

HEALTH INFRASTRUCTURE

Review of Environmental Factors

Westmead Hospital –Alteration and addition to the Operating Theatres and Staff room with Block F.

Version Number 2



REF Template Version: March 2023.

Declaration

This Review of Environmental Factors (REF) has been prepared for Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from the internal alterations and additions along with new roof within Block F of the diagnostics ward at Westmead Hospital, located at 166-174 Hawkesbury Road, Westmead.

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

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

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

Declaration	
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Date:	31 August 2023

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	7 July 2023	Larissa Brennan	Review of Environmental Factors	Louise Meilak	Larissa Brennan
Final	31 July 2023	Larissa Brennan	Review of Environmental Factors	Larissa Brennan	Larissa Brennan

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Appendix	Description	Author	Rev/Ref/Date
A	Architectural Drawings	HDR	Various
B	Section 10.7 Planning Certificate	City of Parramatta	03/05/2023
C	Notification Letters and Map	LJB Urban Planning	18/05/2023
D	Design Report Letter	PWC	04/07/2023
E	Asbestos Bulk Sample Analysis Report	Prensa	11/05/2023
F	Acoustic Report	Northrop	30/05/2023
G	BCA Report	Blackett, Maguire & Goldsmith	02/06/2023
H	Fireproofing Extent Investigation	Prensa	May 2023
I	Aboriginal Heritage Information Management System Reports	Heritage NSW AHIMS	13/04/2023
J	Mitigation Measures	LJB Urban Planning Pty Ltd	07/07/2023

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
BC Act 2016	<i>Biodiversity Conservation Act 2016</i>
BC Act 2017	<i>Biodiversity Conservation Act 2017</i>
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
CA	Certifying Authority
CE	Chief Executive
CM Act	<i>Coastal Management Act 2016</i>
CEMP	Construction Environmental Management Plan
CWC	Connecting with Country
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
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act (Cwth)	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
EPL	Environment Protection License
FM Act	<i>Fisheries Management Act 1994</i>
Ha	Hectares
HHIMS	Historic Heritage Information Management System
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MPS	Multipurpose Service
MNES	Matters of National Environmental Significance

Abbreviation	Description
NorBE	Neutral or Beneficial Effect on Water Quality Assessment Guideline (2022)
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPW Regulation	National Parks and Wildlife Regulation 2009
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	<i>Commonwealth Native Title Act 1993</i>
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction Environmental Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Proponent	Health Infrastructure
REF	Review of Environmental Factors
RF Act	<i>Rural Fires Act 1997</i>
RFS	Rural Fire Service
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	<i>Water Management Act 2000</i>

Executive Summary

The Proposal

LJB Urban Planning Pty Ltd has been commissioned by Health Infrastructure to prepare a Review of Environmental Factors (REF) in support of works within Westmead Hospital. The works involve internal demolition and reconfiguration works to existing operating theatres on level 3 within Block F and the installation of a roof to enclose a courtyard. Specifically the works include the following:

Level 3

- Internal demolition and reconfiguration of the existing Level 3 space to create improved operating theatres and functional spaces, that will meet the Australasian Health Facility Guidelines requirements, as follows:
 - Removal of external flooring and balustrade within the courtyard area;
 - Internal demolition and reconfiguration of floor area to create:
 - eight (8) operating theatres;
 - eight (8) anaesthetic preparation rooms for each operating theatre;
 - four (4) operating room 'clean-up' rooms to be centrally located between each pair of operating theatres;
 - two (2) operating sterile stock rooms positioned between the eight (8) operating theatres;
 - staffroom;
 - storage areas for various medical supplies and stock;
 - provision of an eastern and western corridor to service the operating theatres;
 - quiet room; and
 - education space.
 - New skillion roof to be erected over the new staff room, to enclose the former external courtyard.
- BCA and fire safety compliance work.

Level 4 – Roof

- Installation of a skillion roof above the new staff room, replaces void to former Level 3 courtyard.
- The finishes of the external roof will consist of glazing, CFC sheeting and architectural louvres.
- The new roof will be approximately 40.68m² in size and will be setback approximately 7 metres from the front facade.

Need for the Proposal

The proposed works are the final stage in the refurbishment of the existing Westmead Hospital, *as part of the Clinical Services Building (CASB) that was delivered in 2019. Clinical services were relocated to the new building, and this has enable the vacated spaces to be filled with expanding and new uses*, refer to Design Report Letter at **Appendix D**.

The proposed works are necessary to provide for improved facilities for patients and staff within Block F and provide for improved staff room amenities for clinical staff on Level 3. The external courtyard is underutilised and the provision of the staff room in this location is more acceptable.

The upgraded operating theatres will comply with the Australasian Health Facility Guideline requirements and be of a much higher standard for both patient and staff use.

The provision of a staff room on Level 3, in close proximity to the operating theatres, is important and will provide staff with an area for rest and respite during long working hours.

Overall, the project will provide greater future flexibility, correcting the flows of staff and mechanical design to current best practice vastly improving the working of the theatres.

Proposal Objectives

The objectives or the project/precinct are identified in the Design Report Letter at **Appendix D** and have been extracted and provided below:

- *A workable, liveable and accessible health city*

- *Focus on integrated healthcare, teaching, and research*
- *Promotes patient, carer and staff wellbeing and community engagement*
- *Attracts staff, students, residents, researches and visitors from all over the world.*

However, the objectives of the actual proposed works are as follows:

- To enable the hospital to provide upgraded and amenable internal facilities for patients and staff;
- To ensure new works comply with the BCA and fire engineering; and
- To enable works to be completed in a timely manner with minimal environmental impact.

Options Considered

There were no alternate options considered as the operating theatres, that are already located in this position. The required upgrade will create operating theatres that will be 'best practice' in design and the increased sizes will align with the current Australasian Health Facility Guideline requirements. There is no need to relocate as the current location of the operating theatres is considered suitable and to remain in this location near critical mass of infrastructure.

Site Details

The subject works are proposed within Westmead Hospital, which is located at 166-174 Hawkesbury Road, Westmead.

The property is legally described as Lot 1 DP 1194390. The location of the proposed works will be undertaken where Operating Theatres 9-16 are located on Level 3 of Block F, known as the Diagnostic Ward, and will relate to approximately 1500m² of floor area within the middle of the respective level and will also include the provision of a minor skillion roof addition above the internal works.

Block F forms part of the main hospital building and is positioned to the west of the main car park and is visible from the main street (Hawkesbury Road) and public car park.

The proposed works have been outlined above, under 'The Proposal' section.

Planning Approval Pathway

REF 027/2020 approved internal refurbishment works for the purpose of a Cystic Fibrosis Specialist Services Unit, Operating Theatres, Dermatology, Ambulatory Care and site accommodation within the Westmead Hospital. A subsequent Addendum was approved to include PACU and Anaesthetic Office Expansion refurbishment works. It was recommended from HI Planning that the proposed works as outlined above should be considered and assessed as a separate REF.

