

HEALTH INFRASTRUCTURE

# Review of Environmental Factors

Wollongong Hospital

Version Number 03

**REF Template Version:** December 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 minor works proposed at Wollongong Hospital, Loftus St, Wollongong NSW 2500.

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:	1 August 2024

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft v1	11 July 2024	Jordan Balazs	Review of Environmental Factors Draft V1	Kate Tudehope	Kate Tudehope
Draft v2	25 July 2024	Jordan Balazs	Review of Environmental Factors Draft v2	Kate Tudehope	Kate Tudehope
Final	1 August 2024	Jordan Balazs	Review of Environmental Factors Final	Kate Tudehope	Kate Tudehope
Final 03	27 August 2024	Larissa Ozog	Review of Environmental Factors Final 03	Larissa Ozog	Larissa Ozog

## Contents

Declaration.....	2
Document Management, Tracking and Revision History .....	2
Contents.....	3
Tables .....	4
Figures .....	4
Appendices .....	5
Abbreviations .....	6
Executive Summary .....	7
The Proposal .....	7
Need for the Proposal.....	7
Proposal Objectives.....	7
Options Considered .....	7
Site Details.....	8
Planning Approval Pathway.....	8
Statutory Consultation .....	8
Environmental Impacts .....	8
Justification and Conclusion .....	8
1.    Introduction .....	9
1.1    Proposal Need and Alternatives.....	9
2.    Site Analysis and Description .....	12
2.1    The Site and Locality .....	12
2.2    Site Description .....	12
2.3    Existing Development.....	13
2.4    Site Considerations and Constraints .....	14
2.5    Surrounding Development.....	15
3.    Proposed Activity .....	16
3.1    Proposal Overview .....	16
3.1.1    Proposal Objectives .....	16
3.1.2    Design Objectives .....	16
3.1.3    Proposed Activity .....	18
3.2    Design Approach .....	19
3.3    Construction Activities .....	20
3.4    Operational Activities.....	21
4.    Statutory Framework.....	22
4.1    Planning Approval Pathway .....	22
4.2    Environmental Planning and Assessment Act 1979 .....	23
4.3    Environmental Planning and Assessment Regulation 2021 .....	24
4.4    Environmental Protection and Biodiversity Conservation Act 1999 .....	24

4.5	Other NSW Legislation .....	25
4.6	Strategic Plans .....	28
5.	Consultation .....	29
5.1	Statutory Consultation .....	29
5.2	Community and Stakeholder Engagement .....	29
6.	Environmental Impact Assessment.....	30
6.1	<i>Environmental Planning and Assessment Regulation 2021</i> – Assessment Considerations .....	30
7.	Summary of Impacts .....	33
8.	Summary of Mitigation Measures .....	36
8.1	Summary of Impacts.....	36
9.	Justification and Conclusion .....	37

## Tables

Table 1: Alternatives considered for the Proposal .....	10
Table 2: Description of the site .....	13
Table 3: Section 10.7 Planning Certificate.....	15
Table 4: Project Timeframes and Construction Activities .....	20
Table 5: Description of proposed activities .....	22
Table 6: Consideration of the Objects of the EP&A Act .....	23
Table 7: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act.....	24
Table 8: EPBC Checklist.....	24
Table 9: Other Possible Legislative Requirements.....	25
Table 10: Consideration of the Objects of the EP&A Act .....	28
Table 11: Agencies and stakeholders notified .....	29
Table 12: Summary of Environmental Factors Reviewed in Relation to the Activity .....	30
Table 13: Summary of impacts relating to the activity .....	33

## Figures

Figure 1	Site Context Map .....	12
Figure 2	Site Aerial.....	13
Figure 3	Location of Site Works .....	14
Figure 4	Proposed Site Plan – Level 1 (CT) .....	17
Figure 5	Proposed Site Plan – Level 2 (MRI) .....	17
Figure 6	MAC General Arrangement .....	18
Figure 7	Extract from LEP Heritage Map .....	26

## Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Mitigation Measures	Ethos Urban	09/07/2024
B	Notification Letter to Council	Health Infrastructure	06/06/2024
C	Section 10.7 Planning Certificate Reference CERT-2024/3517	Wollongong City Council	31/05/2024
D	Architectural Plans – Medical Imaging	Gran Associates Australia Architects	15/06/2024
E	Architectural Plans – Medical Ambulatory Care	Sherson Architecture	May 2024
F	Architectural Design Report – Medical Imaging	Gran Associates Australia Architects	08/07/2024
G	Architectural Design Report – Medical Ambulatory Care	Sherson Architecture	05/07/2024
H	Structural Plans – Medical Imaging	Taylor Thomson Whitting	14/06/2024
I	Structural Plan – Medical Ambulatory Care	Taylor Thomson Whitting	10/04/2024
J	Fire Services Design Statement	Northrop	05/07/2024
K	Wet & Dry Fire Layout Plans	Northrop	17/06/2024
L	Hydraulic Service Design Consultant Statements	ACOR Consultants	05/07/2024 & 08/07/2024
M	Hydraulic Layout Plans	ACOR Consultants	24/05/2024
N	Electrical and ICT Services Design Statement	JHA Consulting Engineers	05/07/2024
O	Electrical and ICT Services Layout Plans	JHA Consulting Engineers	May 2024
P	Mechanical and Medical Gas Services Design Statement	Stantec	08/07/2024
Q	Mechanical and Medical Gas Services Layout Plans	Stantec	31/05/2024
R	Arboricultural Assessment	Moore Trees Consulting	16/05/2024
S	Compliance Hazardous Material Re-Inspection and Risk Assessment	Greencap	20/03/2024
T	Preliminary Construction Management Plan	Johnstaff Projects	08/07/2024
U	Review of Construction Noise Impacts	Acoustic Logic	22/07/2024
V	BCA & DDA Statement	Blackett Maguire + Goldsmith	12/06/2024
W	Media Release	NSW Government	15/09/2023

## Abbreviations

Abbreviation	Description
<b>AHIMS</b>	Aboriginal Heritage Information Management System BC Regulation
<b>BCA</b>	Building Code of Australia
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>BC Regulation</b>	<i>Biodiversity Conservation Regulation 2017</i>
<b>CT</b>	Computerised Tomography
<b>DDA</b>	<i>Disability Discrimination Act 1992</i>
<b>DPE</b>	Department of Planning and Environment (now Department of Planning, Housing & Infrastructure)
<b>ED</b>	Emergency Department
<b>EIS</b>	Environmental Impact Statement
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2021</i>
<b>EPBC Act</b>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
<b>EPI</b>	Environmental Planning Instrument
<b>ESD</b>	Ecologically Sustainable Development
<b>FSR</b>	Floor Space Ratio
<b>HI</b>	Health Infrastructure
<b>ICU</b>	Intensive Care Unit
<b>ISLHD</b>	The Illawarra Shoalhaven Local Health District
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>LSPS</b>	Local Strategic Planning Statement
<b>MNES</b>	Matters of National Environmental Significance
<b>Proponent</b>	NSW Health Infrastructure
<b>REF</b>	Review of Environmental Factors
<b>SEPP</b>	State Environmental Planning Policy
<b>SRZ</b>	Structural Root Zone
<b>TPZ</b>	Tree Protection Zone
<b>TI SEPP</b>	<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
<b>Wollongong LEP</b>	<i>Wollongong Local Environmental Plan 2009</i>

# Executive Summary

## The Proposal

This Review of Environmental Factors (**REF**) has been prepared by Ethos Urban on behalf of NSW Health Infrastructure (**HI**). It relates to minor works at Wollongong Hospital (the **Proposal**), including the following:

- Site preparation including removal of selected trees to facilitate the proposed activity.
- Infilling the existing lightwell and courtyard across two levels to provide a dedicated space that will accommodate additional medical imaging equipment, to enable improved medical imaging adjacency and access to the Emergency Department (ED).
- Internal refurbishment works at Level 8 of Block C to provide a Medical Ambulatory Centre (MAC) unit with approximately 17 treatment spaces and ancillary facilities.

