12

Building 12 (B12) forms part of the west campus of the RPA hospital. The building is two storeys in height and was, until recently, home to the Statewide Renal Service (SRS) which is one of the largest renal dialysis (kidney dialysis) services in Australia.

The proposed activity under this REF is required to provide sufficient space and facilities for the relocated Anatomical Pathology Building to account for future demand and staffing increases.

2.16 Site Considerations and Constraints

The Section 10.7(2) and (5) Planning Certificate (Certificate No. 2022303110) for the site at **Appendix C**, dated 27 April 2022 identifies that Lot 101 in Deposited Plan 1179349 is located within SP2 – Infrastructure zone under SLEP 2012.

Table 4 below outlines the site's considerations and constraints.

Table 4 Section 10.7(2)&(5) Planning Certificate

Affectation	Yes	No
Critical Habitat		✓
Conservation area		✓
Item of environmental heritage		✓
Affected by section 38 or 39 of the Coastal Management Act 2016 (CM Act)		✓
Proclaimed to be in a mine subsidence district		✓
Affected by a road widening or road realignment		✓
Affected by a planning agreement		✓
Affected by a policy that restricts development of land due to the likelihood of landslip		✓
Affected by bushfire, tidal inundation, subsidence, acid sulfate or any other risk	✓ (Note 1)	
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	✓ (Note 2)	✓

Note 1: The lot is identified as being affected by Class 5 Acid Sulfate Soils, as mentioned above in **Section 2.12**.

Note 2: The lot is identified as flood prone land and is therefore subject to flood related development controls. It has been confirmed however that the proposed activity will not affect the flood behaviours of the site and nor are the works situated in flood affected parts of the site.

2.17 Existing DA Approvals on the site

The construction of the original building pre-dates the digitation of local DAs, in 2004. Refer to below for existing DA approvals on the site. Note, development sought through other planning approval pathways, like REF's, is also occurring and is summarised below.

Table 5 Existing DA Approvals on the Site

DA number	Description	Day Lodged	Date of Approval	Decision
D/2011/1107/B	S96(2) modification comprising internal reconfiguration s(which will result in the creation of 35 additional rooms with no change in the total approved number of beds at 802), the introduction of a plant room with ventilation louvres (air conditioning) at lower ground level, and the extension of the floor area at roof level; external facade works comprising replacement of window frames, increase to the height of the glazed balustrade at roof level from 1.5m to 1.8m and the introduction of landscaped study garden and courtyard areas to the approved communal landscaped areas at podium and rooftop levels.	30/07/2013	24/10/2013	Approved

Works are proposed to occur on the site under an REF. These works are all within the east campus of the RPA hospital campus. REF works already approved include:

- Construction of a new Mortuary pick up location within existing Building 89 Level 1, including a new lift between Levels 1 and 2; and
- Relocation of an existing roller shutter door on the eastern side of clinical services building to enable improved access control for hearse movements.

Further, the scope of future REF/s is anticipated to be:

- Civil works in Lambie Dew Drive;
- Raising of a pedestrian walkway located in Gloucester House;
- Road works to Gloucester Drive to provide access for delivery vehicles and fire appliances;
- Internal works to Building 63 and expansion of Building 89 for the Molecular Imaging department; and
- A new lift servicing Levels 5-7 of Building 89.

3. Proposed Development, Need and Alternatives

3.1 The Proposal

The proposed activity is located within the West Campus of RPA Hospital.

The current location of the Anatomical Pathology department will be displaced by the future redevelopment of the hospital campus. Given B12 has recently been vacated by the Renal Dialysis Service, this new location will support the relocation of the Anatomical Pathology department.

The proposed activity has four main components, including;

- New internal fit out for the relocated Anatomical Pathology department on Level 5 of Building 12;
- New external additions to the western elevation of Building 12 including storage of dangerous goods;
- Minor works to the external façade and roof including new external egress stairs, new entry door, new roller door, infill of an existing door and removal of existing brickwork to two blocked in windows to reinstate to former condition; and
- Installation of PV cells on the roof of Building 12.

As mentioned in **Section 1** of this report, the Anatomical Pathology fit out will take place on Level 5 of B12, which is the ground floor. The numbering of floors within B12 aligns with the levels across the RPA Hospital site.

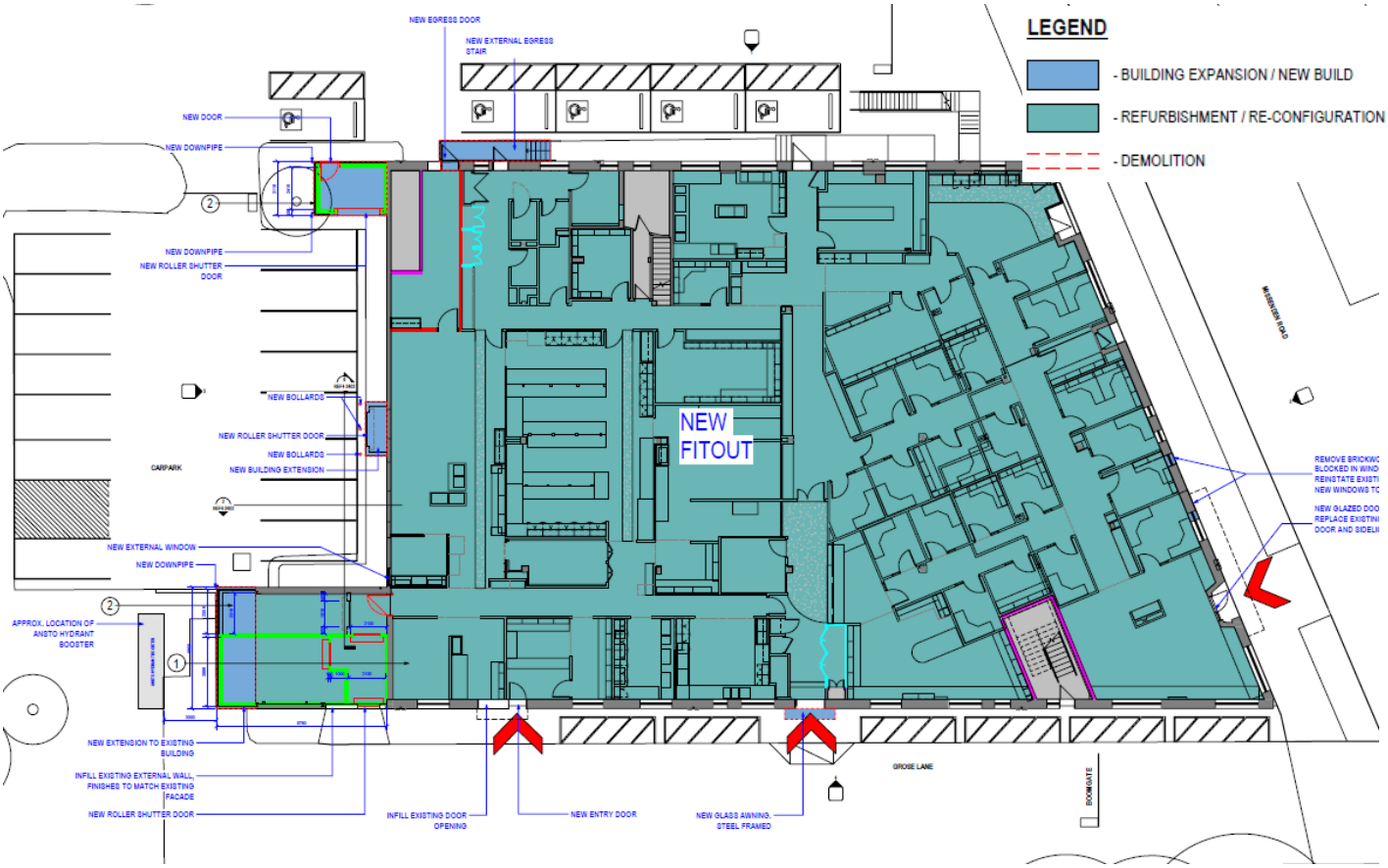

Figure 15 Site Plan of Anatomical Pathology fitout and building extension

The four components of the proposed activity are described further below.

1. New internal fit out for the relocated Anatomical Pathology department

As mentioned above, the Anatomical Pathology department will be displaced by the future redevelopment of the hospital campus. In this case, the Anatomical Pathology department is proposed to be relocated to the ground level (Level 5) of B12.

The proposed activity is considered the best operational solution for the department and the quickest, single step solution.

Refer to **Figure 15** above and Drawing RPA-ARC-JAC-DRG-REF4-3402 within the Architectural Plans, prepared by Jacobs at **Appendix F**.

2. New external additions to B12

The second component of the proposed activity is the new external addition to B12. The external building extensions will occur at three points along the western façade of B12 (at northern end, in the middle and southern end).

The building extensions will also include a new roller shutter door at the ground level. The building extensions are required to accommodate the storage of dangerous goods. In order to be compliant from a fire and safety perspective, dangerous goods storage could not be accommodated within the existing building envelope, and therefore new external structures and footings were required. The building extensions extend the building length by 9.76 m. Refer to **Figure 1** (plan view) and **Figure 16** (elevation view) below and Drawing RPA-ARC-JAC-DRG-REF4-3403 within the Architectural Plans, prepared by Jacobs at **Appendix F**.

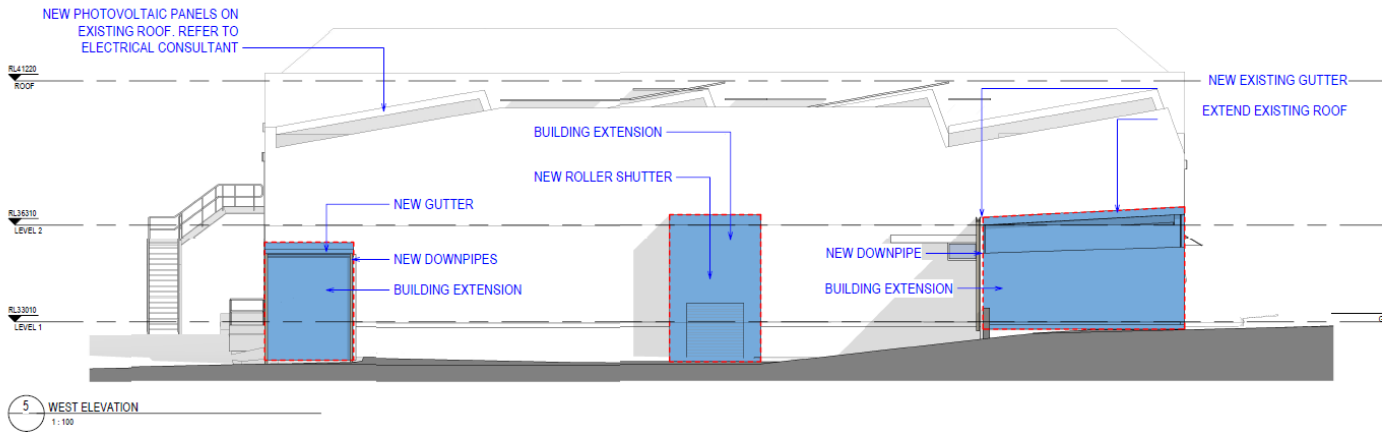

Figure 16 External addition to B12

3. Minor works to the external façade and roof

The third component of work includes the minor works to the external façade and roof. The minor alterations will occur on all four facades of B12.

Refer to a detailed list below on minor works that will occur on the façade and roof of B12, including:

Eastern Façade (Missenden Road)

Removing brickwork from blocked-in windows to reinstate the windows previously at these locations. The new windows match existing windows.