This REF was prepared and submitted to Health Infrastructure. The assessment has confirmed that the works could be undertaken without consent subject to Mitigation Measures.

All works are within Westmead Hospital and this review has been undertaken in accordance with Clause 2.61 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP).

Statutory Consultation

In accordance with Clause 2.62(2)(a) of T&I SEP), written notice of the proposed activity was provided to Parramatta City Council and the adjoining occupiers of land. Parramatta City Council and adjoining occupiers were provided with a 21-day period from 22 May to 12 June 2023 to provide a response. A copy of the notification letters and map of properties notified is attached at **Appendix C**.

No submissions were received.

Environmental Impacts

This REF has undertaken an assessment against the following planning controls and legislation:

- Environmental Planning and Assessment Act 1979 (EP&A Act)
- Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP)

- Parramatta Local Environmental Plan 2023 (LEP)

In addition, the REF considered the potential environmental issues that may arise from the proposed works including:

- Biodiversity
- Tree Removal
- Heritage
- Aboriginal Heritage
- BCA compliance
- Visual impact
- Air Quality
- Noise / Acoustic impacts
- Vehicular and pedestrian movements
- Waste Management
- Work Safety
- Impact on adjoining structures
- Social impacts

It has been determined in the REF assessment below, that the proposed environmental impacts will be minimal, the proposed works can be undertaken safely and will not adversely affect the heritage significance of the nearby tram tracks or the Aboriginal heritage item, both of which are positioned towards the northern-eastern boundary side of the wider site area.

The works the subject of this REF are necessary to provide improved facilities for staff and patients and to enable further internal reconfiguration works to be undertaken within Block F, as shown in the accompanying architectural drawings attached at **Appendix A**.

The addition of the roof is below the existing height of the subject building and therefore will not result in any additional adverse impacts. The finishes of the roof, setback from the front facade and skillion roof form will ensure that the scale will be appropriate and is in keeping with the existing building.

The works will have minimal impact on surrounding land and will not result in any adverse impacts subject to compliance with the mitigation measures that have been recommended in the report.

Justification and Conclusion

The proposed works will not result in significant or long term impacts. The potential environmental impacts have been considered as part of this assessment and where necessary mitigation measures have been imposed to ensure its suitability.

The activity is appropriate for the following reasons:

- It responds to the needs of the hospital to provide more amenable patient facilities along with staff facilities;
- Will have no impact on the heritage significance of the nearby tram tracks;
- There will be no impact on the significance of the Aboriginal item, positioned to the north-east of the site along Toongabbie Creek, existing buildings will provide a significant buffer;
- It will improve facilities and create more functional spaces;
- It complies with all relevant legislation;
- It will have minimal impact on the environment; and
- Adequate mitigation measures have been imposed to address these impacts.

In consideration of the legislation and the potential environmental issues, this REF concludes that subject to the mitigation measures identified in Section 5 to this report, the proposed works will have no adverse environmental impact and are therefore appropriate development in accordance with Clause 2.61 of the TISEPP.

1. Introduction

Health Infrastructure (HI) propose to undertake internal alterations and additions to the existing operating theatres on Level 3 within F Block of Westmead Hospital, and the installation of a new roof over the former courtyard (the Proposal) at 166-174 Hawkesbury Road, Westmead (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities.

This Review of Environmental Factors (REF) has been prepared by LJB Urban Planning Pty Ltd on behalf of HI to determine the environmental impacts of the proposed alterations, reconfiguration and additions at Westmead Hospital. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this 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 works and associated environmental impacts have been undertaken in the context of the *Guidelines for Division 5.1 Assessments* (June 2022), the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) 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 and Homes under Part 5 of the EP&A Act; and
- The potential for the proposal to significantly impact Matters of National Environmental Significance (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

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

1.1 Proposal need and Alternatives

The works, the subject of this REF relate to the following works:

Level 3

- Internal demolition and reconfiguration of the existing Level 3 space to create improved operating theatres and functional spaces, that will meet the Australasian Health Facility Guidelines requirements, as follows:
 - Removal of external flooring and balustrade within the courtyard area;
 - Internal demolition and reconfiguration of floor area to create:
 - eight (8) operating theatres;
 - eight (8) anaesthetic preparation rooms for each operating theatre;
 - four (4) operating room 'clean-up' rooms to be centrally located between each pair of operating theatres;
 - two (2) operating sterile stock rooms positioned between the eight (8) operating theatres;
 - staffroom;
 - storage areas for various medical supplies and stock;
 - provision of an eastern and western corridor to service the operating theatres;
 - quiet room; and
 - education space.
 - New skillion roof to be erected over the new staff room, to enclose the former external courtyard.
- BCA and fire safety compliance work.

Level 4 – Roof

- Installation of a skillion roof above the new staff room, replaces void to former Level 3 courtyard.
- The finishes of the external roof will consist of glazing, CFC sheeting and architectural louvres.
- The new roof will be approximately 40.68m² in size and will be setback approximately 7 metres from the front facade.

The works will allow for more amenable areas for staff, improved patient facilities and enable further works to occur across Level 3 within Block F of Westmead Hospital.

The new skillion roof will complement the architecture of the existing building. The roof extends to a height of 2.9 metres above the existing floor level at level 4 to a maximum RL of 37.1. This design enables light and ventilation to penetrate the space. The new skillion roof will remain lower than the existing height of the building which extends to RL 38.1. In addition, the new roof will be setback from the eastern façade by approximately 7 metres as such the visibility from the public domain decreases. Minor shadowing resulting from this addition will fall onto the existing roof and will have any impact on any adjoining properties

Mitigation measures will be imposed to ensure the development is consistent with the plans approved under this REF.

An overview of the alternatives, and an identification of the preferred alternative, for the Proposal are provided within Table 1 below.

Table 1: Alternatives considered for the Proposal

Alternative description	Advantages and disadvantages	Preferred alternative
Retain existing walls in-situ consistent with the work undertaken with theatres 1-8.	Advantage - Reduced building works Disadvantage - limited ceiling heights restricts the use of new technologies and working with existing walls limits the ability to achieve an improved layout and design.	
Demolition of internal walls and re-planning of the space to provide for 8 operating theatres, 8 preparation rooms and associate facilities.	Advantage – Allows for an improved internal layout that can meet current standards and improvements with new technologies. Disadvantage – Increased building works and cost.	✓

2. Site Analysis and Description

2.1 The Site and Locality

Table 2: Description of the site

Site Description	
Address	166-174 Hawkesbury Road, Westmead
Legal Description	Lot 1 DP 1194390
Site Area	286,177m²
Owners	Western Sydney Local Health District
Heritage	No known heritage items positioned where works are proposed. Is noted that the wider site has a heritage item positioned on the northern side of Toongabbie Creek, to the north-east of the subject building . The works are generally internal and will have no impact on the heritage significance.
Riparian Zone	The site is identified as having 'potential biodiversity'. The north-western edge is mapped as being affected and this area is located a significant distance from the subject works, therefore there will be no impact on the 'potential biodiversity' identified land and all works will be within the existing footprint of Block F within the Westmead Hospital site.
Flooding	The site is identified as being flood affected. The proposed works take place in the southern part of the site and is a significant distance from the Toongabbie Creek, which is the flood affected part of the site. The works will not be affected by flooding and will not alter any flood conditions, as they will take place of Level 3 within Block F of the main Westmead Hospital building.