## Need for the Proposal

The Illawarra Shoalhaven Local Health District (**ISLHD**) is currently undergoing major redevelopment to meet the current and emerging needs of the local community over the coming decade, including to reduce the demands on Wollongong Hospital as the major health care facility in the area through delivery of the New Shellharbour Hospital and Integrated Services Project. The Government has announced approximately \$22 million of funding dedicated to the 'Wollongong Hospital Upgrades Project', including the purchase of a new CT scanner and MRI machine. This medical imagery service requires sufficient floorspace at an appropriate siting within the Hospital premises, to ensure that the medical imagery is easily accessible to the ED. A new MAC service is also included as part of the Proposal. As such, the proposed works are necessary to improve the operational efficiency of the hospital, in turn ensuring that optimal care is given to patients.

## Proposal Objectives

The vision for the Proposal is to upgrade and expand the existing facilities at Wollongong Hospital to achieve improved outcomes for patients and staff, underpinned by the following objectives:

- Provide reliable contemporary health care to meet the projected increase in hospital admissions.
- Contribute to NSW Health and District strategic priorities to provide high-quality health care.
- Provide safe, reliable, urgent, emergency and acute health care.
- Improve patient experiences, including that of vulnerable communities seeking health care.
- Improve the operations and functionality of the building to provide better patient outcomes.

## Options Considered

HI has considered a series of alternative approaches to deliver the proposed works. Under a do-nothing scenario, there would be a missed opportunity to align with the State and Local Government's strategic policies for the area, and the objectives of the State funding for the works which is founded upon improving patient outcomes. One of the options in the early design development process sought to deliver the additional medical imaging services within the existing Medical Imaging Department. However, the intention of the Proposal is to provide additional services in close proximity to the ED and Intensive Care Unit (**ICU**) to improve efficiency and in turn, patient outcomes. Accordingly, it has ultimately been determined that the most appropriate way forward is to undertake the works within the remaining vacant space of the Hospital (i.e. within the existing lightwell) to ensure that the impacts of the works are minimal during construction. The design development process initially sought to locate the additional services on a single level within the existing lightwell, however the proposed floorspace was deemed to be insufficient to accommodate the equipment and associated ancillary spaces. As such, the Proposal comprises the CT scanning room and ultrasound room at Level 1 (ground), with the new MRI suite located directly above.

### Site Details

Wollongong Hospital is located at 348 Crown Street, Wollongong. The site is legally described as Lot 200 DP 1206575 and is owned by the Health Administration Corporation. The site has an area of 2.9 hectares and is irregular in shape. It is bounded by Loftus Street to the north, Crown Street/Princes Highway to the south, Darling Street to the east and New Dapto Road to the west.

### Planning Approval Pathway

Wollongong Hospital is zoned SP1 Special Activities (Hospital and Medical Research and Development) under the *Wollongong Local Environmental Plan 2009*. Permissible uses in the SP1 zone include 'the purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.' As the works are to support the ongoing operation of Wollongong Hospital. The proposed works are therefore permissible.

Additionally, as the works are proposed within Wollongong Hospital, defined as a 'health services facility', the provisions of *State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP)* apply to the Proposal. Under Division 10, Section 2.61 of the TI SEPP, 'any of the following development may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility— (a) the erection or alteration of, or addition to, a building that is a health services facility.' As such, the proposed works, including the refurbishment of the building and minor addition, can be undertaken by Health Infrastructure, as a public authority, as 'Development Permitted Without Consent'.

Under Part 5 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, the Proposal is defined as an 'activity' and is therefore subject to an environmental assessment (REF) as presented in this report.