Southern Façade (Grose Street)

- New glazed steel framed awning;
- New entry door;
- Infill existing door and window opening;
- Infill a portion of the external wall to match existing façade wall; and
- New roller shutter in the south western corner.

Western Façade (Grose Street / ANSTO car park)

- New external window, downpipe, gutter and bollards;
- New building extension to accommodate dangerous goods, waste, flammable liquids waste tank and hot water enclosure; and
- Two (2) new roller shutter doors.

Northern Façade (Brodie Street)

- New door;
- New gutter and downpipe; and
- New egress door and egress stairs.

The roofline on this frontage is prolonged by the building extension at the rear of the building (west elevation).

All external works will match the existing façade to support the surrounding heritage conservation area (HCA).

Refer to **Figure 17** below and Drawing RPA-ARC-JAC-DRG-REF4-3403 within the Architectural Plans, prepared by Jacobs at **Appendix F.**

Figure 17 Minor works to the external façade

4. Installation of PV cells on the roof of B12

In addition to the above, the installation of PV cells is proposed on the southern section of the roof on B12.

This is part of a broader initiative to roll out PV cells across all new NSW Health Infrastructure development, in line with the NSW Health Resource Efficiency Strategy 2016 to 2023.

Refer to **Figure 18** and **Figure 19** below and Drawing RPA-ARC-JAC-DRG-REF4-3404 within the Architectural Plans, prepared by Jacobs at **Appendix F**.

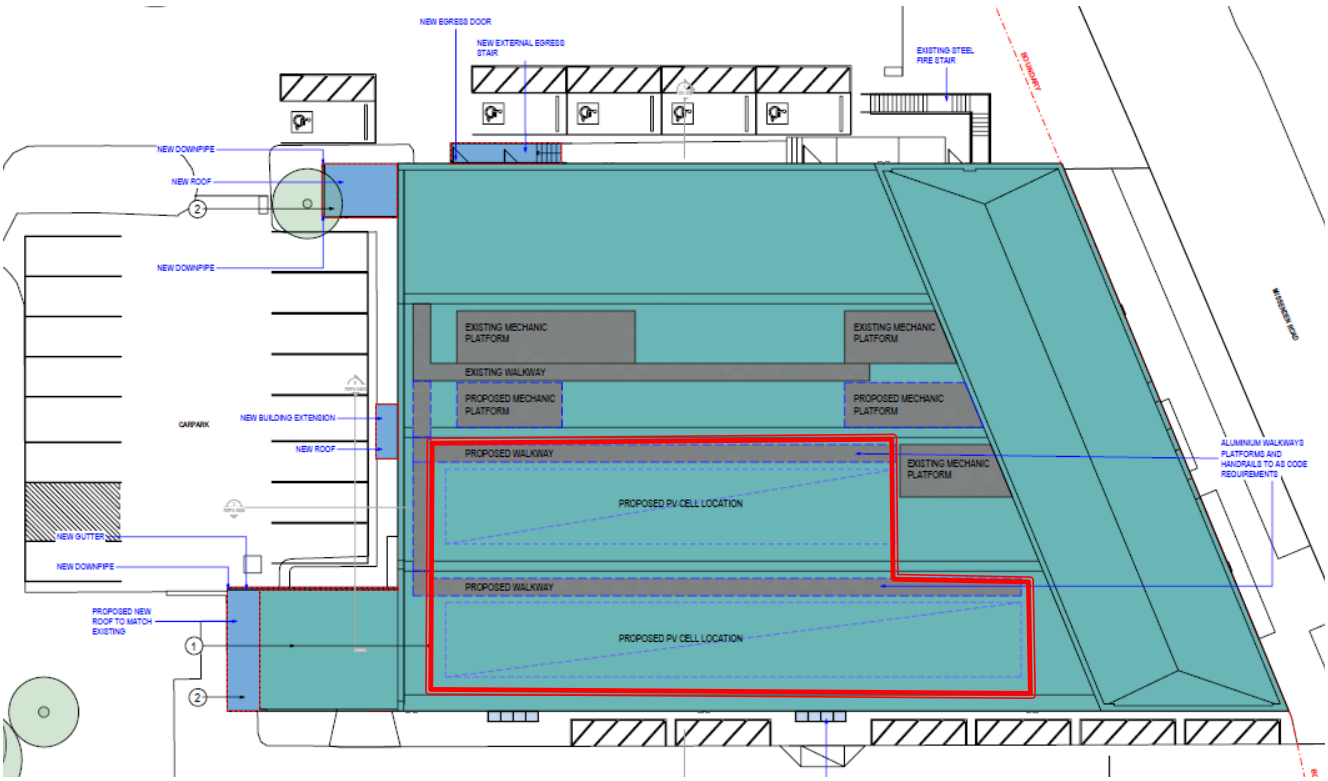

Figure 18 Architectural roof plan. The location of PV cells is marked in red.

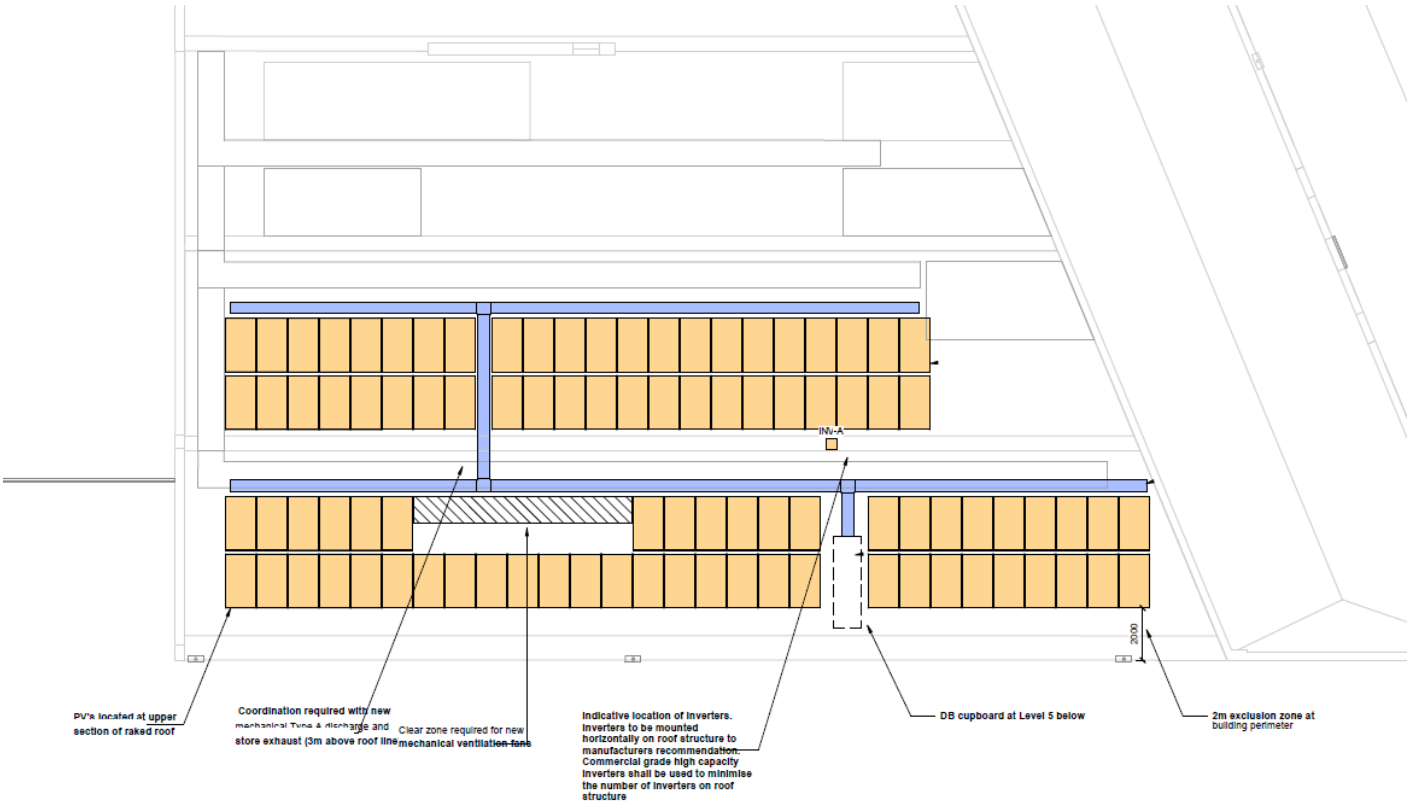

Figure 19 Electrical Services – PV layout.

3.1.1 Options Considered

The following options were considered for the proposed activity including:

- **Option 1:** Locating the Anatomical Pathology department within an existing car park on Level 2 of Building 89. This option was deemed not feasible due to insufficient internal clearance, existing structure and services and insufficient amenity for the pathology department – particularly access to natural light and reduced ceiling heights within the lab space.
- **Option 2:** This is the option that was selected. It involves the relocation of the Anatomical Pathology department to a single level of the existing B12 located on the West Campus.
- **Option 3:** Inclusion of extra levels for Anatomical Pathology on the roof of Building 77. This option was rejected for various reasons, including impact on other departments, cost and lack of space.
- **Option 4:** Refurbishment of the existing pharmacy department in Building 77. This option was rejected for various reasons, including impact on other departments, cost and lack of space.

3.1.2 Preferred Option Justification

Option 2 is the preferred option as it is providing the best operational solution for the Anatomical Pathology department and the quickest, single step solution.

The RPA Hospital Anatomical Pathology Laboratory has the largest collection of specimens in the state whilst current forecasts expect the demand for pathology services at RPA Hospital to grow approximately 40% by 2031. Anatomical Pathology also undertakes a significant volume of research within RPA Hospital and in collaboration with other partners. The existing Anatomical Pathology department is in Building 94 and is not able to sustain further growth. Due to the redevelopment of the hospital campus, the Anatomical Pathology department will be displaced.

Therefore, a new site is required to allow for the relocation and ongoing operation of the Anatomical Pathology department.

3.2 Construction Activities

The works are considered short term. **Table 6** provides a summary of construction activities for the proposed activity.

Table 6 Project Timeframes and Construction Activities

Commencement Date	August 2022
Work Duration/Methodology	28 weeks (August 2022 – March 2023)
Work Hours and Duration/Construction	**The following construction hours are proposed:** **Monday to Friday** – 8am to 6pm; **Saturday** – 8am to 1pm; + **Saturday** – 7am to 8am – for low noise works only including site preparation works. **Monday to Sunday (7 days)** 24 hours/day - internal works only to Building 12. As per the Acoustic Report, at **Appendix H**, it was recommended that approval for extended construction hours and out of hours work (OOHW) be sought. The rationale for OOHW is that extended hours are required to shorten the construction duration for an essential service site. It is recommended that low-noise and site preparation works be undertaken during the 7 am – 8 am time period on Saturdays. The offices on Level 2 will remain operational during works, and it is expected that occupants of the Level 2 offices will be “noise affected” during the course of the works (note that only residential receivers have a “highly noise affected” management level under the ICNG). Internal building works, which from a noise perspective will highly affect this use, but have a low impact on adjoining landowners (given the works will be fully enclosed) are recommended to occur as OOHW. If permission is granted for OOHW (which is what is being sought under this REF), impact on internal receivers within Building 12 can be mitigated by conducting noisy works outside of staff working hours. Further information on OOHW, refer to **Section 6.1.7**.
Plant Equipment	Plant equipment will be confirmed when the Principal Contractor is appointed to ensure alignment with the proposed methodologies and construction staging.