2.2 Existing Development

The existing development across the site is comprised of hospital buildings, facilities, staff accommodation, access roads and parking facilities.

The proposed works will be undertaken within Block F on Level 3 and on the roof of the existing building.

2.3 Site Considerations and Constraints

Section 10.7 Planning Certificate No. 2020/5609 dated 20 October 2020 identifies that the site is located within the SP2 Infrastructure zone under Parramatta Local Environmental Plan 2023, and is provided at **Appendix B**.

Table 3: Section 10.7 Planning Certificate

Affectation	Yes	No
Critical habitat		✓
Conservation area		✓
Item of environmental heritage	✓ (see discussion below)	
Affected by coastal hazards		✓
Proclaimed to be in a mine subsidence district		✓
Affected by a road widening or road realignment		✓
Affected by a planning agreement		✓
Affected by a policy that restricts development of land due to the likelihood of landslip		✓
Affected by bushfire, tidal inundation, subsidence, acid sulfate, riparian land and waterways, biodiversity or any other risk	✓ (see discussion below)	

Affectionation	Yes	No
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any biobanking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls	✓ (part of the site is affected, see discussion below)	

Heritage Item

Under the Section 10.7 Certificate, reference is made to the site being affected by an existing and potential heritage item. A review of the LEP has determined that this is not the case and in addition it is not nominated on the State Heritage Register and is not subject to an interim heritage order. It is concluded that this listing has been included in the Section 10.7 Certificate in error.

However, a review of the eplanning spatial viewer indicates that the site is affected by a Tramway Pier (former) being of local significance.

A review of the LEP has only identified a tramway pier positioned on Lot 25 DP 564724 adjacent to 1D Redbank Road, which is positioned approximately 583m to the north-east of the proposed works, refer to the map extract, from Google Maps, below in Figure 1, the star identifies the heritage item, and the yellow circle identifies the location of the proposed works:

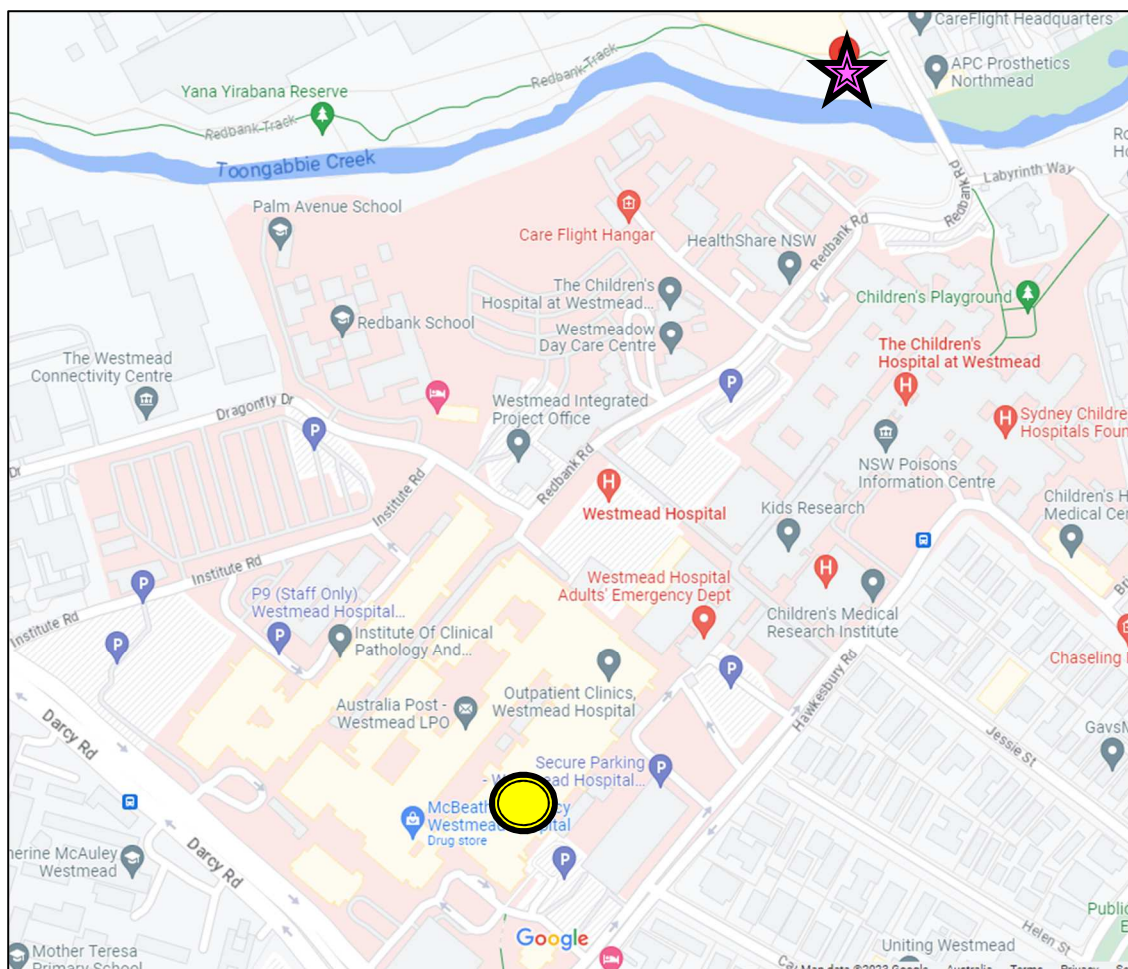


Figure 1: Map identifying the distance between the heritage tramway piers (fuchsia coloured star) and site of subject works identified by the yellow circle.

Based on the above, there will be no impact on the heritage-listed former tramway pier.

Riparian Land and Flooding

The Section 10.7 Certificate, attached at **Appendix B** has identified that site as having 'potential' biodiversity across the site and being affected by a riparian zone under the LEP. The Toongabbie Creek is positioned along the site's northern boundary and has been mapped as containing biodiversity value and being a riparian zone. The proposed works will not affect any vegetation and will be positioned well away from the northern boundary, as such there will be no impact and no further requirement to consider biodiversity impacts.

