

HEALTH INFRASTRUCTURE

# Review of Environmental Factors

Hospital Road Podium and Integration Works, Randwick

January 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 construction of the proposed pedestrianised and landscaped podium across the lowered Hospital Road, Randwick which will be integrated with the existing Sydney Children's Hospital within the Randwick Hospitals Campus (RHC) to the east, approved Sydney Children's Hospital Stage 1/Minderoo Children's Comprehensive Cancer Centre (SCH1/MCCCC) to the west, and the Acute Services Building (ASB) to the south.

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* (TISEPP).

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(1) of the EP&A Regulation and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC ACT).

This REF has been prepared in accordance with the Department of Planning and Environment's (DPE) *Guidelines for Division 5.1 Assessments*, prepared under section 170 of the EP&A Regulation.

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. In addition, the activity is unlikely to significantly affect threatened species, populations, ecological communities or their habitats. Therefore a *Species Impact Statement* (SIS) or *Biodiversity Development Assessment Report* (BDAR) is not required.

### Declaration

<b>Author:</b>	Sarah Noone
<b>Position:</b>	Senior Planning Consultant
<b>Company:</b>	Urbis, ABN 50 105 256 228
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Appendix	Description	Author	Rev/Ref/Date
<b>A</b>	Architectural Plans	Billard Leece Partnership	9 September 2022
<b>B</b>	Landscape Plans	Aspect Studios	20 December 2022
<b>C</b>	Construction Traffic Management Plan Memo	Arup	25 October 2022, Rev G
<b>D</b>	Acoustic Review	Pulse White Noise Acoustics	04 October 2022, Rev 2
<b>E</b>	REF Construction Management Plan	John Holland	28 October 2022, Rev 01
<b>F</b>	Notification Letter	Health Infrastructure	14 October 2022
<b>G</b>	Submissions Received	Randwick City Council	1 November 2022
<b>H</b>	Mitigation Measures	Urbis/Health Infrastructure	1 November 2022
<b>I</b>	Civil Design Statement	Meinhardt Bonacci	20 December 2022
<b>J</b>	BCA/DDA Capability Statement	Blackett Maguire & Goldsmith	19 December 2022
<b>K</b>	Community Outcomes Presentation	Yerrabingin	October 2022

## Abbreviations

Abbreviation	Description
<b>AEC</b>	Area of Environmental Concern
<b>AHD</b>	Australian Height Datum
<b>AHIP</b>	Aboriginal Heritage Impact Permit
<b>AHIMS</b>	Aboriginal Heritage Information Management System BC Regulation
<b>AMG</b>	Australian Map Grid
<b>BC Act 2016</b>	Biodiversity Conservation Act 2016
<b>BC Act 2017</b>	Biodiversity Conservation Act 2017
<b>BC Regulation</b>	Biodiversity Conservation Regulation 2017
<b>BAM</b>	Biodiversity Assessment Method
<b>CA</b>	Certifying Authority
<b>CE</b>	Chief Executive
<b>CM Act</b>	Coastal Management Act 2016
<b>CMP</b>	Construction Management Plan
<b>CWC</b>	Connecting with Country
<b>CRA</b>	Conservation Risk Assessment
<b>DPC</b>	Department of Premier and Cabinet
<b>DPE</b>	Department of Planning and Environment
<b>EIS</b>	Environmental Impact Statement
<b>EMP</b>	Environmental Management Plan
<b>EES</b>	Environment, Energy and Science
<b>EPA</b>	Environment Protection Authority
<b>EP&amp;A Act</b>	Environmental Planning and Assessment Act 1979
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2021
<b>EPBC Act (Cwth)</b>	Environment Protection and Biodiversity Conservation Act 1999
<b>EPI</b>	Environmental Planning Instrument
<b>EPL</b>	Environment Protection License
<b>FM Act</b>	Fisheries Management Act 1994
<b>Ha</b>	Hectares
<b>HHIMS</b>	Historic Heritage Information Management System
<b>HI</b>	Health Infrastructure
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>MPS</b>	Multipurpose Service
<b>MNES</b>	Matters of National Environmental Significance

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

# Executive Summary

## The Proposal

This Review of Environmental Factors (REF) has been prepared by Urbis Pty Ltd on behalf of Health Infrastructure (HI) (the proponent) for the construction of and pedestrianised and landscaped podium across the lowered Hospital Road, Randwick. The future podium will provide for a clear, open, safe and intuitive pedestrianised pathway connecting the existing Sydney Children's Hospital within the Randwick Hospitals Campus (RHC) to the east to the approved Sydney Children's Hospital Stage 1/Minderoo Children's Comprehensive Cancer Centre (SCH1/MCCCC) to the west, and the Acute Services Building (ASB) to the south.

The purpose of this REF is to describe the proposed works, to assess the likely environmental impacts and to document mitigation measures that will be implemented to minimise environmental risks.

This REF has been prepared in accordance with the requirements of all relevant NSW and Commonwealth legislation including clause 171 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). In doing so, it satisfies section 5.5 of the *Environmental Planning & Assessment Act 1979* (EPA Act), which requires the Proponent to 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.

This REF has also been prepared in accordance with the Department of Planning and Environment's (DPE) *Guidelines for Division 5.1 Assessments*, as required by section 170 and section 171(1) of the EP&A Regulation.

The Proponent is the determining authority for the proposed activity under Part 5 of the EP&A Act.

The scope of works associated with this Hospital Road REF includes the construction of a basement and podium level structure within Hospital Road to support a safe and interconnected pedestrianised campus podium.

The scope of works associated with this REF includes but is not limited to the following:

- Construction of a structural slab on ground to level B2
- Construction of a suspended slab and supporting columns to B1 and L00
- External works, including but not limited to:
  - Landscaping - soft and hard elements
  - Paving
  - Construction of pedestrian links to existing facilities
  - Installation of canopies and services
- Integration with existing walkways and footpaths
- Integration with the existing SCH High Street visitor drop off
- Construction of a new vehicle cross over to the Hospital Road and High Street intersection along with amendments to the traffic control signal infrastructure to support the end state design.

## Proposal Objectives

The objective of the proposal is to create an interlinked campus and remove the interface between pedestrians and vehicles to provide for a safe and interconnected campus link in line with the goals of the Randwick Health & Innovation Precinct (RHIP).

The project will include integration with the existing Sydney Children's Hospital (SCH) visitor drop-off on High Street. Below the future podium level will be a vehicular pathway functioning as the Sydney Children's Hospital Stage 1 / Minderoo Children's Comprehensive Cancer Centre (SCH1/MCCCC) logistics and ambulance accessway. This will be accessible from the south.