Earthworks	The estimated volume of proposed earthworks is nil.
Source and Quantity of Materials	**Floor Finishes** • Concrete with sealer – 65m^2 • Vinyl – 750m^2 • Tiles – 25m^2 • Carpet– 500m^2 **Ceiling** • Acoustic Tiles – 600m^2 • Suspended plasterboard ceiling –750m^2 **Partition** • Internal partition (infill) – 1,600m^2 • Masonry – 10m^2 • Glazed partitions– 10m^2 **Internal Doors** • Timber doors – 64 • Roller shutters (new and adjusted) – 3 **Lift** • (nil)
Affected by a planning agreement	N/A
Traffic Management and Access	Prior to the construction works commencing, the Principal Contractor will develop a Construction Pedestrian and Traffic Management Plan which will detail how traffic, pedestrian and cyclist access will be managed during the construction works.

3.3 Ancillary Facilities

Not applicable. The proposed activity does not involve the construction of any ancillary facilities.

4. Statutory Framework

4.1 Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an EPI provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the development is required under Part 5 of the Act.

The T&I SEPP aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the T&I SEPP outlines the approval requirements for health service facilities. A “hospital” is defined as a health service facility under this division.

The site is zoned SP2 Infrastructure for the purpose of Health Services Facilities, under the SLEP 2012. SP2 Infrastructure is a prescribed zone under the T&I SEPP.

The proposed activity involves alterations and additions to an existing health services facility which is classified as development without consent as the proposed activity is consistent with Section 2.61 of the T&I SEPP.

Development for the purposes of a solar energy system is also permitted without consent under Section 2.38(4) of the T&I SEPP, where it is ancillary to an existing infrastructure facility such as a hospital.

However, the project becomes an ‘activity’ for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an ‘activity’ in accordance with Section 5.1 of the EP&A Act because it includes the “carrying out of a work” as defined under Section 1.4 of the EP&A Act.

4.2 Environmental Planning and Assessment Act 1979

Section 5.5 of the EPA Act requires determining authorities, when assessing under Part 5, to examine and take into account to the fullest extent possible all matters affecting, or likely to affect the environment by reason of that activity.

Section 7 of this REF includes an assessment of the proposed activity against the requirements of Section 5.5 of the EP&A Act

4.3 Environmental Planning and Assessment Regulation 2021

Part 8, Section 171 of the EPA Regulation provides a list of factors that must be taken into account for an environmental assessment under Part 5 of the EPA Act. These requirements are considered at **Section 7** of this REF report.

4.4 State Environmental Planning Policies

4.4.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

The T&I SEPP commenced on 1 March 2022 and applies to land across the State. As noted in **Section 4.1** of this report, the proposed activity is being undertaken in accordance with the T&I SEPP and therefore it is a matter of consideration in preparing this REF. Refer to an overview of the proposed against the relevant provisions of the T&I SEPP in **Table 7** below.

Table 7 Response to relevant provisions of the T&I SEPP

Relevant T&I SEPP Sections	Compliance	Comment
Division 10 – Health services facility **Section 2.61**		
(1) Any of the following development may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility (a) the erection or alteration of, or addition to, a building that is a health services facility	Yes	The proposed activity includes alterations and additions to an existing health services facility building for that purpose, and will carried out by or on behalf of a public authority (HI), within the boundaries of an existing health services facility.
Division 4 – Electricity generating works or solar energy systems – Section 2.38(4)		
(4) **Solar energy systems** Development for the purpose of a solar energy system may be carried out by or on behalf of a public authority without consent on any land if it is ancillary to— (a) an existing infrastructure facility.	Yes	The proposed activity proposes a solar energy system on the roof of an existing health services facility, i,e. an existing infrastructure facility.

4.4.2 State Environmental Planning Policy (Resilience and Hazards) 2021

4.4.2.1 Hazards

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) requires the consideration of any hazardous chemical issues that could arise as a result of a proposed development, including any proposed transport, generation or storage of hazardous substances. The proposed activity includes storage of hazardous substances associated with the Anatomical Pathology use.

It has been determined by Arup that the development is “potentially hazardous” due to the quantities of refrigerated liquid oxygen (class 2.2/5.1) which exceed the threshold quantities. Subsequently, a Preliminary Hazard Analysis (PHA) was prepared by Arup and can be found at **Appendix L**.

The dangerous goods to be stored in B12 are summarised in **Table 8**.

Table 8 Storage of Dangerous Goods used in B12

Storage	Off-Site Risk	Storage type
CYCLOTRON - 100L Class 3 Flammable liquids cabinet	No	Internal flammable liquids cabinet
Dangerous Goods storage room – Class 3		Duty/standby IBC arrangement for pumped system
89/31 MG05A – 160L Class 3		Internal flammable liquids cabinet
89/D-01 Lambie Dew Drive – 6,000L Class C1		Underground storage tank
89/L5 WHH10A – 800L Class 2.2 Cryogenic store		Internal cryogenic store

The PHA came to numerous conclusions, including:

- The annual number of generated traffic movements for the dangerous goods does not exceed the transportation screening thresholds, therefore a route evaluation study in accordance with *HIPAP 11: Route Selection* is not necessary;
- RPA Hospital currently has the appropriate separation distances of oxygen storages from dangerous goods stores, diesel storages from site boundaries and off-site populations that exceed the minimum requirements in the relevant Australian standards and these separation distances would be retained throughout the construction and operation of the proposed activity ; and
- The likelihood and consequences of tank failure, the off-site populations and the risk of fatality, and the individual risk of fatality for off-site populations is considered negligible and there is negligible societal risk associated with the dangerous goods (refrigerated liquid oxygen) that exceed the threshold quantities.

Compliance of the storage of dangerous goods with the appropriate Australian Standards will be implemented to provide adequate risk management for the facility. The primary management of off-site risks is by locating goods in appropriate places from the boundary and separating from other reactive or incompatible goods.

4.4.2.2 Contaminated Lands

Section 4.6 of Chapter 4 of the Resilience and Hazards SEPP also requires the consideration of any contamination that could arise as a result of the proposed development. If the land is found to be contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. Furthermore, if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, the consent authority must be satisfied that the land will be remediated before the land is used for that purpose. While Section 4.6 of the SEPP does not strictly apply to “development without consent” (Part 5) pathways, it is a matter for consideration in REFs.

As the proposed activity requires land disturbance, albeit minimal land disturbance as no large building footprints or basement levels are proposed that are associated with the external building additions, an assessment of contamination and remediation is required for this REF.

It should be noted there is no change of use proposed in relation to the proposed activity. The land is zoned SP2 for the purpose of ‘health services facilities’ and currently the land is already used for the purpose of a Health services facility (hospital).

Consistent with Section 4.6 of the Resilience and Hazards SEPP, site investigations will be conducted to identify any contaminants present on the site and whether remediation is required to occur before the undertaking of the proposed activity. The site will have to be made suitable for its intended use before the undertaking of the proposed activity. The requirement for the site investigations and the site to be made suitable for the proposed use, are reflected in the conditions of approval at **Appendix A**.

4.4.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The site is zoned SP2 Infrastructure under SLEP 2012, which is a prescribed zone to which State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP) applies. The Policy aims to protect and preserve bushland within urban areas.

The RPA Hospital is largely developed, however there are a number of mature trees along Missenden Road and areas of landscaping throughout the campus.

The proposed activity does not include the removal of any planted native and exotic vegetation within the hospital grounds and is therefore consistent with the provisions of the B&C SEPP.

4.5 Local Environmental Plans

The relevant provisions of the SLEP 2012 are addressed in **Table 9** below.

Table 9 Response to relevant provisions of the SLEP 2012

SLEP 2012 Section	Compliance	Comment
2.2 – Zoning of land to which Plan applies – SP1 Special Activities	Yes	The proposed activity is related to the use of the site for the purposes of a health services facility, consistent with the objectives of the SP2 Infrastructure zone.
4.3 – Height of Buildings	N/A	The site is not subject to a maximum building height standard.
4.4 – Floor Space Ratio	N/A	The site is not subject to a maximum floor space ratio standard.
5.10 – Heritage Conservation	Yes	The site itself does not contain any heritage items nor is it within a heritage conservation area under the SLEP 2012. Refer the Preliminary Heritage Advice Letter, appended at **Appendix F**. The letter concludes that "the proposal would engender a neutral impact on the heritage significance of the subject site".
5.12 – Infrastructure development and use of existing buildings of the Crown	N/A	As per Section 4.1 of this report, the alterations and additions to a building within an existing health services facility may be carried out by the proponent without consent pursuant to Section 2.61 of the T&I SEPP. As at Section 2.38 of the T&I SEPP, development for the purposes of a solar energy system may be carried out by or on behalf of a public authority without consent on any land if it is an ancillary to an existing infrastructure facility. As at Section 5.12 (1), the SLEP 2015 does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development under the T&I SEPP.

5. Consultation

5.1 Government Agency and Other Stakeholder Consultation

Notification of the proposed activity to City of Sydney (Council) and adjoining occupiers of land is required under Section 2.62 of the T&I SEPP. Notification letters were sent out to Council on 24 March 2022 and the adjoining occupiers of land on 03 March 2022. Refer to Notification scope and letters at **Appendix B**.

A response was received from Council within the 21 days of issuing the notification letters. They raised no objection to the proposal and their response is attached at **Appendix B**. No response was received from adjoining occupiers within the 21 days of issuing the notification letters.

Figure 20 below illustrated the location of occupiers of adjoining land that were notified.

Table 10 T&I SEPP Sections 2.10 – 2.17 Consultation

Consultation with Council – cl 2.10(1) Council related infrastructure or services	**Yes**	**No**
Will the activity:		
a. Potentially have a substantial impact on stormwater management services provided by the Council?		✓
b. Be likely to generate traffic that will strain the capacity of the road system in the LGA?		✓
c. Involve connection to, and have a substantial impact on, the capacity of any part of a sewerage system owned by Council?		✓
d. Involve connection to and use a substantial volume of water from any part of a water supply system owned by Council?		✓
e. Involve the installation of a temporary structure on, or enclosing of, a public place that is under the Council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential?		✓
f. Involve the excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which the Council is the roads authority under the *Roads Act 1993* (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath).		✓
Consultation with Council – cl 2.11(1) local heritage	**Yes**	**No**
Is it likely that the activity will have an impact, that is not minor or inconsequential, on a local heritage item (other than a local heritage item that is also a State heritage item) or a heritage conservation area?		✓
Consultation with Council – cl 2.11(2)(b) local heritage	**Yes**	**No**
If yes to cl 2.11(1) above, has a copy of the Heritage Impact Statement and a scope of works been provided to the Council?		✓ (Note 1)
Consultation with Council – cl 2.12 flood liable land	**Yes**	**No**
Will the works be located on flood liable land, and will they alter flooding patterns more than to a minor extent?		✓
Consultation with State Emergency Service— cl 2.13 development with impacts on flood liable land	**Yes**	**No**
Is the activity located on flood liable land and greater than minor alterations or additions to, or the demolition of, a building, emergency works or routine maintenance?		✓
Consultation with councils—cl 2.14 development with impacts on certain land within the coastal zone	**Yes**	**No**
Is the activity on land that is within a coastal vulnerability area and is inconsistent with a certified coastal management program that applies to that land?		✓

Consultation with public authorities other than councils – cl 2.15	Yes	No
Will the activity be located:		
g. on or adjacent to land reserved under the *National Parks and Wildlife Act 1974*?		✓
h. adjacent to a marine park declared under the *Marine Parks Act 1997*?		✓
i. adjacent to an aquatic reserve declared under the *Marine Estate Management Act 2014*?		✓
j. in the foreshore area within the meaning of the *Sydney Harbour Foreshore Authority Act 1998*?		✓
k. In association with development comprising a fixed or floating structure in or over navigable waters?		✓
l. In association with development for the purposes of a health services facility – in an area that is bush fire prone land (as defined by the Act)?		✓
m. In association with development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map—the Director of the Observatory, Note. The dark sky region is land within 200 kilometres of the Siding Spring Observatory.		✓
n. development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument—the Secretary of the Commonwealth Department of Defence, Note. Defence communications facility buffer land is located around the defence communications facility near Morundah. See the Defence Communications Facility Buffer Map referred to in clause 5.15 of *Lockhart Local Environmental Plan 2012*, *Narrandera Local Environmental Plan 2013* and *Urana Local Environmental Plan 2011*.		✓
o. development on land in a mine subsidence district within the meaning of the *Mine Subsidence Compensation Act 1961—the Mine Subsidence Board.*		✓
Consideration of Planning for Bush Fire Protection – cl 2.16	**Yes**	**No**
Has Planning for Bush Fire Protection been considered before carrying out the development in an area that is bush fire prone land?		✓

Note 1: A heritage letter was prepared in order to determine whether there would be a heritage impact arising from the proposed activity. The letter determined that the heritage impact of the proposed activity was neutral. As required under cl 2.11(2)(b) a copy of the heritage letter was provided to Council as part of the notification process.