In addition, the northern and north-western boundary of the site, adjacent to the Toongabbie Creek, is identified as being a low-risk flood area as shown on the City of Parramatta flood map below (location of works identified by red star):

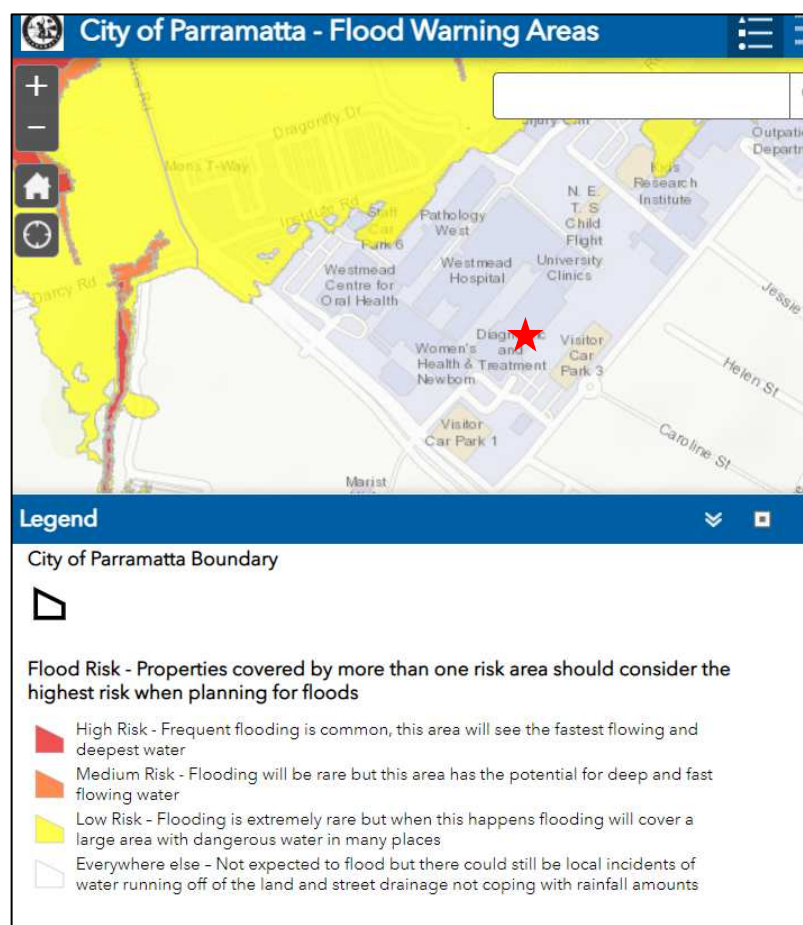


Figure 2: Parramatta City Council Flood Map

Based on the above, the proposed works will have no impact on biodiversity along Toongabbie Creek and will have no effect any flood prone land. Given the location and nature of the works, no additional flooding assessment is required.

3. Proposed Activity

3.1 Proposal Overview

The proposed works will involve internal demolition and reconfiguration works associated with the operating theatres and staff room on Level 3 within Block F of the main hospital building and will include a new roof addition to enclose the former void above the Level 3 courtyard.

The proposed works are shown on the following plans:

Drawing Title	Drawing Ref	Revision	Date	Prepared by
General Arrangement – Level 3 – Theatre 9-16	OAD-WHR-HDR-AR-DG-820303	3	24/03/23	HDR
Demolition Plan – Level 3 – Theatres 9-16 – Zone 4	OAD-WHR-HDR-AR-DG-030304	3	24/03/23	HDR
Reflected Ceiling Plan - Level 3 – Theatres 9-16	OAD-WHR-HDR-AR-DG-170310	3	24/03/23	HDR
Reflected Ceiling Plan - Level 3 – Theatres 9-16	OAD-WHR-HDR-AR-DG-170312	3	24/03/23	HDR
FF&E Plan – Level 3 – Theatres 9-16 - Overall	OAD-WHR-HDR-AR-DG-300350	17	28/04/23	HDR
FF&E Plan – Level 3 – Theatres 9-16 – zone 10	OAD-WHR-HDR-AR-DG-300310	3	24/03/23	HDR
FF&E Plan – Level 3 – Theatres 9-16 – zone 12	OAD-WHR-HDR-AR-DG-300312	3	24/03/23	HDR
Partition Plan – Level 3 – Theatres 9-13 – Zone 10	OAD-WHR-HDR-AR-DG-460310	4	24/03/23	HDR
Partition Plan – Level 3 – Theatres 9-13 – Zone 12	OAD-WHR-HDR-AR-DG-460312	4	24/03/23	HDR
WHR.OPE.204 – Anaesthetic Preparation Room – Sheet 1 of 2	OAD-WHR-HDR-AR-RLS-90OPE204	2	28/04/23	HDR
WHR.OPE.204 – Anaesthetic Preparation Room – Sheet 2 of 2	OAD-WHR-HDR-AR-RLS-90OPE204-2	2	28/04/23	HDR
WHR.OPE.204-Operating Room – Theatre 10 – Sheet 1 of 3	OAD-WHR-HDR-AR-RLS-90OPE205	2	28/04/23	HDR
WHR.OPE.204-Operating Room – Theatre 10 – Sheet 2 of 3	OAD-WHR-HDR-AR-RLS-90OPE205-2	2	28/04/23	HDR
WHR.OPE.204-Operating Room – Theatre 10 – Sheet 3 of 3	OAD-WHR-HDR-AR-RLS-90OPE205-3	2	28/04/23	HDR
WHR.OPE.206 – Exit Bay – Theatre 10	OAD-WHR-HDR-AR-RLS-90OPE206	2	28/04/23	HDR
WHR.OPE.233 – Store-Equipment, Anaesthetic – Sheet 1 of 2	OAD-WHR-HDR-AR-RLS-90OPE233	6	24/03/23	HDR

WHR.OPE.233 – Store-Equipment, Anaesthetic – Sheet 2 of 2	OAD-WHR-HDR-AR-RLS-90OPE233-2	6	24/03/23	HDR
Staff Room – Sheet 1 of 4	OAD-WHR-HDR-RLS-90OP235	5	24/03/23	HDR
Staff Room – Sheet 2 of 4	OAD-WHR-HDR-RLS-90OP235-2	5	24/03/23	HDR
Staff Room – Sheet 3 of 4	OAD-WHR-HDR-RLS-90OP235-3	5	24/03/23	HDR
Staff Room – Sheet 4 of 4	OAD-WHR-HDR-RLS-90OP235-4	5	24/03/23	HDR
L4 Staff Room Roof Plan	OAD-WHR-HDR-AR-DG-490010	3	24/03/23	HDR
L4 Staff Room Roof Plan and Sections	OAD-WHR-HDR-AR-DG-490011	3	24/03/23	HDR