## Options Considered

Two options were considered:

**Option 1** – 'Do Nothing', or

### Option 2 – Prepare REF for proposed podium and integration works

#### Site Details

The site is located at Hospital Road, Randwick between High Street to the north, the existing Randwick Hospitals Campus (RHC) to the east, the Randwick Campus Redevelopment (RCR) site to the west and the Ainsworth Plaza to the south.

Hospital Road is a private service road owned by Health Administration Corporation (HAC) and is legally known as part of Lot 1/DP870720.

#### Planning Approval Pathway

The proposed activity is considered 'development without consent' as the works are consistent with clause 2.61(1)(a) and 2.109 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&ISEPP).

The works become an 'activity' for the purposes of Part 5 of the *Environmental Planning and Assessment Act 1979* and are subject to an environmental assessment (Review of Environmental Factors).

#### Statutory Consultation

Randwick City Council and occupiers of adjoining land have been notified of the proposed activity under clause 2.10(e) and 2.62(2)(a) of the T&ISEPP.

Notification has been carried out due to the proximity of the proposed activity to the intersection of Hospital Road and High Street – a local road for which Council is the consent authority. In addition, the proposed activity involves additions to a building within the boundaries of an existing health services facility, being the podium integration with the existing Sydney Children's Hospital.

#### Environmental Impacts

As part of its obligations under Section 5.5 of the EP&A Act, Health Infrastructure is required to take into account, to the fullest extent possible, all matters likely to affect the environment.

To comply with this obligation, a wide range of potential environmental impacts have been assessed for this REF.

Where considered necessary, mitigation measures have been proposed to ensure that the impacts of the proposed works are no more than minor.

#### Justification and Conclusion

The environmental impacts associated with the proposed activity are not likely to be significant and therefore it is not necessary for an Environmental Impact Statement to be prepared or approval to be sought for the proposed activity from the Minister for Planning and Public Spaces under Part 5.1 of the EPA Act.

On this basis it is recommended that Health Infrastructure approve the proposed activity in accordance with Part 5 of the EPA Act and subject to adoption and implementation of matters outlined in Appendix H.

# 1. Introduction

Health Infrastructure (HI) propose to construct a pedestrianised and landscaped podium across the lowered Hospital Road, Randwick. The proposed street level podium will be integrated with the existing Randwick Hospitals Campus (RHC) to the east, the approved Sydney Children's Hospital Stage 1/Minderoo Children's Comprehensive Cancer Centre (SCH1/MCCCC) to the west, and the Acute Services Building (ASB) to the south. Additionally, the project will include integration with the existing Sydney Children's Hospital (SCH) visitor drop-off on High Street. Below the future podium level will be a vehicular pathway functioning as the SCH1/MCCCC logistics and ambulance accessway. This will be accessible from the south. The future podium will provide for a clear, open, safe and intuitive pedestrianised pathway.

This Review of Environmental Factors (REF) has been prepared by Urbis Pty Ltd on behalf of HI to determine the environmental impacts of the proposed Hospital Road podium and associated integration works. 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 section 171(1) of 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 5.1 of the EP&A Act; and
- whether the activity is likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore requires a SIS and/or BDAR.
- 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.

This REF has been prepared in accordance with the Department of Planning and Environment's (DPE) *Guidelines for Division 5.1 Assessments* (June 2022).

## Proposal identification, need and alternatives

The scope of works associated with this Hospital Road REF includes the construction of a basement and podium level structure within Hospital Road to support a safe and interconnected pedestrianised campus podium.

The scope of works associated with this REF includes but is not limited to the following:

- Construction of a structural slab on ground to level B2 of the SCH1/MCCCC
- Construction of a suspended slab and supporting columns to B1 and L00
- External works, including but not limited to:
  - Landscaping - soft and hard elements
  - Paving
  - Construction of pedestrian links to existing facilities
  - Installation of canopies and services
- Integration with existing walkways and footpaths
- Integration with the existing SCH High Street visitor drop off

- Construction of a new vehicle cross over to the Hospital Road and High Street intersection along with amendments to the traffic control signal infrastructure to support the end state design.

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

**Table 1: Alternatives considered for the Proposal**

Alternative description	Advantages and disadvantages	Preferred alternative
Do Nothing	<p>A 'Do Nothing' scenario would involve not constructing a street level pedestrianised and landscaped podium over the lowered Hospital Road.</p> <p>The 'Do Nothing' scenario would compromise the pedestrian integration of the existing RHC with the future SCH Stage 1/MCCCC and the ASB. This scenario would also potentially compromise vehicular access to the SCH1/MCCCC logistics and ambulance accessway.</p>	
Prepare REF for Hospital Road podium and integration works	<p>The preferred option will facilitate interconnectivity across the RHIP. This option is pivotal in allowing for the development of an interlinked campus and removing the interface between pedestrians and vehicles to provide for a safe and interconnected campus link in line with the goals of the RHIP.</p> <p>The preferred option takes into consideration the principles of Ecologically Sustainable Development (ESD) as follows:</p> <ul style="list-style-type: none"> <li>• The proposed activity will be undertaken in accordance with the precautionary principle by avoiding serious or irreversible damage to the environment.</li> <li>• It will provide for inter-generational equity by ensuring that the health, diversity and productivity of the environment is maintained for future generations.</li> <li>• The proposed development does not negatively impact upon biological diversity or ecological integrity. The proposed landscaping along the podium level will enhance environmental outcomes when compared with existing conditions.</li> </ul>	✓

## 2. Site Analysis and Description

### The Site and Locality

The site is located at Hospital Road, Randwick between High Street to the north, the existing Randwick Hospitals Campus (RHC) to the east, the Randwick Campus Redevelopment (RCR) site to the west and the Ainsworth Plaza to the south.

Hospital Road is a private service road owned by Health Administration Corporation (HAC) and is legally known as part of Lot 1/DP870720.

The Site is located approximately 150 metres from UNSW High Street Light Rail stop and 250 metres from Randwick Light Rail stop.

**Table 2: Description of the site**

Site Description	
Address	Hospital Road, Randwick
Legal Description	Lot 1 DP870720
Site Area	Total lot area 13.28 ha
Owners	Health Administration Corporation
Heritage	<p>Broader site contains the following heritage items and heritage conservation areas:</p> <p>Heritage Item (State) – Randwick Destitute Children’s Asylum Cemetery (I390)</p> <p>Heritage Item (Local) Prince of Wales Hospital group (I388)</p> <p>Heritage Conservation Area – High Cross (C12)</p>

### Existing Development

The civil works approved under the previous Hospital Road REF No HIEEX21-141 (dated 17 March 2021) are currently being undertaken within the site.