### Statutory Consultation

In accordance with Section 2.62(2) of Division 10 of the TI SEPP, HI is required to provide written notice to Wollongong City Council and occupiers of adjoining land. The notification process commenced on 6<sup>th</sup> June 2024 and concluded on 27<sup>th</sup> June 2024. No responses were received during the notification period. The proposed works do not trigger notification under Division 1 of the TI SEPP.

### Environmental Impacts

This REF considers the requirements of Part 5 of the EP&A Act and Section 171(1) of the EP&A Regulation. **Section 7** outlines the potential impacts of the works on the environment, including disposal of potentially hazardous materials, arboriculture, and waste management.

The environmental impacts from the proposed development are considered to be temporary and minimal, and therefore it is not necessary for an EIS to be prepared. Mitigation measures, included in **Appendix A**, outline the undertakings to manage and minimise potential impacts arising from the development.

### Justification and Conclusion

This REF describes the proposed works and has examined to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity. Potential impacts can be reasonably mitigated, and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

The proposed activity can be justified since it responds to strategic priority to upgrade and enhance the quality of health care services across the Illawarra region.



# 1. Introduction

NSW Health Infrastructure (**HI**) is proposing upgrades to the existing facility (the **Proposal**) at Wollongong Hospital, Loftus Street, Wollongong (the **site**), including infilling an existing lightwell and refurbishment works, as part of their delivery of infrastructure solutions and services to support the healthcare needs of Wollongong and its surrounding districts. The Proposal involves:

- Site preparation including removal of selected trees to facilitate the proposed activity.
- Infilling the existing lightwell and courtyard across two levels to provide a dedicated space that will accommodate additional medical imaging equipment, to enable improved medical imaging adjacency and access to the ED.
- Internal refurbishment works at Level 8 of Block C to provide a MAC unit with approximately 17 treatment spaces and ancillary facilities.

Ethos Urban has prepared this Review of Environmental Factors (**REF**) on behalf of HI to determine the environmental impacts of the proposed minor external and internal works at Wollongong 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 *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**), the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulation**), and the *Guidelines for Division 5.1 Assessments* (Department of Planning and Environment (**DPE**) June 2022).

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 Environmental Impact Statement (**EIS**) to be prepared and approval to be sought from the Minister for Planning and Public Spaces under Part 5 of the EP&A Act.
- 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 NSW Government has committed \$781.9 million to the New Shellharbour Hospital and Integrated Services Project.

The New Shellharbour Hospital and Integrated Services Project has provided an opportunity for the Illawarra Shoalhaven Local Health District (**ISLHD**) to realise its strategic priorities in the delivery of future health services across the Illawarra region, as outlined in the 'Strategic Directions for ISLHD: 2017 – 2020' and the 'Health Care Services Plan 2020-2030'. These priorities include:

- Enhancing the safety and quality of health care services for the entire ISLHD.
- Enhancing the patient continuum of care to achieve better outcomes.
- Enhancing the sustainability of health care services across the ISLHD.

- Realigning aged, rehabilitation and palliative care services across the ISLHD to achieve optimal service models, service efficiency and patient outcomes.
- Reducing pressure on Wollongong Hospital, enabling it to fulfil its role as the District's tertiary referral centre.
- Improving outpatient and community care services.

In addition to the Government's commitment to deliver on the ongoing redevelopment of the New Shellharbour Hospital and Integrated Services Project, the Minister for the Illawarra & the South Coast, Ryan Park announced an investment of \$22 million for the Wollongong Hospital Upgrades Project.

Wollongong Hospital is the Illawarra and Shoalhaven's major referral and teaching hospital, that provides a comprehensive range of inpatient, outpatient and community-based services. The Hospital is the largest of the 8 hospitals that comprise the ISLHD, with the ED being one of the busiest in the State, currently undertaking approximately 105,000 examinations per annum, of which approximately 80% are conducted within the existing Medical Imaging precinct. As such, there is an increasing demand on CT, plain radiography and ultrasound scans.