The works are detailed below:

Level 3

- Internal demolition of existing walls and external glazing, doors and floors to the courtyard, including the handrail at Level 4;
- Internal reconfiguration of the former store rooms, corridor, lounge, courtyard and pantry to create operating theatre storeroom, cupboard, electrical room, and staff room;
- Internal reconfiguration of the eight (8) existing operating rooms, four (4) scrub rooms, office, 2 x store rooms and mobile equipment bay to create eight (8) modern operating theatres with each theatre connected to its own anaesthetic prep room. Four (4) central scrub areas will be provided, with each area being shared by two (2) operating suites, each operating room will have its own exit bay.
- Two (2) large central storerooms will be positioned in the middle of the operating suites and will divide them into groups of four (4) operating rooms.
- At the eastern side of the operating suites, internal reconfiguration will create a quiet room, three (3) storerooms, storage area for mobile equipment, work station and educational space.
- Works will also include provision of operating suite corridors to the east and west of the reconfigured operating suites and between the new staffroom and electrical room; and
- BCA and fire safety compliance work.

Level 4 – Roof

- Installation of a skillion roof above the new staff room, replaces void to former Level 3 courtyard.
- The finishes of the external roof will consist of glazing, CFC sheeting and architectural louvres.
- The new roof will be approximately 40.68m² in size and will be setback approximately 7 metres from the front facade.

The application is accompanied by a design report found at **Appendix D**. The proposed development has had consideration of the existing built environment and site constraints. In particular, the proposal satisfies the seven objectives of *Better Placed* (GANSW, May 2017) resulting in an acceptable development on the hospital site and within the wider City of Parramatta.

All works are internal with the exception of the roof over the proposed staff room. The roof is proposed to be 2.9m (RL 37.100) in height and will consist of a skillion roof that will slope towards the rear of the building. The finishes of the roof and walls will consist of glazing, CFC sheeting and architectural louvres and will match the existing rooftop plant and will be lower than the height of the main roof of the building, which is 19.85m and will slope away towards the west. The design of the skillion roof will allow light and ventilation to penetrate the space.

Overall, the external addition will not detrimentally alter the design of the existing building, any shadow cast will fall onto the existing roof. The new roof is located in excess of 89 metres from Hawkesbury Road and 217 metres from Darcy Road. Therefore, the setbacks will ensure that the minor addition will not be readily visible from the public domain, will be consistent with the existing building form and the character of the surrounding environment will be maintained.

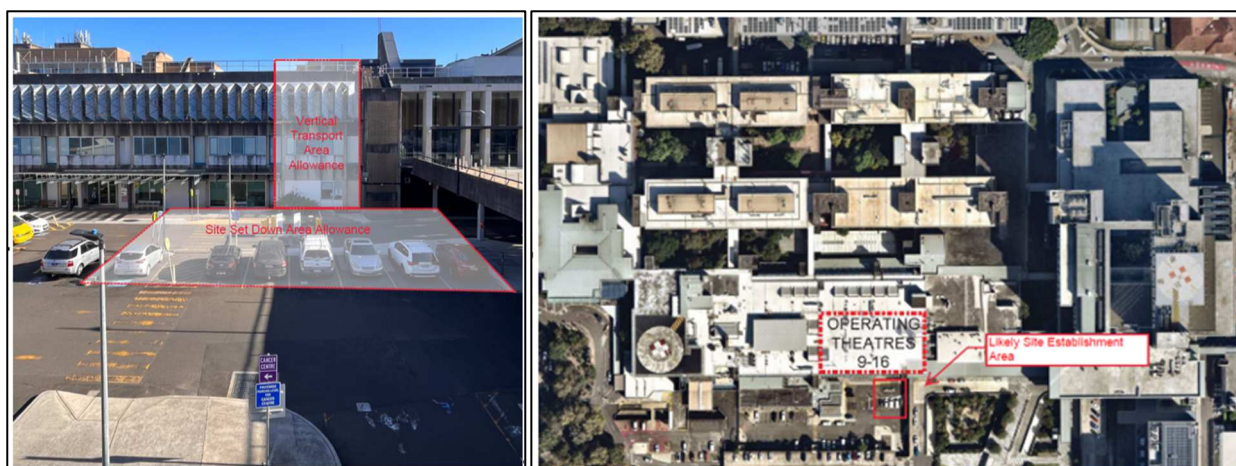
3.2 Construction Activities

The works are long term (12 Months).

Given the former clinical service uses have already been relocated to the CASB building, the works to these theatres will be undertaken without impact on the existing facilities within the hospital. The area will undergo works and will recommence operations once complete.

Access to Level 3 will be restricted during the works and will not be accessible to staff and patients.

Refer to the Westmead Enabling Work/Staff room letter at **Appendix K** a site set down area for goods/materials has been identified within the ground level parking on the eastern side of the building, with a vertical transport area allowance shown, refer to image below:



The operation of the above areas will see a loss of up to six (6) car spaces and an impact on pedestrian pathways for a period of up to 12 months. Access to this area will need to be restricted for the duration of work and all management operation will be included in an updated CEMP, refer to Mitigation Measures at **Appendix L**.

Table 4: Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	At this stage commencement dates are not confirmed; however, a 12-month construction timeframe is expected.
Work Duration/Methodology	The duration of the works is approximately 12 months. The works will not be staged. A Mitigation Measure will require the preparation of a Construction Environmental Management Plan (CEMP) prior to commencement of works, refer to Appendix I .
Work Hours and Duration/Construction	Standard hours are: Monday to Friday – 7am to 6pm Saturday – 8am to 1pm

Construction activity	Description
	Sundays and public holidays – no work.
Ancillary Facilities	Details of where construction workers will park, during works will be incorporated into a Construction Traffic Management Plan (CTMP) and the updated CEMP, required under the Mitigation Measures at Appendix I .
Plant Equipment	A list of all plant equipment shall be incorporated into the Work Method Statement, a Mitigation Measure will require the preparation of a WMS, refer to Appendix I . The Mitigation Measures at Appendix I preparation of a CEMP is required, and this will need to include all plant equipment, as identified in the Mitigation Measures at Appendix I .
Source and Quantity of Materials	Details of materials will be incorporated into the CEMP and WMS, which is required to be prepared under Mitigation Measures, refer to in Appendix I .
Traffic Management and Access	This will be addressed in detail in a CTMP that is required to be prepared prior to the commencement of works under the Mitigation Measures attached at Appendix I . Entry and departure of construction vehicles from the site will be restricted to the imposed work hours. Safe pedestrian access to the hospital and surrounding buildings shall remain unimpeded at all times. Appropriate signage and directional information shall be provided. Minimal traffic impacts from the construction works are expected. The additional vehicles are not expected to cause delays on local roads or create subsequent impacts to other roads. There will be no changes to public transport routes and services. During site inductions, workers will be encouraged to make use of public transport, active transport or carpooling and this will assist with minimising the impact to residents and hospital users.