The scope under construction includes:

- Hospital Road North services diversions
- Remediation of Hospital Road North
- Retention piling north-south on Hospital Road
- Retention piling east-west along the High Street boundary
- Excavation of Hospital Road North

Other existing development within the site includes existing footpaths on the eastern portion of the site associated with the existing SCH drop off and RHC.

### Site Considerations and Constraints

Section 10.7 Planning Certificate No. 63412 dated 26 September 2022 identifies that the site is located within the SP2 Infrastructure zone under Randwick Local Environmental Plan 2012.

**Table 3: Section 10.7 Planning Certificate**

Affectation	Yes	No
Critical habitat		✓
Conservation area	✓	
Item of environmental heritage	✓	

Affectation	Yes	No
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 sulphate or any other risk		✓
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any bio-banking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls		✓

### 3. Proposed Activity

#### Proposal Overview

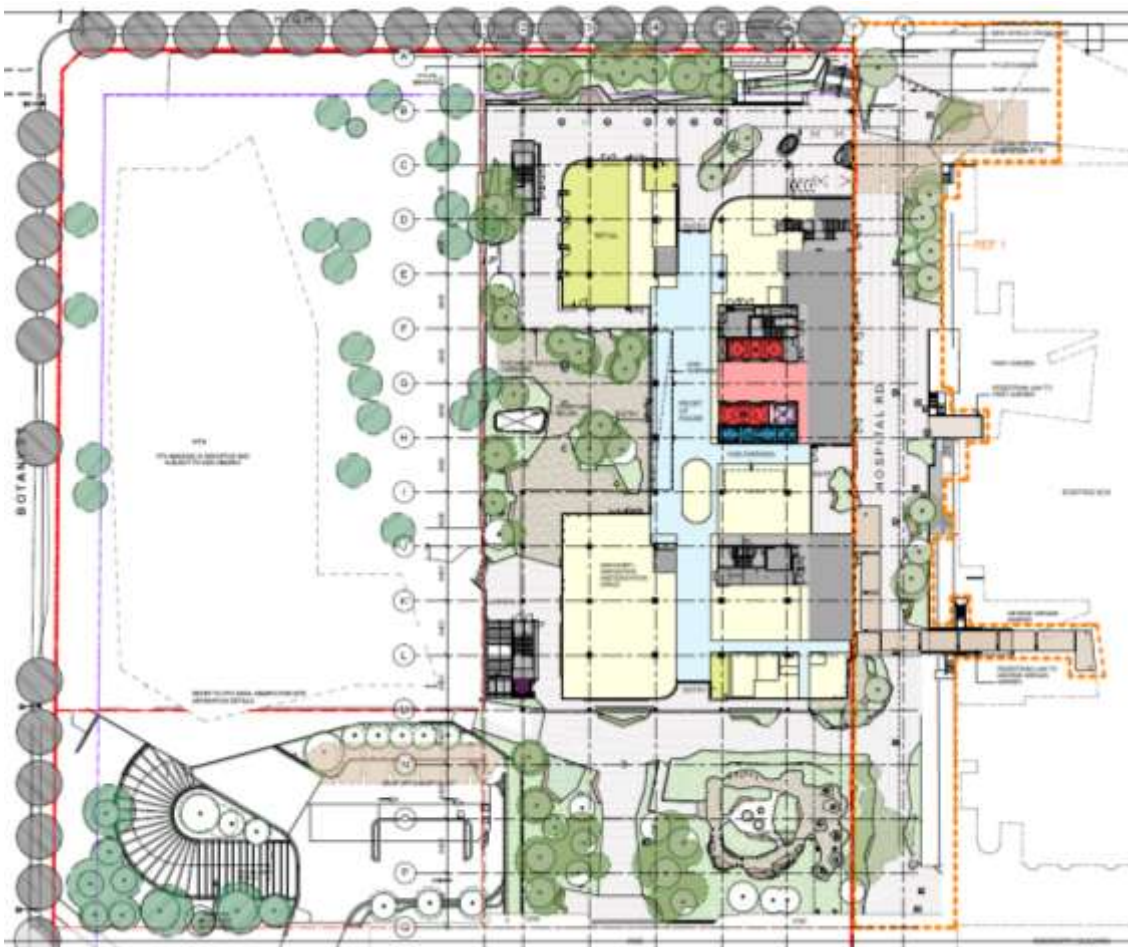
The scope of works associated with this Hospital Road REF includes the construction of a basement and podium level structure within Hospital Road to support a safe and interconnected pedestrianised campus podium.

The scope of works associated with this REF includes but is not limited to the following:

- Construction of a structural slab on ground to level B2 of the approved SCH1/MCCCC
- Construction of a suspended slab and supporting columns to B1 and L00
- External works, including but not limited to:
  - Landscaping - soft and hard elements
  - Paving
  - Construction of pedestrian links to existing facilities
  - Installation of canopies and services
- Integration with existing walkways and footpaths
- Integration with the existing SCH High Street visitor drop off
- Construction of a new vehicle cross over to the Hospital Road and High Street intersection along with amendments to the traffic control signal infrastructure to support the end state design.

The proposed development is illustrated in the accompanying architectural plans prepared by BLP (**Appendix A**) and landscape plans prepared by Aspect (**Appendix B**).

Figure 1: Proposed Hospital Road Podium Works



The proposed materiality of the ground level podium will include concrete unit paving (as per Randwick Council specifications) and concrete unit paving 'Pebblecrete PPX 1956 120DSB' as demonstrated in the landscape plans at **Appendix B**.

## Construction Activities

The works are medium term (approximately 2.5 years).