The improvements associated with the Wollongong Hospital Upgrades Project will include:

- Investment in medical imaging services to provide a new CT scanner and MRI.
- A relocation and expansion of the Medical Assessment Centre (MAC) service.
- Improvements to radiation treatment services software systems, to support ongoing treatments for cancer patients.
- Funding to start the planning and design work for a future redevelopment of the hospital infrastructure and services.

The Proposal seeks to deliver part of the above works, by providing additional medical imaging services and a new medical ambulatory care unit, in turn improving the operational efficiency of the hospital and ensuring optimal patient experiences.

A range of options were considered in the design development process to provide the additional medical imaging services. An overview of the alternatives, and identification of the preferred alternative, the Proposal, are set out within **Table 1** below.

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

Alternative description	Advantages and disadvantages	Preferred alternative
Option 1 - Do Nothing	<p>The advantages of this option included:</p> <ul style="list-style-type: none"> <li>• There would be no impact to the Hospital's operations during construction.</li> </ul> <p>The main disadvantages of this option included:</p> <ul style="list-style-type: none"> <li>• The Hospital would not receive the necessary upgrades to deliver optimal clinical and medical services.</li> <li>• The 'Do Nothing' scenario would result in a missed opportunity to align with the vision and objectives for the funding, as part of the NSW Government Wollongong Hospital Upgrades Project.</li> <li>• The 'Do Nothing' approach is inconsistent with the broader strategic policies, and the State Government's and Council's strategic vision for the precinct.</li> </ul>	
Option 2 – Locate the additional medical imaging within the existing Medical Imaging Department	<p>The advantages of this option included:</p> <ul style="list-style-type: none"> <li>• There would be minimal impact on the existing Hospital's operations during construction.</li> </ul> <p>The main disadvantages of this option included:</p> <ul style="list-style-type: none"> <li>• There is insufficient area to provide all the facilities within the existing floorspace.</li> <li>• The additional services would benefit from closer proximity to the ED and Intensive Care Unit (ICU).</li> </ul>	
Option 3 – Addition to the existing hospital within the lightwell and courtyard	<p>The advantages of this option included:</p> <ul style="list-style-type: none"> <li>• The acquisition of a new site would not be required.</li> <li>• The proposed activity would lead to more efficient operations within the facility owing to its proximity to the ED and ICU.</li> </ul>	✓

Alternative description	Advantages and disadvantages	Preferred alternative
	<div>The main disadvantages of this option included:<ul style="list-style-type: none"><li>The design of the extended and refurbished hospital would be restricted by the existing structure.</li><li>The existing Hospital's operations would be minimally impacted during construction.</li></ul></div>	