3.3 Operational Activities

Use

The proposed use will remain as existing, being operating theatres and a staff room on Level 3 in Block F and associated ancillary spaces.

Operation Hours

The hours of operation will remain as existing, being 24 hours operation, in-keeping with the existing Westmead Hospital hours of operation.

Staff/Patients

There will be no increase in staff/patients as a result of the works.

Traffic and Parking

The proposed works will effectively upgrade existing operating theatres and provide a new staffroom. This will not require any additional car parking; parking will remain as approved as there will be no increase in hospital staff.

There will be no long-term impact on the surrounding traffic flows, in addition to minor temporary impacts from construction vehicles and loading of goods/materials during construction works, will need to be addressed in a CTMP, required under Mitigation Measures at **Appendix I**.

4. Statutory Framework

4.1 Activity Description under TI SEPP

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

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TI SEPP outlines the approval requirements for health service facilities. A hospital is defined as a health service facility under this division.

The site is zoned SP2 Infrastructure under the *Parramatta Local Environmental Plan 2023*. The SP2 Infrastructure is a prescribed zone under the TI SEPP.

Therefore, the proposal is considered an ‘activity’ for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an ‘activity’ in accordance with Section 5.1 of the EP&A Act because the proposed works involve the carrying out of work, being consistent with Clause 5.1 of the EP&A Act.

Clause 2.61(2) states the following:

This clause does not permit the erection of any building that exceeds 15m in height or is located closer than 5m to any property boundary (or an addition to a building resulting in the building exceeding that height or being closer than that distance to any property boundary).

The works, the subject of this REF, will result in part of the Block F roof having a height of 13.35 metres (RL 38.100) from ground level, this is below the 15m height limit under Clause 2.61(2). In any event the building levels to the south, including level 4 and plant, all exceed the 15m height limit at present, being 19.85m and 17.85m, respectively.

Based on the above, the proposed height of the works can be determined via an REF process, as the maximum height will be below the 15m maximum and will not exceed the maximum building height of 19.85m.

The overall height of the works will not exceed the existing height of the building and will be below 15m in height, being 13.35m (RL 38.100) and therefore is not contrary to Clause 2.61 (2) of the T&I SEPP.

Therefore, the proposed works can be determined under the REF planning approval pathway as the works will not result in a building that will exceed the already approved height and will be setback more than 5m from the side boundaries.

Under provisions of the TI SEPP, the following activity is to be undertaken.

TI SEPP consultation is discussed within Section 6 of this REF.

Table 5: Description of proposed activities

Division and Section within TI SEPP	Description of Works
Division 10 Section 2.61(1)(a)	The proposed works relate to alterations and additions of operating theatres and a staffroom within a health services facility, known as Westmead Hospital.

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) do not affect the proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at Table 6.

Table 6: EPBC Checklist

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

4.3 Environmental Planning and Assessment Act 1979

Duty to Consider Environmental Impact

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

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

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

Table 7 below demonstrates the effect of the proposed development activity on the matters listed for consideration in Subsection 3 of Section 5.5 of the EP&A Act.

Table 7: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Activity
<p><i>Subsection 3:</i></p> <p>Without limiting subsection 1, a determining authority shall consider the effect of any activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.</p>	No impacts.

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

4.4 Environmental Planning and Assessment Regulation 2021

The *Guidelines for Division 5.1 Assessment* (DPE June 2022) provides a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors are considered at Section 6 of this REF.

In addition, Section 171A of the Environmental Planning and Assessment Regulation (2021) requires the consideration of the impact an activity in a defined catchment. This is considered further below under Table 8 of this REF.

4.5 Other NSW Legislation

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

Table 8: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
<i>Rural Fires Act 1997</i>	Is the site identified on the Bushfire Prone Land Map?	No
<i>Biodiversity Conservation Act 2016</i>	Does the site contain any critical habitat, threatened species or ecological population or community?	No
<i>Water Management Act 2000</i>	Are the works within 40 metres of a watercourse?	No
<i>Contaminated Land Management Act 1997</i>	Is the site listed on the register of contaminated sites?	No
<i>Heritage Act 1977</i>	Any impacts on local or state or national heritage? Refer to Section 2.3 above.	No – as discussed above, the identified heritage item is located a significant distance 583m to the north-east of Block F. A report is not required as the works will not affect the heritage item.
<i>Roads Act 1993</i>	Any works to a public road, or pumping of water onto a public road, or involve the connection of a road to a classified road?	No
Section 171 A Environmental Planning and Assessment Regulation 2021	Are there any impacts to catchments as defined for consideration under Section 171 A of the EP&A Regulation? If any relevant assessments provided in response, note where.	No
Other Acts as required	Any other acts as required to be addressed?	No
State Environmental Planning Policies		
State Environmental Planning Policy (Planning Systems) 2021	The REF works relate to alterations and additions to existing Block F within the Westmead Hospital site. As there is no works effecting additional lands, consultation was not undertaken in this instance. There are no further State and Regional development considerations and/or concurrence required.	No
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Considerations include content of previous biodiversity and conservation SEPPs, including: <ul style="list-style-type: none"> Water Catchment SEPP; Hawkesbury – Nepean SREP and Sydney Harbour SREP; 	No impact as works are above ground and within an existing building.
Draft State Environmental Planning Policy (Sustainable Buildings) 2022	This Policy does not commence until 1 October 2023. Notwithstanding, the following comment has been extracted from the Design Report Letter at Appendix D : <i>The limited sustainability elements incorporated into the design primarily relates to the building services provision and the material and product selections.</i> <i>Compliance to NCC Part J was limited due to the nature of the project being a refurbishment, dealing with existing systems and facades and enclosing structures. The limited elements the team worked to was approved by the Peer reviewer, Steensen Varming.</i> Overall, the alterations and additions will achieve an acceptable level of sustainability, given the existing constraints of the retained building.	Yes