**Table 4: Project Timeframes and Construction Activities**

Construction activity	Description
<b>Commencement Date</b>	Q4 2022
<b>End Date</b>	Q2 2025
<b>Work Hours and Duration/Construction</b>	<p>The following standard hours of operation related to the construction works will apply:</p> <ul style="list-style-type: none"> <li>Monday to Friday: 7:00am to 6:00pm</li> <li>Saturday: 8:00am to 5:00pm</li> <li>Sunday and Public Holidays: No work</li> </ul> <p>The proposed hours of construction align with the approved hours for the SCH1/MCCCC project (SSD-10831778).</p> <p>In addition to the above construction hours, it is likely that works outside the standard hours of operation may be required. The following works may be required outside the standard construction hours and will be dependent on design finalisation and final construction staging plan with the relevant authorities.</p> <ul style="list-style-type: none"> <li>Service relocation works at critical traffic junctions and high-use areas;</li> <li>Alterations to signalised traffic intersection;</li> <li>Service switch overs (including private services)</li> <li>Large deliveries;</li> <li>Road restoration works; and</li> </ul> <p>Any other works deemed necessary for safety reasons or as directed by the relevant authorities.</p>
<b>Plant Equipment</b>	<p>It is likely that the following construction equipment will be used:</p> <ul style="list-style-type: none"> <li>Handheld jack hammer</li> <li>Concrete saw</li> <li>Power hand tools</li> <li>Concrete pump truck</li> <li>Concrete agitator truck</li> <li>Elevated Work Platforms (Scissors and Booms)</li> <li>Forklifts/telehandlers</li> <li>Delivery trucks</li> <li>Mobile Cranes</li> <li>Hand tools</li> <li>Excavators/rollers</li> </ul>
<b>Source and Quantity of Materials</b>	<p>A detailed Construction Waste Management Plan (CWMP) will be prepared by the Principal Contractor prior to commencement of works to ensure sorting and recycling of waste materials associated with the service installation works is maximised.</p>
<b>Traffic Management and Access</b>	<p>The site will be connected to and serviced from the greater SCH1/MCCCC site, and all construction vehicle access will be from Botany Street in accordance with the Construction Transport and Pedestrian Management Plan (CTPMP) prepared for the SCH1/MCCCC.</p> <p>An exception to this is the finishing works at the northern end of Hospital Road where ramp access to the pedestrianised podium will interface with the existing SCH drop off and High Street intersection. For this portion of works, temporary vehicle access will be established at the High Street intersection, with hoardings erected to enable works while maintaining vehicle egress from the SCH drop off and pedestrian access to the eastern side of Hospital Road.</p> <p>An existing Ausgrid substation and fire booster on the eastern side of Hospital Road is currently accessible from High Street for personnel and service vehicles. While access to these services is provided in the final design, restrictions will need to apply during the construction period that is the subject of this REF.</p> <p>Accredited traffic controllers will be in place where all vehicle crossings occur when access gates are in use.</p>

Construction activity	Description
	<p>Pedestrian access along the eastern side of Hospital Road will be maintained at all times and appropriately fenced and sign-posted.</p> <p>Bicycle access has been diverted from High Street and Botany Street to Magill Street under the previous Hospital Road REF.</p>
Stormwater Management	<p>During construction, provision has been made in the Construction Management Plan (<b>Appendix E</b>) to minimise the impacts of rainwater and run-off on the existing hospitals, particularly the ASB building. The primary strategy for managing surface water and process water is through the development and implementation of a project-specific Soil &amp; Water Management Plan which aims to minimise the risk of increased erosion and sediment deposition on the local environment.</p>

## 4. Statutory Framework

### Activity Description under TISEPP

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* (TISEPP) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of TISEPP 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 Health Services Facilities under the *Randwick Local Environmental Plan 2012*. The SP2 Infrastructure Health Services Facilities is a prescribed zone under TISEPP.

The proposal involves construction of a pedestrianised and landscaped podium across the lowered Hospital Road, Randwick and associated integration works with the surrounding public domain, which is classified as development without consent as the proposed activity is consistent with clause 2.61(1)(a) and 2.109(1) of TISEPP.

However, the project becomes an ‘activity’ for the purposes of Part 5 of the EPA Act and is subject to an environmental assessment (REF). The proposal is considered an ‘activity’ in accordance with clause 5.1 of the EPA Act because the ‘carrying out of a work’ is explicitly referenced under the definition of ‘activity’ in clause 5.1(d) of the EPA Act.

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

TISEPP consultation is discussed within section 6 of this REF.

**Table 5: Description of proposed activities**

Division and Section within TISEPP	Description of Works
Division 10 Health Services Facility, Clause 2.61(1)(a)	<p><b>2.61 Development permitted without consent</b></p> <p>(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—</p> <p>(a) the erection or alteration of, or addition to, a building that is a health services facility</p> <p>The proposed podium structure and associated landscaping works (including paving, construction of pedestrian links and installation of canopies) represents an addition to the existing SCH building, starting at the SCH drop off adjacent to High Street and integrating with existing walkways and footpaths, to integrate with the approved SCH1/MCCCC to the west and the ASB building to the south to create an interlinked campus to benefit the wider RHIP precinct.</p>
Division 17 Roads and traffic, Clause 2.109(1)	<p><b>2.109 Development permitted without consent—general</b></p> <p>(1) Development for the purpose of a road or road infrastructure facilities may be carried out by or on behalf of a public authority without consent on any land.</p> <p>The proposed basement structural slab and suspended slab adjoining the approved SCH1/MCCCC will support a vehicular pathway functioning as the SCH1/MCCCC logistics and ambulance accessway below the future podium level, and are therefore considered development for the purpose of a road or road infrastructure facilities in relation to Hospital Road. The construction of a new vehicle crossover to</p>

Division and Section within TISEPP	Description of Works
	the Hospital Road and High Street intersection is also considered development for the purpose of a road or road infrastructure facilities.

## 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, 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
The activity will not have any significant impact on a declared World Heritage Property?	Yes
The activity will not have any significant impact on a National Heritage place?	Yes
The activity will not have any significant impact on a declared Ramsar wetland?	Yes
The activity will not have any significant impact on Commonwealth listed threatened species or endangered community?	Yes
The activity will not have any significant impact on listed migratory species?	Yes
The activity does not involve nuclear actions?	Yes
The activity will not have any significant impact on Commonwealth marine areas?	Yes
The activity will not have any significant impact on Commonwealth land?	Yes
The activity does not relate to a water resource, a coal seam gas development or large coal mining development?	Yes

## 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 sub-section 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 7.1 specifically responds to the factors for consideration under section 171(1).

**Table 7** below demonstrates the effect of the proposed development activity on the matters listed for consideration in sub-section 3 of section 5.5 of the EP&A Act.

**Table 7: Matters for consideration under Sub-Section, Section 5.5 of the EP&A Act**

Matter for Consideration	Impacts of Activity
Sub-section 3: Without limiting subsection 1, a determining authority shall consider the effect of any activity on any wilderness area	The proposed activity will have no impact on any wilderness area in the locality.