Table 11 Notification of carrying out certain development without consent - T&I SEPP Section 2.62

Notification of carrying out certain development without consent (cl 2.62)	Yes	No
Is the proposed activity [if yes to any of the activities below, go to requirements under cl 2.62(2]:		
cl 2.61 (1)(a) the alteration of, or addition to, a building that is a health services facility	✓	
cl 2.61 (1)(d) development for the purposes of patient transport facilities, including helipads and ambulance facilities		✓
cl 2.61 (1)(e) development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility (or to service staff of, or visitors to, other premises within the boundaries of the facility).		✓
cl 2.62 (2) (a) Has written notice of the intention to carry out the development to each of the following been issued? (i) the council for the area in which the relevant land is located (unless the public authority is the council) (ii) the occupiers of any adjoining land	✓ (Note 1)	
cl 2.62 (2)(b) Has any response to the notice at cl 58A(2)(a) been taken into consideration under this REF assessment?	✓ (Note 2)	

Note 1: Notification letters were sent out to Council on 24 March 2022 and the adjoining occupiers of land on 03 March 2022. Refer to **Figure 20** below for the location of occupiers of adjoining land that were notified.

Note 2: Given no comments were received during notification, no response to notification is provided.

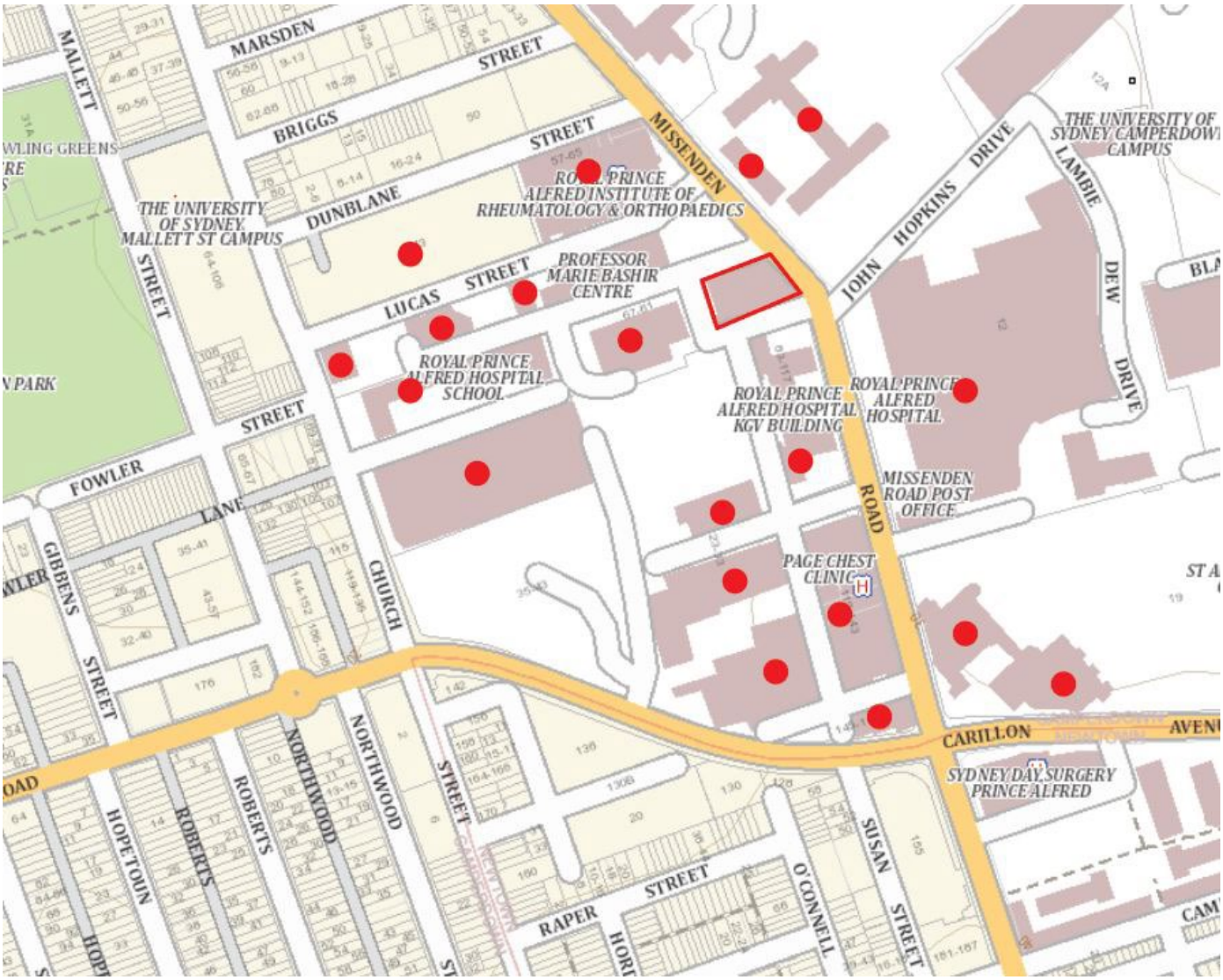

Figure 20 Notification of Occupiers

6. Environmental Impact Assessment

6.1 Identification of Issue

6.1.1 Soils and Geology

Questions to consider	Yes	No
Will the works require land disturbance?	✓ (Note 1)	
Are the works within a landslip area?		✓
Are the works within an area of high erosion potential?		✓
Could the works disturb any natural cliff features, rock outcrops or rock shelves?		✓
Will the works result in permanent changes to surface slope or topography?		✓
Are there acid sulfate soils within or immediately adjacent to the boundaries of the work area? And could the works result in the disturbance of acid sulfate soils?		✓
Are the works within an area affected by salinity?		✓
Is there potential for the works to encounter any contaminated material?		✓

Note 1: The proposed activity includes external building additions to B12 that require (minor) land disturbance. An Erosion and Sediment Control Plan will be prepared prior to commencement of works, as detailed in the Condition of Consent (**Appendix A**).

6.1.2 Hazardous Materials and Contamination

Questions to consider	Yes	No
Is there potential for the works to encounter any contaminated material?	✓ (Note 1)	
Will the works involve the disturbance or removal of asbestos?		✓ (Note 2)
Is the work site located on land that is known to be or is potentially contaminated?	✓ (Note 1)	
Is a Remediation Action Plan required?		✓
Is the work category 2 works under Former SEPP 55 (Resilience & Hazards SEPP 2021)?		✓

Note 1: The site has potential to be contaminated. Site investigations will be conducted to identify any contaminants present on the site and whether remediation is required. The site will be made suitable for its intended use before the undertaking of the proposed activity. This requirement is reflected in the conditions of approval. Refer to the conditions of approval (**Appendix A**).

Note 2: A Hazardous Building Materials Survey Report was prepared to accompany the report, by Sydney Environmental Group and is appended at **Appendix M**. The report assessed the structures located within a portion of B12.

The report concluded that:

- No Asbestos Containing Materials (ACM), Lead Containing Dust (LCD) or Lead Containing Paint (LCP) was identified, presumed, or suspected to be present within the site. However, given the age of the building, ACM may be encountered in areas not fully accessible during the survey;
- All fluorescent light fittings are presumed to contain Polychlorinated Biphenyls (PCB) capacitors. Further visual assessment of capacitors may be undertaken once assets are de-energised and made safe;
- All air-conditioning, ducting, and insulation material is presumed to contain Synthetic Mineral Fibres (SMF); and
- As a conservative measure to eliminate the risk of unintended Ozone Depleting Substances (ODS) release to the environment, removal of refrigerant gases for all Heating, Ventilation and Air Conditioning (HVAC) equipment is to be undertaken by a qualified HVAC technician prior to the removal of HVAC equipment.

Sydney Environmental Group recommended that the "Code of Practice for the Safe Use of Synthetic Mineral Fibres NOHSC:2006 (1990)" be closely adhered to when handling such materials.

6.1.3 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse?		✓
Are the works located within a floodplain?		✓
Will the works intercept groundwater?		✓ (Note 1)
Will a licence under the Water Act 1912 or the Water Management Act 2000 be required?		✓

Note 1: The proposed activity requires limited earthworks and so will not intercept groundwater or the floodplain.

6.1.4 Ecology

Questions to consider	Yes	No
Could the works affect any Environmental Protection and Biodiversity Conservation Act 1999 (Cth) listed threatened species, ecological community or migratory species?		✓
Is it likely that the activity will have a significant impact in accordance with the Biodiversity Conservation Act (2016)? In order to determine if there is a significant impact REF report must address relevant requirements of Section 7.2 of the BC Act: • Section 7.2 (a) - Test for significant impact in accordance with Section 7.3 of the BC Act. • Section 7.2 (c) it is carried out in a declared area of outstanding biodiversity value.		✓
Could the works affect a National Park or reserve administered by EES?		✓
Is there any important vegetation or habitat (i.e. Biodiversity & Conservation SEPP 2021 (Former SEPP 9 Urban Bushland, SEPP 14 Wetlands, SEPP 26 Littoral Rainforest) within or adjacent to the work area?		✓
Could the works impact on any aquatic flora or habitat (i.e. seagrasses, mangroves)?		✓
Are there any noxious or environmental weeds present within the work area?		✓
Will clearing of native vegetation be required?		✓

Note 1: The proposed activity will not impact trees, vegetation or ecological communities.

6.1.5 Bushfire Prone Land

Questions to consider	Yes	No
Are the works located on bushfire prone land		✓

Do the works include bushfire hazard reduction work?	✓
Is the work consistent with a bush fire risk management plan within the meaning of the ***Rural Fires Act 1997*** **(RF Act)** that applies to the area or locality in which the activity is proposed to be carried out?	✓

6.1.6 Traffic, Access and Parking

Questions to consider	Yes	No
Will the works affect traffic or access on any local or regional roads?	✓ (Note 1)	
Will the works disrupt access to private properties?	✓ (Note 2)	
Are there likely to be any difficulties associated with site access?		✓ (Note 3)
Are the works located in an area that may be highly sensitive to movement of vehicles or machinery to and from the work site (i.e. schools, quiet streets)?	✓ (Note 4)	
Will full or partial road closures be required?	✓ (Note 3)	
Will the proposal result in a loss of onsite car parking?		✓ (Note 5)
Is there onsite parking for construction workers?		✓ (Note 6)

A Traffic Impact Statement (TIS) has been prepared by SCT Consulting and can be found at **Appendix J**. The TIS provides details on the existing traffic conditions, transport and parking impact assessment and a preliminary overview plan of the Construction Traffic Management Plan (CTMP).