Legislation	Comment	Relevant? Yes/No
State Environmental Planning Policy (Resilience and Hazards) 2021	An Asbestos Bulk Sample Analysis Report has been prepared and is found at Appendix E . This report outlines the results of 17 samples and identifies areas within the building where asbestos and synthetic mineral fibres have been detected. A mitigation measure will be included to require a Hazardous Materials Report to be prepared by a qualified consultant prior to the commencement of works, refer to Mitigation Measures at Appendix I .	Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>The proposed works relate to a health services facility and the works are permitted without consent under Division 10 Clause 2.61 (1)(a). Clause 2.61(2) requires the building to not exceed 15 metres in height or be located closer than 5 metres to a property boundary. The existing building has a height of 19.85m (RL 45.300), the proposed works will have a height of 13.55m (RL37.100), as such the works will be below the 15m maximum and the 19.85m height of the existing building. Works will not exceed the existing height.</p> <p>The external roof, above the staffroom, will extend beyond part of the existing roof of Block F. The setbacks from the street are:</p> <ul style="list-style-type: none"> Hawkesbury Road = 89m Darcy Road = 218m <p>Therefore, the works can be determined under an REF.</p> <p>No other parts of the SEPP are applicable.</p>	Yes
Parramatta Local Environmental Plan 2023		
Zone	<p>SP2 Infrastructure – Health Services Facility.</p> <p>Health services facility are permitted within the zone. The proposed alterations and additions are consistent with the zone, in particular, the development will:</p> <ul style="list-style-type: none"> The alterations and additions will improve the hospital infrastructure for patients and employees. The works will be compatible with the existing hospital building and will generally be internal. The works will not detract from the provision of hospital infrastructure. 	Yes
Height of Building	<p>No applicable height control.</p> <p>Notwithstanding, the height of the extended roof will be 13.55m (RL 37.100). This is below the 15m maximum as well as the maximum height of the existing building, which is 19.85m (RL 38.100). The height is acceptable for the locality and surrounding uses.</p>	Not applicable
Floor Space Ratio	No FSR control applies. Notwithstanding, the proposed works will utilise existing floor space (1500m ²) and there will be no increase.	Not Applicable
Heritage	<p>A review of the LEP has only identified a tramway pier positioned on Lot 25 DP 564724 adjacent to 1D Redbank Road, which is positioned a significant distance to the north-east, being 583m away from the proposed works.</p> <p>The works are mostly in internal, with provision of a pop-up skillion roof over the staff room, the works will have no impact on the heritage item.</p>	Yes
Flood Planning	The northern and north-western boundary of the site, adjacent to the Toongabbie Creek, is identified as being a low-risk flood area as shown on the City of Parramatta flood map. The proposed works are located outside the flood prone area and are within an existing building three levels above ground. The proposed works will not be affected by flooding and will not alter flood patterns.	Not applicable

5. Consultation

5.1 Statutory Consultation

The REF scope of works was notified for 21 calendar days to the stakeholders outlined in Table 9.

Table 9: Agencies and stakeholders notified

Stakeholder	Relevant section
Parramatta City Council	Section 2.62(2)(a)
Adjoining property owners	Section 2.62(2)(b)

The notification commenced on 22 May 2023 and concluded on 12 June 2023. Copies of the notification letters, are provided at **Appendix C**.

No comments were received.

5.2 Community and Stakeholder Engagement

Additional community engagement, outside the statutory consultation requirements, was not required. The proposed works were presented to and approved by the user groups.

6. Environmental Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

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

The *Guidelines for Division 5.1 assessments* (June 2022) apply to the activity. The relevant assessment considerations under Section 3 of these Guidelines are provided below.

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

Relevant Consideration	Response/Assessment		
(a) Any environmental impact on a community?	<p>Majority of the works will be internal and will have no environmental impact on the surrounding locality and adjoining uses. The acoustic report at Appendix F demonstrates the noise transmission between internal uses is acceptable. The internal works are not located adjacent to any external windows, therefore there is unlikely to be any external impact to surrounding uses when the operating theatres are back in operation.</p> <p>The only impact will be the increased roof height that will be constructed over the former outdoor terrace, that is being converted to a staff room. The roof will be a skillion form and will extend to a height of 2.9m above the existing roof to an RL of 37.100, however, it will be lower than level 4 which has a height of 19.85m.</p> <p>The new roof is setback approximately 7 metres from the eastern elevation of the building and is positioned towards the mid-point of Block F. The shadow cast by the new addition will be absorbed onto the roof of the hospital and is significantly setback from Hawkesbury Street and Darcy Road, being 89m and 218m respectively. The roof will be consistent with materials and finishes along the rooftop of the building and will not create an adverse scale, when viewed from the public domain.</p>	-ve	
		Nil	
		+ve	✓
(b) Any transformation of a locality?	As discussed above, the locality will not be transformed. Majority of works are internal with a minor roof addition, which will not detrimentally impact on hospital uses and adjoining uses.	-ve	
		Nil	✓
		+ve	
(c) Any environmental impact on the ecosystems of the locality?	No impact to any ecosystems as all work is internal or on top of Block F roof.	-ve	
		Nil	✓
		+ve	
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	<p>No impact to recreational, scientific or other environmental quality or value in the surrounding locality.</p> <p>Aesthetically the new external skillion roof above the staff room will be 2.9m higher than the roof but will be below the height of the adjacent plant room (17.85m) and Level 4 roof (19.85m). The form will enable natural light and ventilation into the space.</p> <p>The proposed materials and finishes will be consistent with the existing roof additions and will be setback from all side of Block F and this reduces the visual impact from the new roof. Any new shadow will be absorbed within the site and will have no impact for adjoining properties.</p>	-ve	
		Nil	✓
		+ve	
(e) Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations?	No impact. Refer to Section 2.3 above and AHIMS Search at Appendix I , a search of the Parramatta LEP 2023 and AHIMS has determined that the heritage listed item and Aboriginal item, located on the subject site, are 583m from the proposed works, to the north-east. There will be no impact to the items.	-ve	
		Nil	✓
		+ve	

Relevant Consideration		Response/Assessment		
(f)	Any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)?	No impact on the habitat of protected animals, works are internal and above ground.	-ve	
			Nil	✓
			+ve	
(g)	Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	All works are internal or above ground, there will be no impact.	-ve	
			Nil	✓
			+ve	
(h)	Any long-term effects on the environment?	There will be no long-term negative impacts on the environment. All works will result in positive long-term changes with improved operating theatres and improved staff amenities. The external changes will be lower in height than the adjacent plant room.	-ve	
			Nil	✓
			+ve	
(i)	Any degradation of the quality of the environment?	There will be no degradation to the environment, all works will occur within Block F, within Westmead Hospital, at Level 3 and rooftop, with all works above ground level.	-ve	
			Nil	✓
			+ve	
(j)	Any risk to the safety of the environment?	There is no significant risk of safety to the environment. Mitigation measures will be imposed to ensure safety during construction works refer to Mitigation Measures at Appendix I . In respect of removal of hazardous materials refer to the Asbestos Buk Sample Analysis Report at Appendix E . Works can be undertaken without significant risk to the environment. However, preparation of an asbestos management plan is required prior to the commencement of works, refer to Appendix I .	-ve	
			Nil	✓
			+ve	
(k)	Any reduction in the range of beneficial uses of the environment?	The proposed development will provide for improved facilities and work places for staff, there will be no reduction in uses as the operating theatres are already positioned in this location . Therefore, the provision of improved facilities will be beneficial to the community and staff.	-ve	
			Nil	
			+ve	✓
(l)	Any pollution of the environment?	Subject to mitigation measures, to control construction works, there will be no unreasonable adverse pollution impacts from the proposed works.	-ve	
			Nil	
			+ve	✓
(m)	Any environmental problems associated with the disposal of waste?	There will be no environmental problems associated with disposal of waste. A waste management plan for both construction works, and use is required via a mitigation measure prior to commencing works	-ve	
			Nil	✓
			+ve	
(n)	Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply?	No increased demands on resources.	-ve	
			Nil	✓
			+ve	
(o)	Any cumulative environmental effect with other existing or likely future activities?	There are no other significant construction activities occurring in the vicinity of the hospital. The surrounding streets and site itself can accommodate construction worker vehicles during works without adverse impact on hospital parking. A CTMP is required to be prepared, refer to Mitigation Measures at Appendix I .	-ve	
			Nil	✓
			+ve	
(p)	Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	No impact on coastal processes and coastal hazards.	-ve	
			Nil	✓
			+ve	