## Matter for Consideration

## Impacts of Activity

(within the meaning of the *Wilderness Act 1987*) in the locality in which the activity is intended to be carried on.

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.

## Environmental Planning and Assessment Regulation 2021

Section 171(1) of the EP&A Regulation provides a list of factors (as listed in the *Guidelines for Division 5.1 Assessments*) that must be taken into account for an environmental assessment under Part 5 of the EP&A Act. These requirements are considered at section 6 of this REF.

## 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
<b>State Legislation</b>		
Rural Fires Act 1997	The site is not identified on the Bushfire Prone Land map	No
Biodiversity Conservation Act 2016	The site does not contain any critical habitat, threatened species or ecological population or community. Therefore a SIS or BDAR is not required.	No
Water Management Act 2000	The works are not within 40 metres of a watercourse	No
Contaminated Land Management Act 1997	The site is not listed on the register of contaminated sites	No
Heritage Act 1977	There will be no negative impacts on local or state or national heritage – see Section 6.	No
Roads Act 1993	A new vehicular crossover is proposed from High Street (a public road) onto the Hospital Road Podium.	Yes
<b>State Environmental Planning Policies</b>		
State Environmental Planning Policy (Resilience and Hazards) 2021	<p>Chapter 4 of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (R&amp;H SEPP) provides a state-wide planning approach for the remediation of land and aims to promote the remediation of contaminated land to reduce the risk of harm to human health or the environment. Chapter 4 of the R&amp;H SEPP (Remediation of Land) requires the determining authority to consider the possibility of contamination being present, and the suitability of proposed land uses on contaminated land.</p> <p>The proposed works will occur above the lowered Hospital Road slab that is the subject of a previous consent (REF No HIEX21-141 dated 17 March 2021) and will therefore not disturb any soil beyond that assessed and approved under the previous REF. A preliminary and detailed site investigation was carried out for the previous REF and a Remediation Action Plan (RAP) is in place for the proposed works under the previous REF. In addition, the proposed works will occur adjacent to the future SCH1/MCCCC and the ASB building both currently under construction. RAPs are also in place for both of these developments.</p> <p>No additional earthworks are proposed as part of the Hospital Road podium works. It is therefore considered that the proposed activity will not encounter contaminated land.</p> <p>The site is therefore suitable for the proposed activity from a contamination perspective.</p>	No

Legislation	Comment	Relevant? Yes/No
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>Chapter 2 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> (TISEPP) aims to facilitate the effective delivery of infrastructure across NSW and streamlining the delivery of necessary services and infrastructure to communities through establishing alternate planning mechanisms and approval pathways.</p> <p>Several divisions of the TISEPP are aimed at streamlining the delivery of infrastructure carried out by, or on behalf of, a public authority. Health Infrastructure NSW is a 'Public Service agency' and accordingly is the determining authority of this REF.</p> <p>As noted above in Table 5, the proposed Hospital Road podium and integration works may be carried out without development consent under clause 2.61(1)(a) and 2.109(1) of the TISEPP and therefore comprise an 'activity' under Part 5 of the EPA Act.</p>	Yes
<b>Randwick Local Environmental Plan</b>		
Zone	<p>The Hospital Road site is zoned SP2 Health Services Facility under RLEP while the proposed vehicle crossover from High Street to the north encroaches into the R3 Medium Density Residential zone.</p> <p>While the TISEPP removes the requirement to seek consent under the provisions of the Randwick LEP 2012 (RLEP), the proposal is consistent with the relevant objectives of the zone as follows:</p> <p><b>SP2 Infrastructure</b></p> <p>The proposed activity involves construction of a pedestrianised and landscaped podium across the lowered Hospital Road, Randwick and associated integration works with the surrounding public domain.</p> <p>The proposed activity will allow for the development of an interlinked campus and removing the interface between pedestrians and vehicles to provide for a safe and interconnected campus link in line with the goals of the RHIP and is therefore consistent with the objectives of the SP2 zone.</p> <p><b>R3 Medium Density Residential</b></p> <p>The pedestrianised and landscaped podium will be publicly accessible to the community, thereby providing a pedestrian link into and through the site which will meet the day to day needs of the community and is consistent with the objectives of the RHIP.</p> <p>Mitigation measures have been identified to protect the amenity of surrounding residents.</p>	Yes
Height of Buildings	The proposed works will occur at street level and below and will therefore comply with the LEP height limit.	No
Floor Space Ratio	No FSR is proposed.	No
Heritage	While Hospital Road is located on the larger Randwick Hospitals Campus (RHC) lot which contains two heritage items and a heritage conservation area (HCA), the proposed activity will not adversely impact of the heritage significance of these items/HCA as the proposed works will not alter the heritage fabric of the items or occur in the HCA. The proposed activity occur outside of the visual catchment of the items and HCA.	Yes

## 5. 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
Randwick City Council	Clause 2.10(e)
Occupiers of adjoining land	Clause 2.62(2)(a)

The notification commenced on 14th October 2022 and concluded on 4th November 2022. Copies of the notification letter, as well as response received, are provided at **Appendix F** and **Appendix G** respectively.

One submission was received from Randwick City Council on the 1<sup>st</sup> November. No other submissions were received from Council and no submissions were received from adjoining land owners/occupiers.

An overview of the comments received from Council are outlined and responded to in the table below. A consolidated site plan was provided to Council on 19<sup>th</sup> January 2023 to close out their query outlined below.

**Table 10: Outcomes of consultation**

Issue raised	Date received	Response	Reference
<b>Randwick City Council</b>			
Traffic and parking team raised no concerns with regards to traffic and parking	1 <sup>st</sup> November 2022	Noted.	N/A
Strategic planning team is supportive of the pedestrianisation of Hospital Road.	1 <sup>st</sup> November 2022	Noted	N/A
It is unclear from the drawings how the pedestrianised Hospital Road connects south.  Council seeks commitment that the podium will be extended south beyond the site area to provide direct, continuous pedestrian access through to Barker Street and appropriately address the level changes along the length of Hospital Road.	1 <sup>st</sup> November 2022	The REF drawings capture the elements that are subject of the REF only. These elements are scheduled for completion in 2025 and relate to the northern portion of Hospital Road.  The pedestrianisation of the southern portion of Hospital Road has already been approved (part of the ASB project under approved under SSD-9113) and is under construction by Lend Lease. The proposed works subject of this REF will integrate with the works already approved on the southern portion of Hospital Road to create connection for pedestrian traffic through the broader site.	Refer to drawing BVN-ARCH-50-DRW-11B from approved ASB project SSD-9113 for approved works on southern portion of Hospital Road, provided to RCC under separate cover.  A consolidated site-wide drawing will be provided to RCC once prepared.