Note 1: SCT Consulting noted that the construction traffic impact of the proposed activity is likely to impact movement and function of facilities in its immediate vicinity, including:

- Grose Street and the access laneway (previously known as Brodie Street): Grose Street does not serve as an active or public transport route, therefore the impact on these transport modes is limited. However, Grose Street is the only exit route for freight vehicles leaving the King George V (KGV) loading docks. This dock sees activity throughout the day and requires thoroughfare on Grose Street. The forthcoming CTMP, will coordinate construction activity with the hospital and not disrupt access. Refer **Figure 21** below for illustration of loading dock exit route;
- Missenden Road: Missenden Road supports two bus routes, and the section of Missenden Road at the front of B12 is a key pedestrian route; and
- Australia's Nuclear Science and Technology Organisation (ANSTO): ANSTO's carpark, located to the rear of the building, is also actively used.

In saying this, the provision of safe routes for pedestrians and cyclists during construction is critical, in minimising impacts on public transport access and staging of road closures where required. This will be confirmed in the CTMP which will be prepared before construction.

Figure 21 Loading Dock Exit Route

Note 2: Access to ANSTO's building and car park will need to be maintained during the construction process. All other adjacent land is part of the RPA Hospital campus.

Note 3: The extent of closures and access difficulties will be dependent on the volume and types of construction vehicles used during the works.

Note 4: The Parents and Babies Mental Health Unit is located to the south west of Building 12 and has a frontage to Grose Street. The Parents and Babies Mental Health Unit is sensitive to noise and passing traffic. The TIS recommends that consultation with the hospital be undertaken to minimise construction vehicle movement outside the front of this facility.

Note 5: Impacts to parking are summarised as follows:

- During construction, there is no change to available parking abutting the site (within the ANSTO car park).
- During construction, the existing secure car parks on Hospital Road and at St Johns College can service construction workers who drive and therefore no disruption to on-street parking is anticipated.
- In the operational phase, there is no change to parking supply. The space next to the ANSTO hydrant booster has occasionally been used to park a car by drivers. This is no longer available with the extension of the building but this is considered a positive as the location is not meant for parking. Given this is not an official parking space it does not contribute to a change to parking spaces available.
- In the operational phase, the demand for parking increases due to the increase of 29 staff which is expected to increase parking demand by 18 spaces according to the existing staff mode. Currently, the estimated spare capacity in the off-street hospital car parks is about 500 spaces. While some of these spaces will be used by non-hospital users,18 spaces can be accommodated comfortably by the remaining capacity.

Any required disruption to the laneway parking or ANSTO's parking should preferably be done outside of regular operational hours and only in coordination with the affected party. The nearby multi-storey car park on Hospital Road, which is located 50 metres from the site boundary, has excess accessible parking capacity.

In addition, all off street carparks, surrounding both the east and west campus, are all paid facilities and all the higher capacity carparks are located on the western campus. **Figure 22** below illustrates the location of carparks with notes on capacity.

Figure 22 Car parking locations

Note 6: The existing secure car parks on Hospital Road and at St Johns College can service construction workers who drive. The impact to on-street parking is minimal as it is already near maximum capacity and the time restrictions are not suitable for most workers.

6.1.7 Noise and Vibration

Questions to consider	Yes	No
Are there residential properties or other sensitive land uses or areas that may be affected by noise from the proposal during construction? (i.e. schools, nursing homes, residential areas or native fauna populations)?	✓ (Note 1)	
Will any receivers be affected by noise for greater than three weeks?	✓ (Note1)	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation?	✓ (Note 1	
Will the works be undertaken outside of standard working hours? Monday – Friday: 7am to 6pm Saturday: 8am to 1pm Sunday and public holidays: no work	✓ (Note 2)	
Will the works result in vibration being experienced by any surrounding properties or infrastructure?		✓

(Note 1)

Note 1: An Acoustic Assessment Report was prepared by Arup and is appended at **Appendix H**. The Acoustic Assessment provides commentary on operational and construction noise and vibration.

Construction Noise

Construction noise is anticipated, associated with machinery. Predicted noise levels are provided based on the anticipated intensity, location and types of equipment used during the construction period. Based on these factors, the predicted construction noise levels are generally conservative and do not represent a constant noise emission that would be experienced by the community on a daily basis throughout the project construction period.

Operational Noise

Sources of operational noise are summarised as follows:

- Building services, including rises and louvres and plant equipment; and
- Vehicular movements on site.

The vehicular trips arising from the proposed activity were also required previously by the Renal Dialysis Service which used the building in the past and so it is expected that vehicular movements and traffic noise levels not will not significantly increase as a result of the proposed works.

Building services equipment has not been selected at this early stage of design. Therefore, detailed acoustic design will be required following confirmation of the building services equipment selections. Arup has provided recommendations relation to material specifications and noise attenuation treatments.

Where the recommendations made are adopted, the predicted noise level is acceptable, and compliant with the NSW Environmental Protection Authority (EPA) noise policy.

Out of Hours Work (OOHW)

Arup recommends that OOHW be granted:

- For low noise works only, from 7am-8am on Saturdays; and
- For fully internal works within Building 12 only, for extended hours (permit 24 hours work, 7 days/week).

The rationale for this is that extended hours are required to shorten the construction duration for an essential service site. It is recommended that low-noise and site preparation works be undertaken during the 7am – 8am time period on Saturdays.

The offices on Level 2 will remain operational during works, and it is expected that occupants of the Level 6 offices will be “noise affected” during the course of the works (note that only residential receivers have a “highly noise affected” management level under the ICNG). Internal building works, which from a noise perspective will highly affect this use, but have a low impact on adjoining landowners (given the works will be fully enclosed) are recommended to occur as OOHW. If permission is granted for OOHW (which is what is being sought under this REF), impact on internal receivers within Building 12 can be mitigated by conducting noisy works outside of staff working hours.

Arup concluded that a detailed Construction Noise Vibration Management Plan (CNVMP) is to be prepared, with specific attention to mitigating and managing potential impacts upon the surrounding receiver locations and internal occupations within the offices on Level 6. The CNVMP is required to be prepared when a contractor is appointed, prior to the commencement of works.

However, Arup also proposed general mitigation practices, including:

- Adherence to the standard working hours as outlined in the Project Approval, i.e., only approved out-of-hours activities should occur outside standard working hours;
- Manage noise from construction work that might be undertaken outside the recommended standard hours;

- The location of stationary plant (concrete pumps, air-compressors, generators, etc.) as far away as possible from sensitive receivers;
- Using site sheds and other temporary structures or screens/hoarding to limit noise exposure where possible;
- Sealing of openings in the building (temporary or permanent prior to commencement of internal works to limit noise emission;
- The appropriate choice of low-noise construction equipment and/ or methods;
- Modifications to construction equipment or the construction methodology or programme. This may entail programming activities to occur concurrently where a noisy activity will mask a less noisy activity, or, at different times where more than one noisy activity will significantly increase the noise. The programming should also consider the location of the activities due to occur concurrently; and
- Carry out consultation with the community during construction including, but not limited to; advance notification of planned activities and expected disruption/effects, construction noise complaints handling procedures. Note that while community consultation may be included in the Contractor's CNVMP; it is not required.

Arup concluded that subject to the recommended mitigations being implemented, and permission being granted for OOHW, that noise impacts to sensitive receivers can be minimized.

Regarding vibration, it is not expected that the proposed activity will involve the use of vibration-intensive equipment.

Note 2: As noted in the preliminary CMP, appended at **Appendix I**, approval for extended working hours is being sought with works proposed to commence at 7am instead of 8am on Saturdays and to conduct out-of-hours work (OOHW) to minimise impacts to the occupants of the offices on Level 2.

For projects undergoing a typical approvals process, permission for extended operating hours is granted for:

- The delivery of oversized plant or structures that place or other authorities determine require special arrangement to transport along public roads;
- Emergency work to avoid the loss of life or damage to property, or to prevent environmental harm;
- Maintenance and repair of public infrastructure where disruption to essential services and/ or considerations of worker safety do not allow work within standard hours;
- Public infrastructure work that shorten the length of the project and are supported by the affected community; and
- Works where a proponent demonstrates and justifies a need to operate outside the recommended standard hours.

The CMP, also notes that works such as connecting and disconnecting services and works that are considered disruptive may need to be completed during certain hours, beyond the limitations above, to ensure minimal impact on hospital operations. These works are to be planned in consultation with stakeholders and subject to Disruption Notice applications to ensure all aspects of the work are clearly understood by all parties to minimise disruption.

6.1.8 Air Quality and Energy

Questions to consider	Yes	No
Could the works result in dust generation?	✓ (Note 1)	
Could the works generate odours (during construction or operation)		✓ (Note 1)
Will the works involve the use of fuel-driven heavy machinery or equipment?		✓
Are the works located in an area or adjacent to land uses (e.g. schools, nursing homes) that may be highly sensitive to dust, odours, or emissions?	✓ (Note 2)	

Have energy use considerations been included in the project design?	✓ (Note 3)	

Note 1: Any potential dust, odours, fumes/ smoke associated with demolition and construction for the site will be assessed and minimised. The detailed CMP will assess the impact of odour, dust and emissions prior to the commencement of works. Standard conditions for odour, dust and emissions have been included in the Conditions of Approval at **Appendix A**.

Note 2: The construction works are not expected to result in any emissions or odours. The Parents and Babies Mental Health Unit is located to the south west of Building 12 and has been identified as a sensitive use. The Transport Impact Statement recommends that construction vehicle movement outside the front of this facility are minimized. This would also limit the exposure of the Unit to dust.

Note 3: Yes, the proposed activity includes the installation of PV cells, will be reduce the overall energy consumption of Building 12.

6.1.9 Non-Aboriginal Heritage

Questions to consider	Yes	No
Are there any heritage items listed on the following registers within or in the vicinity of the work area? NSW heritage database (includes section 170 and local items) Commonwealth EPBC heritage list?	✓ (Note 1)	
Will works occur in areas that may have archaeological remains?		✓ (Note 2)

Note 1: A Preliminary Heritage Advice Letter has been prepared by Heritage21 and is appended at **Appendix G**. The hospital site contains several heritage items listed under Schedule 5 of the SLEP 2012. The campus also contains several items listed on the NSW State Heritage Register, the NSW Health s.170 Register, the National Trust Register, the Royal Australian Institute of Architects Register of Significant Architects in NSW and the Former Register of the National Estate. These heritage items are detailed in **Section 2.1** of this report.

The Preliminary Heritage Advice Letter concluded that the proposed activity would engender a neutral impact on the heritage significance and setting of the subject site and the University of Sydney Heritage Conservations Area for the following reasons:

- The proposal involves minor modifications to a building which does not form part of the heritage listing for the subject site;
- The proposal involves minor modifications to a a building which has little heritage significance within the context of the subject site;
- The proposal would not involve the modification or removal of any significant building fabric;
- The proposal involves reinstating original windows to the primary façade;
- The proposed works are predominantly internal and would thus not impact any view lines to or from the heritage assets in the vicinity of the building; and
- The proposed works would not impact upon the line of Missenden Road, or the presentation of the building in the streetscape.