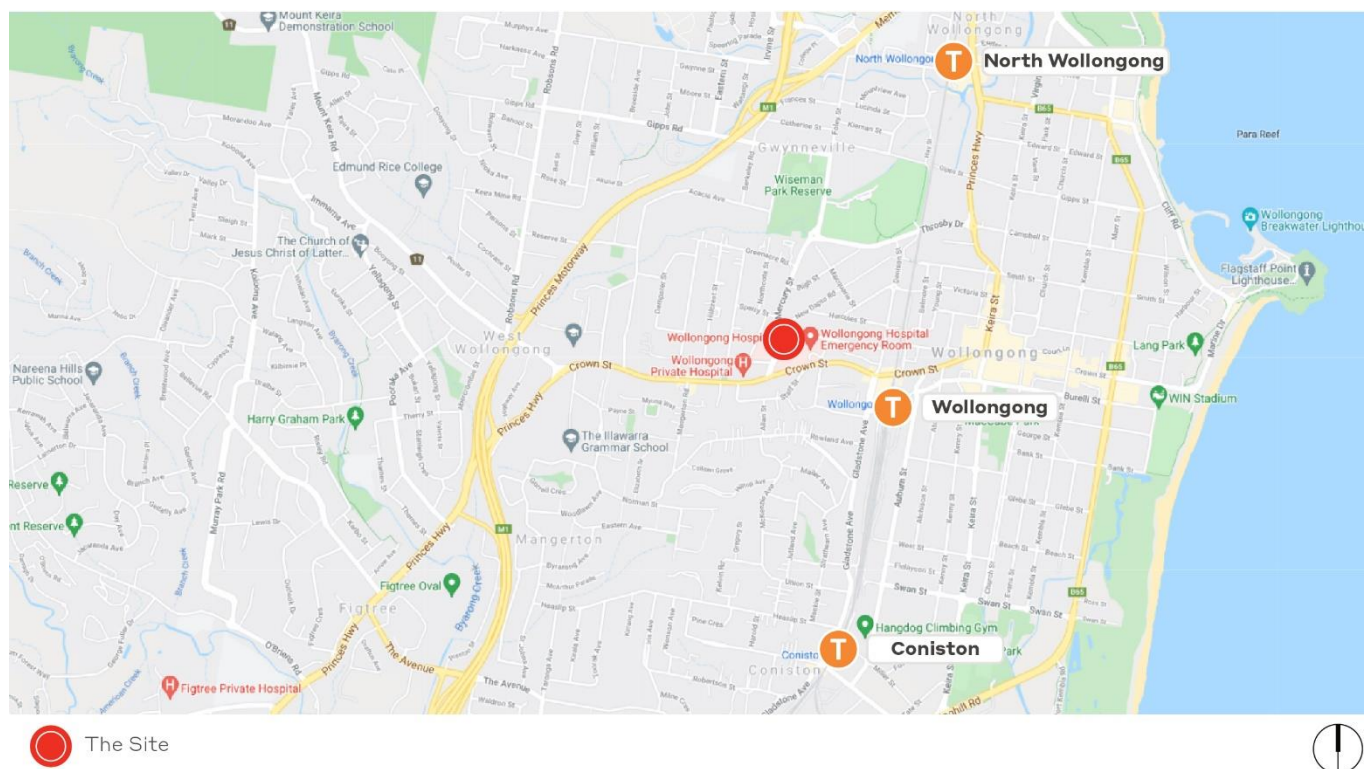
## 2. Site Analysis and Description

### 2.1 The Site and Locality

Wollongong Hospital is located at 348 Crown Street, Wollongong, within the Wollongong Local Government Area (**LGA**). It is bounded by Loftus Street to the north, Crown Street/Princes Highway to the South, Darling Street to the east and New Dapto Road to the west. The site is located approximately 500m north-east of the Wollongong Railway Station and 850m south-east of the Wollongong Town Centre.

The site benefits from a number of bus stops located along Crown Street/Princes Highway, serviced by buses 24, 31, 33, 34, 35, 36, 37, 39, 53, 55A, 55C and 57, which provide routes across the Wollongong LGA.

A context map is provided in **Figure 1** below.



**Figure 1** Site Context Map

Source: Google Maps, edits by Ethos Urban

### 2.2 Site Description

The site is legally described as Lot 200 DP 1206575 and is owned by the Health Administration Corporation. The site has an area of 2.9 hectares and is of irregular shape.

The site is zoned SP1 Special Activities (Hospital and Medical Research and Development) under the *Wollongong Local Environmental Plan 2009* (the **Wollongong LEP**).

A summary of the key site information is provided in below, alongside an aerial photo illustrating the existing distribution of buildings across the site in **Figure 2**.



Table 2: Description of the site

Site Description	
Address	348 Crown Street, Wollongong
Legal Description	Lot 200 DP 1206575
Site Area	2.9 hectares
Owners	The Health Administration Corporation
Heritage	<ul style="list-style-type: none"><li>• I5939 – Locally listed 'Group of Fig Trees'</li><li>• I5939 – State listed 'Wollongong Hospital Nurses' Home'</li></ul>



Figure 2 Site Aerial

Source: Nearmp, edits by Ethos Urban

### 2.3 Existing Development

The current development on site comprises The Wollongong Hospital, which is currently the primary hospital in the ISLHD. It includes the following facilities:

- Clinical and non-clinical support services.
- An Infection Management and Control Centre.
- Emergency Services.
- Intensive and Palliative Care Units.
- Outpatient and allied health services.
- A Paediatric Unit, for both inpatient and outpatient services.