In addition, ongoing community consultation has taken place regarding Connection with Country concepts for the SCH1/MCCCC project (SSD-10831778). The presentation prepared by Yerrabingin provided at Appendix K demonstrates the façade and landscape design workshops carried out with community members in October 2022 which informed the proposed gated indigenous garden located at no. 13 on the landscape plan LA-001 at **Appendix B** and shown on the plan extract below.

Figure 2: Landscape plan extract showing proposed gated indigenous garden at no. 13 informed by community consultation.



## 6. Environmental Assessment

### Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

The relevant assessment considerations under section 171 (2) of the EP&A Regulation 2021 are provided below.

**Table 11: Summary of Environmental Factors Reviewed in Relation to the Activity**

Relevant Consideration	Response/Assessment		
a) Any environmental impact on a community	<p>The construction of the proposal will have a low, temporary impact on the surrounding residential and business community in regard to traffic and access impacts, noise impacts, air quality impacts and waste generation impacts.</p> <p>Overall the proposal ultimately result in a positive impact on the broader residential and business community, as well as patients and visitors of the hospital campus.</p> <p>The proposed activity is necessary to realising a safe and interlinked, publicly accessible campus and removing the interface between pedestrians and vehicles. It will enable the integration of the existing campus with the completion of the ASB and SCH1/MCCCC.</p>	-ve	
		Nil	
		+ve	✓
(b) Transformation of a locality	The proposal will not significantly change the nature of the locality.	-ve	
		Nil	✓
		+ve	
(c) Any environmental impact on the ecosystem of the locality	N/A	-ve	
		Nil	
		+ve	
d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.	N/A	-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.	<p>The proposed activity is located in the RHC site which has an area of approximately 13.28 ha and contains two heritage items under Schedule 5 of Randwick LEP 2012:</p> <ul style="list-style-type: none"> <li>• I388 – Prince of Wales Hospital Group (Main Block, Catherine Hayes Hospital and Superintendent's Residence)</li> <li>• I390 – Randwick Destitute Children's Asylum Cemetery</li> </ul> <p>The north-eastern corner of the site is also located in a heritage conservation area (HCA) – C12 High Cross.</p> <p>It is considered that the proposed activity will have a negligible impact on the heritage items and HCA in the vicinity of the Hospital Road site.</p> <p>Due to the considerable area of the Randwick Hospitals Campus (RHC) site, there is a large separation distance between the Hospital Road site and the heritage items and HCA. In this regard, the Hospital Road subject site is approximately 173m from heritage item I388 and C12 Heritage Conservation Area and over 200m from the heritage item I390.</p> <p>Therefore, the proposed activity will not occur in the same visual catchment of the heritage items or conservation area.</p> <p>It is therefore considered that the proposed activity will not negatively impact on the heritage significance of the items and conservation areas within the broader Randwick Hospitals Campus (RHC) site and a Heritage Impact Statement is therefore not required.</p> <p>No other safeguards or mitigation measures are required.</p>	-ve	
		Nil	✓
		+ve	
		-ve	

Relevant Consideration	Response/Assessment		
(f) Any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974)	N/A	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	N/A	-ve	
		Nil	
		+ve	
(h) Any long term impacts on the environment	N/A	-ve	
		Nil	
		+ve	
(i) Any degradation of the quality of the environment	N/A	-ve	
		Nil	
		+ve	
j) Any risk of safety of the environment	The proposed activity will be undertaken next to the existing Sydney Children's Hospital, Randwick where there will be patients, workers and visitors in proximity to construction activities.  Temporary hoarding and safety fencing will be utilised to delineate the interaction of pedestrians and construction works. This will assist to prevent unauthorised access to the construction works zone.	-ve	Temporary
		Nil	
		+ve	
(k) Any reduction in the range of beneficial uses of the environment	N/A	-ve	
		Nil	
		+ve	
(l) Any pollution of the environment	Construction works associated with the proposed activity are likely to generate construction noise pollution for a short period of time.  The proposed works will likely be carried out during and outside of normal working hours and may generate some visual impact associated with construction lighting.  A Soil and Water Management Plan will be implemented as part of the Construction Management Plan to minimise the impacts of rainwater and run-off and to minimise the risk of increased erosion and sediment deposition on the local environment.	-ve	Temporary
		Nil	
		+ve	
(m) Any environmental problems associated with the disposal of waste	The proposed activity will generate waste associated with the proposed construction activities.	-ve	Temporary
		Nil	
		+ve	
n) Any increased demanded on resources (natural or otherwise) that are, or are likely to become, in short supply	N/A	-ve	
		Nil	
		+ve	
(o) Any cumulative environmental effects with other existing or likely future activities.	It is considered that the range of approvals in the vicinity of the site and likely future projects will have no significant cumulative impacts in conjunction with the impacts of the proposed REF activity.  A preliminary Construction Management Plan (CMP) has been prepared to demonstrate how impacts associated with the proposed construction activities can be minimised.	-ve	
		Nil	✓
		+ve	
	N/A	-ve	
		Nil	

Relevant Consideration	Response/Assessment		
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions.		+ve	
q) Applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	The proposal does not raise any inconsistency with the following strategic plans: <ul style="list-style-type: none"> <li>Greater Sydney Regional Plan – A Metropolis of Three Cities</li> <li>Our Greater Sydney 2056: Eastern City District Plan</li> <li>Randwick Local Strategic Planning Statement – Vision 2040</li> </ul>	-ve	
		Nil	✓
		+ve	
r) Any other relevant environmental factors		+ve	
		Nil	✓
		+ve	

## 7. Summary of Impacts

Any likely impacts relating to the proposed activity have been considered and are discussed in Table 12 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 H**.