Limited ground disturbance is required for the works, with no basement levels proposed, and therefore archaeological remains are unlikely to be disturbed by the works. An Aboriginal Heritage Information Management System (AHIMS) Web Search was conducted on the 13 April 2022 on Lot 101 DP 1179349 and showed that no Aboriginal sites were recorded, and no Aboriginal places have been declared in or near the site. Refer to **Appendix Q** for the AHIMS Search.

6.1.10 Aboriginal Heritage

Questions to consider	Yes	No
Will the works disturb any culturally modified trees?		✓ (Note 1)
Are there any known items of Aboriginal heritage located in the works area or in the vicinity of the works area (e.g. previous studies or reports from related projects)?		✓ (Note 2)
Are there any other sources of information that indicate Aboriginal objects are likely to be present in the area (e.g. previous studies or reports from related projects)?		✓
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed? • Within 200m of waters. • Located within a sand dune system. • Located on a ridge top, ridge line or headland. • Located within 200m below, or above a cliff face. • Within 20m of, or in a cave, rock shelter or a cave mouth		✓

Note 1: The proposed activity is predominantly internal works and will not impact the aboriginal heritage value of the locality.

Note 2: As noted above, limited ground disturbance is required for the works, with no basement levels proposed, and therefore archaeological remains are unlikely to be disturbed by the works. An Aboriginal Heritage Information Management System (AHIMS) Web Search was conducted on the 13 April 2022 on Lot 101 DP 1179349 and showed that no Aboriginal sites were recorded, and no Aboriginal places have been declared in or near the site. Refer to **Appendix Q** for the AHIMS Search.

6.1.11 Visual Amenity

Questions to consider	Yes	No
Are the works visible from residential properties, or other land uses that may be sensitive to visual impacts?		✓
Will the works be visible from the public domain?	✓ (Note 1)	
Are the works located in areas of high scenic value?		✓
Will the works involve night work requiring lighting?		✓

Note 1: B12 is viewable from public domain areas on Missenden Road. As mentioned above, there are minor external façade alterations from this vantage point. Refer to **Section 3.1** of this REF report for further detail on all façade alterations proposed. Additionally, the Heritage Impact Assessment Letter at **Appendix G** also concludes that "the proposed works are predominantly internal and would thus not impact any view lines to or from the heritage assets in the vicinity of the building" and "the proposed works would not impact upon the line of Missenden Road, or the presentation of the building in the streetscape".

6.1.12 Land Uses and Services

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

6.1.13 Waste Generation

Questions to consider	Yes	No
Will the works result in the generation of non-hazardous waste?	✓ (Note 1)	
Will the works result in the generation of hazardous waste?	✓ (Note 2)	
Will the works result in the generation of wastewater requiring off-site disposal?		✓ (Note 3)

Note 1: A Waste Management Plan (WMP) was prepared by TSA Management (**Appendix K**). During construction and operation, there are four (4) likely avenues of activities, including hazardous waste, construction waste, site office and worksite and plant maintenance and chemical management.

Table 12 below identifies the possible waste streams and their management.

Table 12 Likely Waste Streams

Activity	Waste Stream	Management
Hazardous Waste	Clinical wastes, flammable liquids/ solids, toxic materials, infectious substances	• Hazardous Building Materials Management Plan • Hazardous Building Materials Survey to locate suspected hazardous materials (appended at **Appendix M**) • Removal of identified hazardous building materials prior to demolition or construction works, guided by a Remedial Action Plan (if required). • Removal of flammable waste will occur approximately once every two weeks. Refer the Preliminary Hazards Analysis at **Appendix L**.
Construction Waste	Concrete, metal, steel, timber, fittings, plastic, electrical and plumbing	• Segregation of recyclable wastes and storage onsite (within construction compounds) • Collection and transport to appropriate recycling facility
Site Office and Worksites	General Office Waste – paper, printer cartridges	• Segregation of recyclable wastes and storage on-site • Collection and transport to a recycler
	Domestic Wastes – food scraps, glass bottles, cans, packaging.	• Segregation of recyclable wastes and storage onsite
	Septic and Sanitary systems waste	• Sewerage treatment plant
Plant Maintenance and Chemicals Management	Drums and Containers	• Segregation of recyclable wastes and storage onsite (within construction compounds) • Collection and transport to a recycling facility
	Waste Oil, great, lubricants, oily rags and filters	• Segregation of recyclable wastes and storage onsite (within construction compounds) • Collection and transport to a recycling facility

All waste will be assessed, classified, managed and disposed of in accordance with the waste hierarchy established by the Waste Avoidance and Resource Recovery Act 2001 (WARR Act) to reduce, reuse, recycle, treat and dispose. The major components of the waste management system will include:

- Avoidance and reduction of waste;
- Recycling and Reuse;
- Segregation at the source;
- Waste Streams;
- Handling and storage;
- Waste treatment; and
- Waste disposal.

However, in accordance with NSW Health requirements for health care facilities, a detailed WMP will be developed by the Principal Contractor providing detailed information regarding the nature and volume of waste generated by the proposed activity and the means of storage and disposal of waste from the site.

Note 2: As mentioned above, a Hazardous Building Materials Survey was prepared by Sydney Environmental Group and is appended at **Appendix M**. The Survey found that:

- No ACM, LCD or LCP was identified, presumed, or suspected to be present within the site. However, given the age of the building, ACM may be encountered in areas not fully accessible during the survey;
- All fluorescent light fittings are presumed to contain PCB capacitors. Further visual assessment of capacitors may be undertaken once assets are de-energised and made safe;
- All air-conditioning, ducting, and insulation material is presumed to contain SMF; and
- As a conservative measure to eliminate the risk of unintended ODS release to the environment, removal of refrigerant gases for all HVAC (heating, ventilation, and air conditioning) equipment is to be undertaken by a qualified HVAC technician prior to the removal of HVAC equipment.

Refer to the Conditions of Approval at **Appendix A**.

Note 3: It is intended that no waste is treated on site. Treatment of construction waste and general waste will be performed by a licensed contractor after proper removal of waste off the project site. This includes wastewater requiring off-site disposal. Flammable waste will be collected and removed (by a suitably trained professional) approximately once every two weeks. Refer the Preliminary Hazards Analysis at **Appendix L** for detail on hazardous waste generation and disposal.

6.1.14 Cumulative Impact

Questions to consider	Yes	No
Has there been any other development approved within 500m of the site?	✓ (Note 1)	
Will there be significant impacts (for example, including but not limited to, construction traffic impacts) from other development approved or currently under construction within 500m of the site?		✓

Note 1: As mentioned above, a previous REF package has already been approved for the RPA Hospital site and is within 300 metres of B12. The REF package was approved on the 11th of May 2022 and was for the:

- Construction of a new Mortuary pick up location within existing Building 89 Level 1, including a new lift between Levels 1 and 2; and
- The relocation of an existing roller shutter door on the eastern side of clinical services building to enable improved access control for hearse movement.

The relocation of the roller door has already occurred. The mortuary access works commenced April 2022 and will continue for 6.5 months, therefore there is likely to be an overlap in the works program for the mortuary access and the

proposed activity of 2.5 months. Given the mortuary access is located on eastern side of the east campus (fronting the University of Sydney) and the proposed activity is located on the west campus, there is not anticipated to be any cumulative impact from construction activities. Refer **Figure 23** for their relative locations. Note, the location of the proposed activity is identified with the red dot and the mortuary access and roller door works are identified with yellow dots.

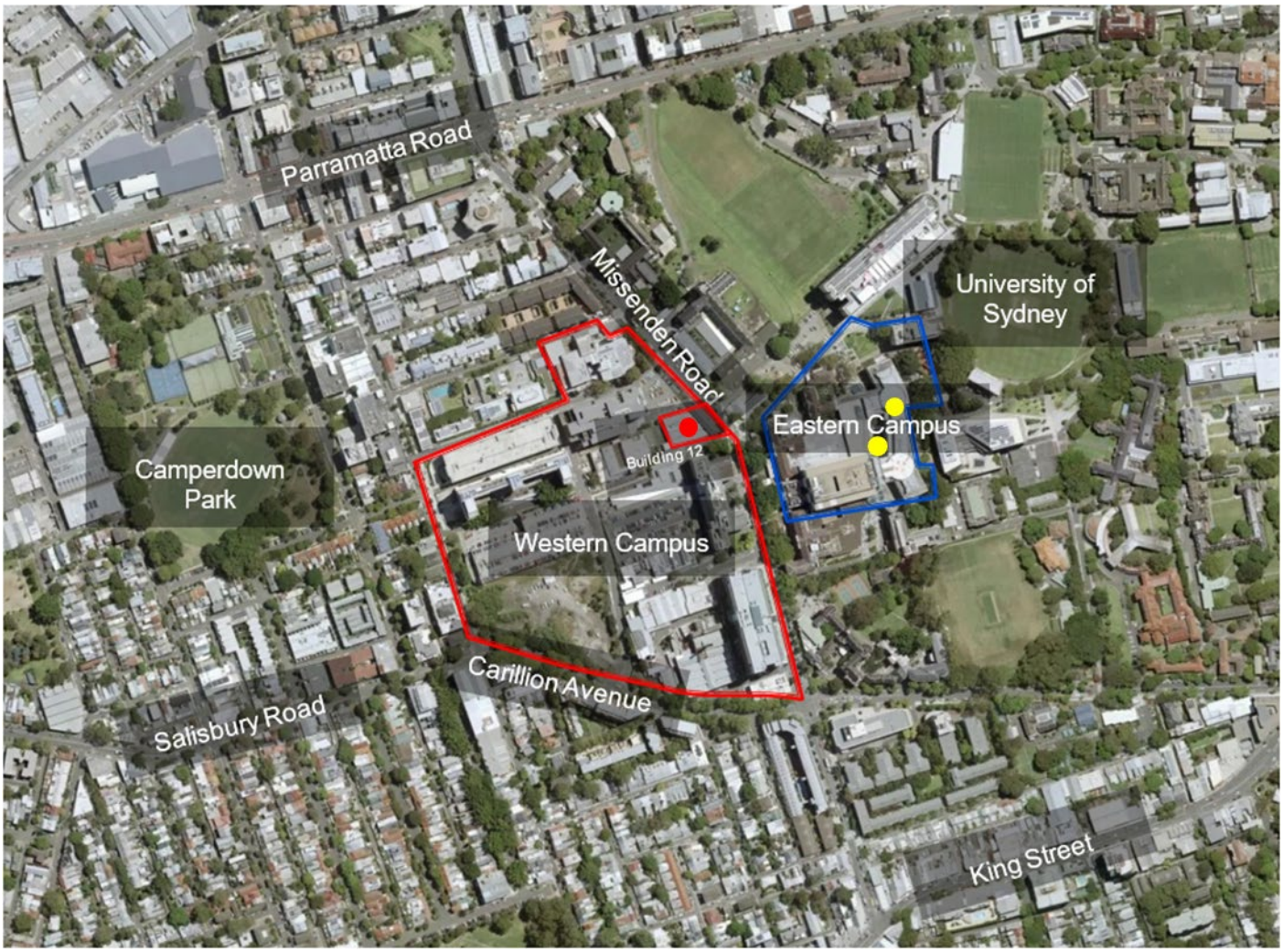

Figure 23 The location of the proposed activity relative to the mortuary access and roller door works

In addition, a search has been undertaken on the following databases to identify any projects surrounding the site, including:

- Department of Planning, Industry and Environment – Major Project Register;
- Sydney and Regional Planning Panels Development and Planning Register; and
- City of Sydney Council development application (DA) register.