- Pregnancy Clinic, Maternity Wards, Birthing and Neonatal Units.

The main hospital building contains a number of ad-hoc additions which vary in form and scale. The tallest portion of the hospital is approximately 9 storeys in height, known as Block C, which lies along the southern edge of the site.

The proposed refurbishment works will be undertaken within Block C, whilst the new build works will be undertaken within the existing lightwell and courtyard centrally positioned in Block B, as identified in **Figure 3** below.



**Figure 3** Location of Site Works

Source: Nearmap, edits by Ethos Urban

An 'Early Works' REF was previously prepared and approved for internal refurbishment works for the purposes of restoring and replacing accommodation and administrative facilities, including:

- Minor refurbishment works on Level 6 to accommodate swapping the functions of two wards, specifically:
  - The rehabilitation unit on Block C Level 6 West will be relocated to Block C Level 6 East.
  - The cardiology unit on Block C Level 6 East will be relocated to Block C Level 6 West.
- Refurbishment works on Block C Level 7 East to create a new 18-bed palliative care unit, including new bathrooms, staff areas, offices and storerooms.
- Replacement of the existing facilities on Level 9 East to accommodate a new rehabilitation gym and staff cafeteria.

## 2.4 Site Considerations and Constraints

Section 10.7 Planning Certificate Reference CERT-2024/3517 dated 31 May 2024 identifies that the site is located within the SP1 Special Activities (Hospital and Medical Research and Development) zone under the Wollongong LEP and is provided at **Appendix B**.

Table 3: Section 10.7 Planning Certificate

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

## 2.5 Surrounding Development

The Wollongong Hospital Precinct extends to the east and west of New Dapto Road, which contains the general Hospital complex to the east, and Wollongong Private Hospital to the west, with ancillary infrastructure including car parking and plant building. The Precinct also covers the entirety of land bound by Loftus Street to the south, New Dapto Road to the west, Robinson Street to the north and Denison Street to the east (see **Figure 3**, above). The surrounding area comprises:

- **North:** The northern boundary of the site is bound by Loftus Street, beyond which predominantly lies residential development, as well as the Illawarra Shoalhaven Health and Education Centre.
- **East:** To the east of Darling Street is a mixed-use parcel of land encompassing further medical services including the Harvey LJ DR Respiratory specialist, Illawarra Family Medical Centre, City Medical Centre Wollongong, Ada Laser Cosmetic and the Convenient Chemist Wollongong. Other uses include a service station with ancillary food retail, the Fire and Rescue NSW Wollongong Fire Station, commercial offices, a restaurant and residential development.
- **South:** Crown Street/Princes Highway bounds the site to the south, with the land beyond primarily comprising residential development. A number of general practitioners and specialist services are also located along the highway.
- **West:** Beyond New Dapto Street to the west lies the Wollongong Private Hospital and Day Surgery to the south west of the site, with secure parking to the north of the facility.

## 3. Proposed Activity

### 3.1 Proposal Overview

This REF relates to the refurbishment and construction works at Wollongong Hospital. Specifically, the proposed activity includes:

- Site preparation including removal of selected trees to facilitate the proposed activity.
- Infilling the existing lightwell and courtyard across two levels to provide a dedicated space that will accommodate additional medical imaging equipment, to enable improved medical imaging adjacency and access to the ED.
- Internal refurbishment works at Level 8 of Block C to provide a MAC unit with approximately 17 treatment spaces and ancillary facilities.

In delivering the above works, the Proposal seeks to achieve the following objectives.

#### 3.1.1 Proposal Objectives

The vision for the Proposal is to upgrade and expand the existing facilities at Wollongong Hospital, in alignment with the Government funding, through the relocation and upgrading of the medical imaging services to improve access to the ED, alongside the delivery of a new MAC service.