**Table 12: Summary of impacts relating to the activity**

Issue	Discussion
Traffic, Access and Parking	<p>Hospital Road has been closed to through traffic between High Street and Magill Street due to the ongoing road lowering project as part of the ASB project (SSD-9113) and the previous REF No HIEX21-141 dated 17 March 2021.</p> <p>Hospital Road is a privately owned roadway which historically provided service vehicle access to a number of facilities, including the existing Sydney Children's Hospital (SCH), Royal Hospital for Women (RWH), the main campus car park and campus logistical hub. All on-street parking was removed recently under the previous REF and ASB project.</p> <p>Access to Delivery Drive and the main hospital loading dock is now only possible from the south as Hospital Road no longer functions as a through road to High Street.</p> <p>The site will be connected to and serviced from the greater SCH1/MCCCC site, and all construction vehicle access will be from Botany Street in accordance with the Construction Transport and Pedestrian Management Plan (CTPMP) prepared for the SCH1/MCCCC.</p> <p>An exception to this is the finishing works at the northern end of Hospital Road where ramp access to the pedestrianised podium will interface with the existing SCH drop off and High Street intersection. For this portion of works, temporary vehicle access will be established at the High Street intersection, with hoardings erected to enable works while maintaining vehicle egress from the SCH drop off and pedestrian access to the eastern side of Hospital Road.</p> <p>An existing Ausgrid substation and fire booster on the eastern side of Hospital Road is currently accessible from High Street for personnel. While pedestrian and service vehicle access to these services is provided in the final design, service vehicle restrictions will need to apply during the construction period that is the subject of this REF and will be managed appropriately in consultation with Ausgrid, Fire and Rescue NSW and relevant hospital stakeholders. The Project has undertaken consultation with Ausgrid regarding restricted vehicle access and has coordinated an agreed emergency/maintenance procedure.</p> <p>All mitigation measures relating to traffic and access are provided at <b>Appendix H</b>.</p>
Noise and Vibration	<p>An Acoustic Review has been prepared by Pulse Acoustic to assess potential construction noise and vibration impacts on nearby sensitive receivers associated with the proposed activity. The Acoustic Review is provided at <b>Appendix D</b>.</p> <p>The nearest sensitive receivers to the proposed activity are:</p> <ul style="list-style-type: none"> <li>Receiver 1 – Single and multistorey residential development located to the north of the site across High Street. Receivers are located along the southern side of Blenheim Street (No. 2-34) and eastern side of Botany Street on the same block (no. 43-47). Receiver one will be known as Blenheim Street Receivers.</li> <li>Receiver 2 – Hospital buildings located on the eastern side of Hospital Road within the existing Randwick Hospitals Campus (RHC). The closest is the existing Sydney Children's Hospital (SCH), Randwick located on the corner of High Street and Hospital Road.</li> <li>Receiver 3 - Acute Services Building is located to the south-west of the works road within the existing Randwick Hospital Precinct.</li> </ul> <p>Potential Impacts associated with the proposal are as follows:</p> <p><b>Noise Levels</b></p> <p>Exceedances above Noise Management Levels (NMLs) are predicted for both during "typical construction hours" (assessed in the Acoustic Review as 7:00am to 6:00pm M-F and 8:00am to 5:00pm Saturday) as well as works conducted "outside of typical construction hours". Generally, most of the proposed works during the day will comply with the high noise affected level of 75dBA, with exception of works which are undertaken near a receiver. If these works are undertaken outside typical construction hours, exceedances have been predicted.</p> <p>As such, a wide range of general and site specific acoustic mitigation techniques have been developed with consideration to the residential receivers along High Street but also the existing Randwick Hospitals Campus, as summarised below:</p> <ul style="list-style-type: none"> <li><b>General Management Procedures</b></li> </ul> <p>Introduce best-practice general mitigation measures in the workplace which are aimed at reducing the acoustic impact onto the nearest affected receivers.</p>

Issue	Discussion
	<ul style="list-style-type: none"> <li> <b>Project Notification</b>  Issue project updates to stakeholders, discussing overview of current and upcoming works. Advanced warning of potential disruptions can be included.  Content and length to be determined on a project-by-project basis. </li> <li> <b>Verification Monitoring</b>  Monitoring to comprise attended acoustic surveys. The purpose of the monitoring is to confirm measured levels are consistent with the predictions in the acoustic assessment, and to verify that the mitigation procedures are appropriate for the affected receivers.  If the measured levels are higher than those predicted, then the measures will need to be reviewed and the management plan will need to be amended. </li> <li> <b>Complaints Management System</b>  Implement a management system which includes procedures on receiving and addressing complaints from affected stakeholders. </li> <li> <b>Specific Notification</b>  Individual letters or phone calls to notify stakeholders that noise levels are likely to exceed noise objectives.  Alternatively, contractor could visit stakeholders individually in order to brief them in regard to the noise impact and the mitigation measures that will be implemented. </li> <li> <b>Respite Offer</b>  Offer provided to stakeholders subjected to an ongoing impact. The offer could include movie tickets, meal vouchers, gift cards or equivalent measures. </li> <li> <b>Alternative Construction Methodology</b>  Contractor to consider alternative construction options that achieve compliance with relevant criteria. Alternative option to be determined on a case-by-case basis. It is recommended that the selection of the alternative option should also be determined by considering the assessment of on-site measurements (refer to Verification Monitoring above).   No noticeable increase in road traffic noise is expected.  It is noted that the proposed hours of construction of 7.00am to 6.00pm M-F and 8.00am to 5.00pm Saturday align with the approved construction hours for the SCH1/MCCCC project (SSD-10831778). In this context, the proposed hours of construction are considered appropriate and will not result in acoustic impacts outside the hours already approved for the SCH1/MCCCC project (unless additional consent is granted for night works etc). </li> </ul> <p><b>Vibration Impacts</b></p> <p>Compliance with human vibration criteria can be achieved if the safe distances outlined in Table 15 of the Acoustic Review are maintained.</p> <p>These safe distances should be validated onsite during the first onsite working days. If measured vibration levels are being exceeded, work should stop and an alternate methodology developed.</p> <p>Since the criteria for scientific or medical equipment can be more stringent than those required for human comfort, vibration validating measurements should be conducted to determine the vibration level and potential impact onto this sensitive equipment.</p> <p>All mitigation measures relating to noise and vibration are provided at <b>Appendix H</b>.</p>
Stormwater and Civil Design	<p>The REF drawings have been reviewed by the civil engineers for the SCH1 &amp; MCCCC project in the letter provided at <b>Appendix I</b> which confirms that the proposed works to be carried out under this REF will generally not affect the civil design for the SCH1 &amp; MCCCC project, noting that there is still ongoing coordination occurring between civil, architectural and landscape disciplines.</p> <p>During construction, provision has been made in the Construction Management Plan (Appendix E) to minimise the impacts of rainwater and run-off on the existing hospitals, particularly the ASB building. The primary strategy for managing surface water and process water is through the development and implementation of a project-specific Soil &amp; Water Management Plan which aims to minimise the risk of increased erosion and sediment deposition on the local environment.</p>
Air Quality	<p>The site is located adjacent to existing Sydney Children's Hospital (SCH), Randwick which is considered to be a potentially sensitive receiver in regard to Air Quality impacts.</p> <p>The construction activities associated with the proposed activity could result in dust and fume generation.</p> <p>It is envisaged that odour problems associated with the proposed activity will be minimal. All plant and machinery involved in the works will be regularly serviced and checked for exhaust emissions.</p> <p>Mitigation measures in relation to Air Quality are provided at <b>Appendix H</b>.</p>
Non-Aboriginal Heritage	<p>The site is located on the broader RHC site, legally identified as Lot 1 DP870720.</p>