The search found no DAs or SSDAs have been approved in recent years within 500m of the site.

6.1.15 Impact on Coastal Processes and Coastal Hazards

Questions to consider	Yes	No
Is the site mapped under the Biodiversity & Conservation SEPP (former SEPP (Coastal Management) 2018)?		✓
If the site is mapped, will the activity likely to cause an increased risk of coastal hazards on that land or other land?		✓

6.1.16 Applicable Local Strategic Planning Statements, Regional Strategic Plans or District Plans

Questions to consider	Yes	No
What are the key local and State Planning policies and strategies relevant to the activity?	✓ (**Table 13** below)	
How does the activity align with the key local and State Planning policies and strategies applicable to the activity?	✓ (**Table 13** below)	

Table 13 Applicable Strategic Policies

Policy/ strategy	Overview	How the proposed activity aligns?
NSW State Priorities	The NSW State Priorities are fourteen priorities unveiled by the NSW Premier, in a commitment to making a significant difference to enhance the quality of life. The relevant priorities are: • Improving service levels in hospitals; and • Improving outpatient and community care.	The proposed activity will help support the hospital while undergoing the campus wide redevelopment project. The proposed development aligns with the NSW State Priorities, seeking to enhance the quality of life through quality health care and services in NSW.
State Infrastructure Strategy 2018-2038 – Building the Momentum	The State Infrastructure Strategy 2018-2038, released in February 2018 by Infrastructure NSW, is a 20-year strategy that outlines the NSW Government's major long term infrastructure plans across all key sectors – transport, energy, water, health, education, justice, social housing, culture, sport and tourism.	The Strategy notes the demand for healthcare will grow by over 50 per cent by 2036, highlighting that there is a need to expand and deliver more health infrastructure and services to support the State's medical needs. A strategic objective for health is included in the Strategy to 'Plan and deliver world-class health infrastructure that supports a 21st century health system and improved health outcomes for the people of NSW'. The proposed development aligns with the strategic objectives of the Strategy as the proposed scope of works will contribute to the fit out of the Anatomical Pathology department. The hospital is a part of the Sydney Local Health District and provides for Anatomical Pathology services.
The Greater Sydney Region Plan – A Metropolis of Three Cities	The Greater Sydney Region Plan – A Metropolis of Three Cities, was released by the Greater Sydney Commission in March 2018 and is the NSW Government's 40-year plan for the Sydney metropolitan area.	The proposed activity aims to assist in meeting Sydney's growing health needs. The proposed activity is consistent with the objectives and directions of the Metropolis of Three Cities Plan, including: • Objective 1: Infrastructure supports the three cities; • Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact; • Objective 3: Infrastructure adapts to meet future need;

		• Objective 5: Benefits of growth realised by collaboration of governments, community and business; • Objective 6: Services and infrastructure meet communities changing needs; and • Objective 21: Internationally competitive health, education, research and innovation precincts. The RPA Hospital redevelopment will facilitate growth of health facilities in the Sydney Local Health District and provide more jobs in the health and education sector, ultimately contributing to the economic productivity of the area. Overall, the project aligns with Greater Sydney Region Plan as it will redevelop and provide additional and improved health facilities to meet the growing needs of the Sydney Local Health District.
Eastern City District Plan	The Eastern City District Plan was released by the Greater Sydney Commission in March 2018. The Plan identifies that the Eastern District has an anticipated population growth of 325,000 people. This population increase can only occur with associated infrastructure such as Hospitals.	The proposed activity aligns with planning priorities: • Planning Priority E1: Planning for a city supported by infrastructure; • Planning Priority E3: Providing services and social infrastructure to meet people's changing needs; and • Planning Priority E8: Growing and investing in health and education precincts and the Innovation Corridor. The proposed activity aims to support the RPA Hospital redevelopment, which will assist in providing health care to the Eastern City District's population for years to come.
City Plan 2036: Local Strategic Planning Statement	City of Sydney's Local Strategic Planning Statement (LSPS), known as City Plan 2036, sets out the 20-year vision for land use planning in the city and provides planning priorities and actions needed to achieve the vision.	The LSPS sets 13 priorities. In particular the proposed activity aligns with the following priorities: • Align development and growth with supporting infrastructure; • Growing a stronger, more competitive Central Sydney; and • Developing innovative and diverse business clusters in the city fringe. The alterations and additions to facilitate the new Anatomical Pathology department is consistent with the above principles.

6.1.17 Any other relevant environmental factors

Questions to consider	Yes	No
Are there any other relevant environmental factors that have been identified that have been taken into consideration in determining the impacts of the activity?		✓

6.2 Impact Assessment

6.2.1 Physical and Chemical Impacts During Construction and Operation

		Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1.	Is the proposal likely to impact on soil quality or land stability?	Yes	Negligible	N/A	N/A
2.	Is the activity likely to affect a waterbody, watercourse, wetland or natural drainage system?	No	Negligible	N/A	N/A
3.	Is the activity likely to change flood or tidal regimes, or be affected by flooding?	No	Negligible	N/A	N/A
4.	Is the activity likely to affect coastal processes and coastal hazards, including those projected by climate change (e.g. sea level rise)?	No	Negligible	N/A	N/A
5.	Does the activity involve the use, storage, or transport of hazardous substances or the use or generation of chemicals, which may build up residues in the environment?	Yes	Low	The proposed activity does involve storage of hazardous substances or the use of generation of chemicals.	The storage of dangerous goods will be in compliance with the relevant Australian Standards and the recommendations made in the PHA at **Appendix L.** These recommendations are incorporated into the Conditions of Approval at **Appendix A**. The primary management of off-site risks is by locating goods in appropriate places from the boundary and separating from other reactive or incompatible goods.
6.	Does the activity involve the generation or disposal of gaseous, liquid or solid wastes or emissions?	Yes	Low	Additional volumes of waste are expected to be generated from the construction phase of the proposed works. The types of waste generated includes, but is not limited to hard material, timber, plastics, cement sheets and metal.	The source and quantities of materials are to be confirmed in a detailed Construction Waste Management Plan prior to the commencement of works. An unexpected finds protocol is to be included in an overarching CMP to deal with the safe handling and

		Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
					disposal of any hazardous materials not identified as part of this assessment. Refer to the Conditions of Approval at **Appendix A.**
7.	Will the activity involve the emission of dust, odours, noise, vibration or radiation in the proximity of residential or urban areas or other sensitive locations?	Yes	Low	Due to the nature of the proposed activity, it is expected there would be some dust, noise and vibration generation, as well as some use of machinery or equipment.	All noise and vibration impacts resulting from construction works for the proposed activity are to be appropriately ameliorated by implementing the recommended measures in accordance with the Acoustic Assessment Report, prepared by Arup at **Appendix H**. Refer to the Conditions of Approval at **Appendix A.** In addition, a Detailed CNVMP will be prepared prior to the commencement of works, for general guidance on the control of construction noise and vibration impacts.
8.	Is the activity likely to change flood or tidal regimes, or be affected by flooding?	No	Negligible	N/A	N/A
9.	Is the activity likely to affect coastal processes and coastal hazards, including those projected by climate change (e.g. sea level rise)?	No	N/A	N/A	N/A

6.2.2 Biological Impacts During Construction and Operation

		Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1.	Is any vegetation to be cleared or modified? (includes vegetation of	No	N/A	N/A	N/A

		Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
	conservation significance or cultural landscape value)				
2.	Is the activity likely to have a significant effect on threatened flora species, populations, or their habitats, or critical habitat (refer to threatened species assessment of significance under the BC Act?)	No	N/A	N/A	N/A
3.	Does the activity have the potential to endanger, displace or disturb fauna (including fauna of conservation significance) or create a barrier to their movement?	No	N/A	N/A	N/A
4.	Is the activity likely to have a significant effect on threatened fauna species, populations, or their habitats, or critical habitat (refer to threatened species assessment of significance BC Act)?	No	N/A	N/A	N/A
5.	Is the activity likely to impact on an ecological community of conservation significance?	No	N/A	N/A	N/A
6.	Is the activity likely to have a significant effect on an EEC or its habitat (refer to threatened species assessment of significance (BC Act 2016)?	No	N/A	N/A	N/A
7.	Is the activity likely to cause a threat to the biological diversity or ecological integrity of an ecological community?	No	N/A	N/A	N/A

		Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
8.	Is the activity likely to introduce noxious weeds, vermin, feral species or genetically modified organisms into an area?	No	N/A	N/A	N/A
9.	Is the activity likely to affect critical habitat?	No	N/A	N/A	N/A
10.	Is the activity consistent with any applicable recovery plans or threat abatement plans?	No	N/A	N/A	N/A
11.	Is the activity likely to affect any joint management agreement entered into under the BC Act?	No	N/A	N/A	N/A

6.2.3 Community Impacts During Construction and Operation

		Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1.	Is the activity likely to affect community services or infrastructure?	No	Negligible	N/A	N/A
2.	Does the activity affect sites of importance to local or the broader community for their recreational or other values or access to these sites?	No	N/A	N/A	N/A
3.	Is the activity likely to affect economic factors, including	Yes	Positive	The proposed activity is expected to generate twelve (12) additional staff members once the AP fit out is commissioned.	N/A

	employment numbers or industry value?				
4.	Is the activity likely to have an impact on the safety of the community?	No	Negligible	N/A	N/A
5.	Is the activity likely to cause a bushfire risk?	No	N/A	N/A	N/A
6.	Will the activity affect the visual or scenic landscape? This should include consideration of any permanent or temporary signage.	No	N/A	N/A	N/A
7.	Is the activity likely to cause noise, pollution, visual impact, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners?	No	Negligible	The most affected use are the offices located in Building 12 above the works area. Noise impacts are anticipated during construction however it was concluded within the Acoustic Assessment Report that: • Regarding operational noise, the assessment concludes that the proposed development is capable of satisfying the standard NSW Environmental Protection Authority (EPA) noise policy requirements. Notwithstanding, further detailed acoustic assessment is warranted during the design development, particularly concerning building services noise control; and • Regarding construction noise, the proposed works are predicted to result in exceedance of the relevant noise management levels at most off-site assessment locations and accordingly mitigation and management procedures will need to be considered for the works. However, the predicted exceedances are only expected during periods of intense activity subject to the type of equipment used.	Mitigation measures recommended within the Acoustic Assessment Report will be implemented during construction and operational so as to minimize the impact to adjoining landowners. Out of Hours Works are requested so that works can be performed outside of standard office hours and to minimize interruption to office workers.

6.2.4 Natural Resource Impacts During Construction and Operation

		Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1.	Is the activity likely to result in the degradation of a park or any other area reserved for conservation purposes?	No	N/A	N/A	N/A
2.	Is the activity likely to affect the use of, or the community's ability to use, natural resources?	No	N/A	N/A	N/A
3.	Is the activity likely to involve the use, wastage, destruction or depletion of natural resources including water, fuels, timber or extractive materials? This should include opportunities to utilise recycled or alternative products.	No	N/A	N/A	N/A
4.	Does the activity provide for the sustainable and efficient use of water and energy? Where relevant to the proposal, this should include consideration of high efficiency fittings, appliances, insulation, lighting, rainwater tanks, hot water and electricity supply.	Yes	High positive	The overall energy of the building will be significantly reduced due to the proposed installation of PV cells on the roof.	N/A

6.2.5 Aboriginal Cultural Heritage Impacts During Construction and Operation

Addressing matters 1–5 will assist in meeting requirements set out in OEH's **Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW**.