Relevant Consideration	Response/Assessment	
(q) Any applicable local strategic planning statement, regional strategic plan or district strategic plan made under the Act, Division 3.1?	<p>The <i>Parramatta LSPS City Plan 2036</i> came into effect on 31 March 2020. The LSPS seeks to progress the Draft Westmead Masterplan to provide for increased commercial and medical floor space. The Metropolitan Strategy and Westmead priority precinct, recognise that Westmead is a health and innovation district.</p> <p>The proposed REF will improve operating theatres and provide for improved internal amenity for staff. The proposed works are highly consistent with the desired character of the locality and highly suitable.</p>	<div>-ve</div> <hr/> <div>Nil</div> <hr/> <div>+ve ✓</div>
(r) Any other relevant environmental factors?	No other environment factors.	<div>-ve</div> <hr/> <div>Nil ✓</div> <hr/> <div>+ve</div>

7. Summary of Impacts

Any likely impacts relating to the proposed activity have been considered and are discussed in Table 11 below. All issues relating to the project are largely minor and will not cause significant impact as a result of the proposed activity. All mitigation measures relating to the project are provided in **Appendix I**.

Table 11: Summary of impacts relating to the activity

Issue	Discussion
Traffic access and parking	<p>The works comprise of generally internal alterations and additions, with a minor roof addition to part of the roof associated with Building F. The works relate to provision of new operating theatres and as such there will be no impact on hospital parking, as there will be no increase in staff.</p> <p>A CTMP is required to be prepared prior to commencement of works, this is outlined in the Mitigation Measures at Appendix I.</p>
Noise and vibration	<p>The works are minor in scale, and do not result in any change to mechanical plant or machinery at the hospital during operation stages. Therefore, there will be no operational noise and vibration impact.</p> <p>The accompanying Acoustic Report at Appendix F demonstrates that noise transmissions between internal uses will be suitable.</p> <p>The Mitigation Measures at Appendix I will require a CEMP to be prepared prior to the commencement of works, to ensure that construction noise is managed appropriately.</p>
Air quality and environment	The works are minor in scale and generally internal and above ground, therefore there will not be any detrimental air quality issues.
Soils and geology	Not relevant. The works are minor in scale and internal and above ground level, and do not have any ground disturbance.
Coastal risks	Not relevant. The works are not located in an area of coastal risks and/or hazards.
Hydrology, flooding and water quality	<p>Not relevant. The works are minor in scale and are primarily internal and above ground and will not be impacted by stormwater or affect stormwater. The minor roof addition will need to ensure appropriate flashing is utilised and the new roof will be over a previous external terrace, therefore there is no additional hard surface run-off generated.</p> <p>Mitigation measures require stormwater connection refer to Appendix I.</p>
Visual amenity	<p>The majority of the works will be internal. The only external component is the new skillion roof positioned above the previous external outdoor terrace, which was positioned on Level 3. The internal works will have no visual impact and the new roof has a height of 13.55m down to the existing roof, which has a height of 10.65m above ground.</p> <p>The external roof will be in keeping with the materials and finishes of the existing building and will be below the existing rooftop plant (17.85m) and roof of Level 4 (19.85m). The minor addition should be supported, given the setbacks from Hawkesbury and Darcy Roads.</p>
Aboriginal heritage	The site is affected by any Aboriginal Heritage by review of the AHIMS database, refer to Appendix I . There is no impact to this item, as the item is located approximately 583m to the north-east of the subject site and all works will be above ground and will not result in any ground works.
Non-Aboriginal heritage	<p>The site is not located in a heritage conservation area. However, the wider hospital site contains a heritage item, being a former tramway pier, this item is located approximately 583m to the north-east of the subject works and is located on Lot 25 DP 564724 adjacent to 1D Redbank Road.</p> <p>There will be no impact to the heritage item as all works are within or on the rooftop of Block F, being a significant distance from the item location. There will be no impact.</p>
Ecology	Not relevant. The works are internal and above ground. There will be no impact to flora and fauna, or other natural matters.
Bushfire	Not relevant. However, the works are largely internal and are located within the existing hospital precinct.
Land uses and services	The works do not impact (change) land use activities or services.
Waste generation	The work does not impact on current hospital waste generation as there will be no increases in floor space. therefore no impact. Construction waste can be managed under the required Demolition/Construction Waste Management Plan, this Plan is required under Mitigation Measures at Appendix I .

Issue	Discussion
Hazardous materials and contamination	Refer to Asbestos Bulk Sample Analysis Report at Appendix E , asbestos has been identified in previous building materials. An Asbestos Management Plan is required to be prepared prior to commencement of works, refer to Appendix I . The removal of such materials, during the proposed works, will be undertaken in accordance with the Asbestos Management Plan and CEMP, which will be prepared prior to commencement of works. This is required under the mitigation measures in Appendix I .
Sustainability and climate resilience	The works comprise generally internal alterations. Energy and water saving devices are to be used as part of the interior fit out works. These are outlined in the Design Statement Letter at Appendix D .
Community and social impact	The works support the ongoing operation of the health services facility, therefore broader positive social and community improvements will occur with this REF.
Cumulative impacts	The works are minor in scale, relate to refurbishment and therefore not substantial to have result in cumulative impact.

8. Summary of Mitigation Measures

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

8.1 Summary of Impacts

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

- The extent and nature of potential impacts are considered 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.

9. Justification and Conclusion

The proposed alterations and additions for new operating theatres, staff room and new roof addition above the staff room on Level 4 of Block F within Westmead Hospital, is subject to assessment under Part 5 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

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

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

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

The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5 of the EP&A Act. On this basis, it is recommended that HI determine the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report.