Issue	Discussion
	<p>The Randwick Hospitals Campus (RHC) site has an area of approximately 13.28 ha and contains two heritage items under Schedule 5 of Randwick LEP 2012:</p> <ul style="list-style-type: none"> <li>• I388 – Prince of Wales Hospital Group (Main Block, Catherine Hayes Hospital and Superintendent's Residence)</li> <li>• I390 – Randwick Destitute Children's Asylum Cemetery</li> </ul> <p>The north-eastern corner of the site is also located in a heritage conservation area (HCA) – C12 High Cross. It is considered that the proposed activity will have a negligible impact on the heritage items and HCA in the vicinity of the Hospital Road site.</p> <p>Due to the considerable area of the Randwick Hospitals Campus (RHC) site, there is a large separation distance between the Hospital Road site and the heritage items and HCA. In this regard, the Hospital Road subject site is approximately 173m from heritage item I388 and C12 Heritage Conservation Area and over 200m from the heritage item I390.</p> <p>Therefore, the proposed activity will not occur in the same visual catchment of the heritage items or conservation area. In addition, the proposed activity does not seek to alter any heritage item.</p> <p>It is therefore considered that the proposed activity will not negatively impact on the heritage significance of the items and conservation areas within the broader Randwick Hospitals Campus (RHC) site and a Heritage Impact Statement is therefore not required.</p>
Aboriginal Heritage	<p>As part of the wider Randwick Campus Redevelopment (RCR) works, a suite of Aboriginal Cultural Heritage Investigations were carried out across the site by Mary Dallas Consulting Archaeologists (MDCA) with the La Perouse Local Aboriginal Land Council (LaPLALC) including:</p> <ul style="list-style-type: none"> <li>• Aboriginal Archaeological Assessment Stage 1 Development and Proposed Future Expansion of The Randwick Hospital Campus Randwick, NSW. Mary Dallas Consulting Archaeologists. 2018. Report to Advisian</li> <li>• Aboriginal Cultural Heritage Assessment Report. New Acute Services Building for The Prince of Wales Hospital, Randwick NSW. Mary Dallas Consulting Archaeologists. 2018 Report to NSW Health Infrastructure. Incorporating additional information on the ASB SSD expansion 2019</li> </ul> <p>A supplementary report was prepared by MDCA to address the northern portion of Hospital Road specifically for the previous REF HIEX21-141 (dated 17 March 2021).</p> <p>The previous Aboriginal Cultural Heritage Investigations determined that the likelihood of significant or undisturbed, potentially artefact-bearing deposits is assessed as low within Hospital Road. This is due to Hospital Road previously being underlain by several services which would have previously caused significant disturbance to subsurface deposits.</p> <p>The field work of investigations on Hospital Road were completed in September 2022. The investigations resulted in no archaeological findings. The report for these investigations is due to be finalised in Q4 of 2022.</p> <p>As the proposed activity does not involve any additional excavation, it is considered the proposed activity will not have any impact on the Aboriginal cultural significance of the area and no further investigations are required.</p>
Visual Amenity	<p>The site is located opposite residential properties located on the northern side of High Street and to the east of Sydney Children's Hospital (SCH), Randwick.</p> <p>The proposed activity will be visible from the High Street public domain, the light rail on High Street and the Sydney Children's Hospital (SCH), Randwick entrance plaza on the corner of High Street and Hospital Road.</p> <p>The area within the Hospital Road site does not have high scenic value and will be viewed in the context of the Randwick Campus Redevelopment (RCR) construction site to the west and south.</p> <p>It is likely that works outside the standard hours of operation may be required as the proposed activity will occur on a public road and footpaths.</p> <p>The following works may be required outside the standard construction hours:</p> <ul style="list-style-type: none"> <li>• Service relocation works at critical traffic junctions and high-use areas;</li> <li>• Add adjustments to signalised intersection;</li> <li>• Service switch overs (including private services);</li> <li>• Large deliveries;</li> <li>• Road restoration works; and</li> <li>• Any other works deemed necessary for safety reasons or as directed by the relevant authorities.</li> </ul> <p>Lighting associated with these proposed nightworks has potential to generate visual impacts to nearby residential development and the Sydney Children's Hospital (SCH), Randwick. However, the proposed activity will not have a long construction program which is considered to minimise visual impacts.</p> <p>The proposed activity does not involve the erection of any permanent structure, therefore visual impacts associated with construction works will be temporary and are anticipated to be minor.</p> <p>Mitigation measures in relation to Visual Amenity are provided at <b>Appendix H</b>.</p>

Issue	Discussion
Accessibility	The proposed architectural and landscape plans have been reviewed by Blackett Maguire and Goldsmith in their letter provided at <b>Appendix J</b> . From a review of the proposed development against the deemed-to-satisfy provisions of the BCA 2019 and the Disability (Access to Premises – Buildings) Standards 2010 BM+G confirm that, subject to measures identified in their advice at <b>Appendix J</b> being addressed, compliance with the provisions of the BCA is readily achievable. In addition, such matters can be adequately addressed in the preparation of the Crown Certificate documentation without giving rise to any inconsistencies with the approval of the REF.
Waste Generation	The proposed activity will generate waste associated with the construction activities. A preliminary Construction Management Plan has been prepared by John Holland which states that a specific Construction Waste Management Plan will be developed to ensure optimal waste management initiatives are implemented. Mitigation measures in relation to Waste Management are provided at <b>Appendix H</b> .

## 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 H**.

### 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 negligible to 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 pedestrianised and landscaped podium and integrations works at Hospital Road, Randwick 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 5.1 of the EP&A Act.

In addition, the activity is unlikely to significantly affect threatened species, populations, ecological communities or their habitats. Therefore a Species Impact Statement (SIS) or Biodiversity Development Assessment Report (BDAR) is not required.

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.