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1. Will the activity disturb the ground surface or any culturally modified trees?	Yes	Low	Minimal ground disturbance is required for the works. No culturally modified trees are located within the works area nor are any trees affected by the works.	N/A
2. Does the activity affect known Aboriginal objects or Aboriginal places? Include all known sources of information on the likely presence of Aboriginal objects or places, including AHIMS search results.	No	N/A	N/A	N/A
• Is the activity located within, or will it affect, areas: o within 200m of waters* o within a sand dune system* on a ridge top, ridge line or headland within 200m below or above a cliff face o within 20m of or in a cave, rock shelter or a cave mouth?	No	N/A	N/A	N/A
3. If Aboriginal objects or landscape features are present, can impacts be avoided?	No	N/A	N/A	N/A
4. If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?	No	N/A	N/A	N/A
5. Is the activity likely to affect wild resources or access to these	No	N/A	N/A	N/A

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
resources, which are used or valued by the Aboriginal community?				

6.2.6 Other Cultural Heritage Impacts During Construction or Operation

		Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1.	What is the impact on places, buildings, landscapes or moveable heritage items? Attach relevant supporting information where required, such as a HIS	Yes	Negligible	A Preliminary Heritage Advice Letter has been prepared by Heritage21 and is appended at **Appendix G.** The site does not contain any heritage places however the hospital site contains several heritage items listed under Schedule 5 of the SLEP 2012. The campus also contains several items listed on the NSW State Heritage Register, the NSW Health s.170 Register, the National Trust Register, the Royal Australian Institute of Architects Register of Significant Architects in NSW and the Former Register of the National Estate. These heritage items are detailed in Section 2.1 of this report. The Preliminary Heritage Advice Letter concluded that the proposed activity would engender a neutral impact on the heritage significance and setting of the subject site and the University of Sydney Heritage Conservations Area.	N/A
2.	Is any vegetation of cultural landscape value likely to be affected (e.g. gardens and settings, introduced exotic species, or evidence of broader remnant land uses)?	No	N/A	N/A	N/A

6.3 Summary of Mitigation Measures

Based on the impact assessment, the following mitigation measures are proposed as outlined in **Table 14** below. The mitigation measures were grouped, in order of timing, "Prior to the commencement of works", "During construction/ undertaking of work", "Prior to commencement of operation", and "During operation".

Table 14 Summary of Mitigation Measures

Aspect	Mitigation measure	Timing
Hazardous Materials	Should any previously unidentified suspected hazardous building materials be identified during demolition, works should cease, and the materials should be inspected by any experienced occupational hygienist prior to the recommencement of works.	During construction/ undertaking of work
	As a conservative measure to eliminate the risk of unintended ODS release to the environment, removal of refrigerant gases for all HVAC equipment is to be undertaken by a qualified HVAC technician prior to removal of HVAC equipment.	
Waste Management	Preparation of a detailed Construction Waste Management Plan is required.	Prior to the commencement of work
	Waste disposal is required in accordance with the Construction Waste Management Plan.	During construction/ undertaking of work
Contamination	Site investigations will be conducted to identify if there is any contamination present on the site. Subject to the findings of the site investigations, a Remediation Action Plan may be required to be prepared.	Prior to the commencement of relevant works
Dangerous Goods Storage	The following Australian Standards, relevant to the proposed activity, are to be complied with: • *AS 1894 1997: The storage and handling of non-flammable cryogenic and refrigerated liquids;* • *AS 1940-2017: The storage and handling of flammable and combustible liquids;* • *AS 3780-2008: The storage and handling of corrosive substances; and* • *AS 4332-2004: The storage and handling of gases in cylinders.* The below requirements for cryogenic oxygen storage are to be implemented: • For aboveground diesel tanks smaller than 5,000L, they shall be separated from liquid oxygen by at least 10m (or 3m for underground diesel tanks). • For aboveground diesel tanks between 5,000L-100,000L, they shall be separated from liquid oxygen by at least 15m (or 3m for underground diesel tanks). • The oxygen shall be at least 13m from where people are confined to bed. • The oxygen shall be at least 6m from the hospital building structure with non-combustible exterior, or sprinkled building of other construction. The oxygen shall be at least 6m from other dangerous goods stores of other classes or subsidiary risks.	During Construction/ Undertaking of Work and During Operation

	The below requirements for compressed oxygen tanks are to be implemented; • Any store for gases in cylinders that is attached to or located within a building shall be separated from the remainder of the building by one or more walls, each having an FRL of at least 240/240/240. • As this hospital is a multi-story building, the floor above the store shall be constructed of materials having an FRL of not less than 180/180/180. Note, this store and floor above already exists, Arup assumes that it is compliant as this is outside our scope boundary. • The walls and roof, if fitted, shall be clad with non-combustible materials. Where practicable, the supporting structure shall also be constructed on non-combustible materials. Where mixed classes of gases are kept in a store, the quantity of each class shall be taken to achieve the aggregate water capacity of the store and greatest separation distance for any of the classes stored, as set out in Table 4.1 of AS4332, shall apply.	
Reflectivity	The PV cells will have a reflectivity / glare with a Threshold Increment (TI) of no greater than 20.	During Construction / Undertaking of Work
Traffic	Preparation of a detailed Construction Traffic Management Plan is required.	Prior to the commencement of work
	Loading and unloading will be completed either on Grose Street or the laneway. In both instances access will be maintained for hospital vehicles. To reduce the risk of congestion on these roadways, construction vehicles should be scheduled as to minimise peaks in delivery.	During construction/ undertaking of work
Noise and Vibration	A detailed CNVMP is to be prepared prior to the commencement of works and implemented during the undertaking of works. The CNVMP is to include, but not be limited to: • Construction noise and vibration management measures, to feasibly and reasonably mitigate noise and if relevant, vibration, to affected receivers, including those within other hospital facilities • Sediment and erosion control measures in a sediment and erosion control plan • Construction waste management • Construction environmental management measures • Construction traffic management measures • Construction site management measures • Restrictions on hours of work for construction Air quality and dust management measures.	Prior to the commencement of work
	Noise and vibration management strategies will be implemented, including those recommended by the Acoustic Assessment Report (**Appendix H)** prepared by Arup.	During construction/ undertaking of work
European Heritage	The standard conditions for European Heritage be imposed, including unexpected finds.	During construction/ undertaking of work

Construction Management	Preparation of a Dilapidation Report. The report needs to consider: • Infrastructure and services within reasonable proximity to the works; and • Property, Buildings or Structures within reasonable proximity to the works including site sheds. This includes but it is not limited to existing taxi rank, existing grass area adjacent ambulance bay and hospital street corridor adjacent work zones.	Prior to the commencement of work
Construction Management	The preparation of a detailed CMP is required prior to the commencement of works	Prior to the commencement of work
Construction Management	Implementation of a Disruption Notices process	During Construction / Undertaking of Work
Construction Management	Erosion and sediment control to be undertaken in accordance with the Blue Book – Managing Urban Stormwater: Soils and Construction	During Construction / Undertaking of Work

6.4 Summary of Impacts

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

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

7. Environmental Factors Considered

7.1 Section 171(2) EP&A Regulation 2021 Environmental Factors Checklist

As part of its obligations under Section 5.5 of the EP&A Act, HI is required to take into account, to the fullest extent possible, all matters likely to affect the environment. The determining authority is required by Section 171(2) of the EP&A Regulation 2021 to give consideration to a number of factors, as listed in the table below.

Table 15 Section 171(2) Checklist (NSW Legislation)

Has the REF considered the following points?	Relevant Details
the environmental impact on a community	Yes, negligible impact. *Refer to Sections 6.1.6, 6.1.7, 6.1.8, 6.1.13 and 6.2.3 of this REF fur further details.*
the transformation of locality	Yes, negligible impact. *Refer to Section 6.2.1*
the environmental impact on the ecosystems of the locality	Yes, negligible impact. *Refer to Sections 6.1.4, 6.2.1, 6.2.2 and 6.2.4*
reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	Yes, negligible impact. *Refer to Sections 6.1.4, 6.2.1, 6.2.2 and 6.2.4*
the 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	Yes, negligible impact. *Refer to Sections 6.1.9, 6.1.10, 6.2.5 and 6.2.6*
the impact on the habitat of protected animals, within the meaning of the *Biodiversity Conservation Act 2016*	Yes, no impact to ecosystems, flora or fauna. *Refer to Sections 6.1.4 and 6.2.2*
the endangering of any species of animal, plant or other form of life, whether living on land, in water, or in the air	Yes, no impact to ecosystems, flora or fauna. *Refer to Section 6.1.4 and 6.2.2*
long-term effects on the environment	Yes, no long-term impact. *Refer to Sections 6.2.1, 6.2.2 and 6.2.4*
degradation of the quality of the environment	Yes, negligible impact. *Refer to Sections 6.1.3, 6.1.4, 6.2.1, 6.2.2 and 6.2.4*
risk to the safety of the environment	Yes, due to the dangerous goods storage but can be ameliorated. *Refer to Section 6.2.3*
reduction in the range of beneficial uses of the environment	Yes, no impacts. *Refer to Sections 6.1.12 and 6.2.4*
pollution of the environment	Yes, no pollution arising from the works. *Refer to Sections 6.1.8, 6.1.13, 6.2.1*
environmental problems associated with the disposal of waste	Yes, negligible impact. Waste disposal will be managed via the Waste Management Plan. Hazardous waste will be disposed of off-site. *Refer to Sections 6.1.13 and 6.2.1*
increased demands on natural or other resources that are, or are likely to become, in short supply	Yes, this is not the case for the proposal. The works will do the inverse i.e., will increase the energy resource supply. *Refer to Section 6.2.4*
the cumulative environmental effect with other existing or likely future activities	*Refer to Section 6.1.14*

the impact on coastal processes and coastal hazards, including those under projected climate change conditions.	Yes, no impacts. *Refer to Section 6.1.15*
applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	Yes, the relevant strategic plans have been considered. *Refer to Section 6.1.16*
other relevant environmental factors	Yes, negligible impact. *Refer to Section 6.1.17*

7.2 Matters of National Environmental Significance Checklist

Matters of National Environment Significance are matters protected under national environmental law, the EPBC Act.

The following checklist provides guidance on whether an action is likely to have an impact on one of these matters, and whether further assessment of significance is required. This checklist or similar should be included in the REF to demonstrate that all matters have been considered.

Table 16 EPBC Act 1999 (Commonwealth Legislation)

Significance Matter	Yes/ No	Relevant Details
Listed threatened species and communities	No	The site does not contain any listed threatened species or communities.
Listed migratory species	No	The site does contain any listed migratory species.
RAMSAR wetlands of international importance	No	The site does not contain any RAMSAR wetland or international importance.
Commonwealth marine environment	No	The site is not identified as, not within proximity to, any Commonwealth marine environment.
World heritage properties	No	The site is not identified as a World Heritage listed property.
National heritage places	No	The site is not identified as, nor within proximity to, any places of national heritage significance.
The Great Barrier Reef Marine Park	No	The site is not within proximity to the Great Barrier Reef Marine Park.
Nuclear actions	No	The site is not within proximity to any nuclear actions.
A water resource, in relation to coal seam gas development and large coal mining development	No	The proposal does not include any mining component.

8. Justification and Conclusion

The proposed alterations and additions to Level 5 of Building 12 at Royal Prince Alfred Hospital to accommodate the Anatomical Pathology department is subject to assessment under Part 5 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

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

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

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

The environmental impacts of the proposed activity 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 5.1 of the EP&A Act. On this basis, it is recommended that HI approve the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of matters outlined in this report.

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NSW GOVERNMENT