A wider masterplan is currently in development for Wollongong Hospital to respond to the evolving needs of the community for years to come. The proposed works are considered to provide a solution for the hospital's short-term needs, making best use of the space available, whilst protecting the operational capacity of the facility.

The Proposal will achieve improved outcomes for patients and staff, underpinned by the following objectives:

- Provide reliable contemporary health care to meet the projected increase in hospital admissions.
- Contribute to NSW Health and District strategic priorities to provide high-quality health care.
- Provide safe, reliable, urgent, emergency and acute health care.
- Deliver integrated care to manage continuity of care across health disciplines and life courses.
- Improve patient experiences, including that of vulnerable communities seeking health care.
- Improve the operations and functionality of the building to provide better patient outcomes.

#### 3.1.2 Design Objectives

The Proposal is underpinned by the following design objectives:

- Minimise environmental and amenity impacts through appropriate mitigation measures, including impacts to the users of the main Hospital building while the works are undertaken.
- Minimise disruption to surrounding uses.
- Retain external amenity space, where possible.
- Incorporate Ecologically Sustainable Development (**ESD**) principles in the Proposal's design and operation.

A full set of Architectural Drawings illustrating the proposed development are included at **Appendix D** and **Appendix E**. **Figure 4** and **Figure 5** set out the proposed floor plans for the new infill structure and **Figure 6** provides the proposed general arrangement for the MAC facility.



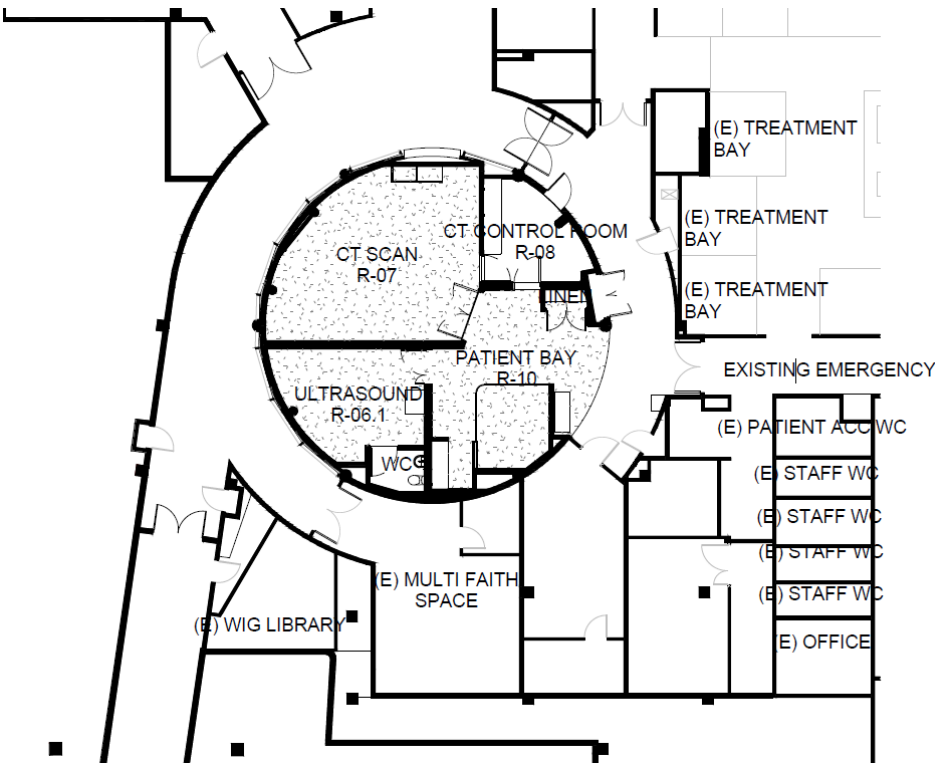


Figure 4 Proposed Site Plan – Level 1 (CT)

Source: Gran Associates Australia Architects

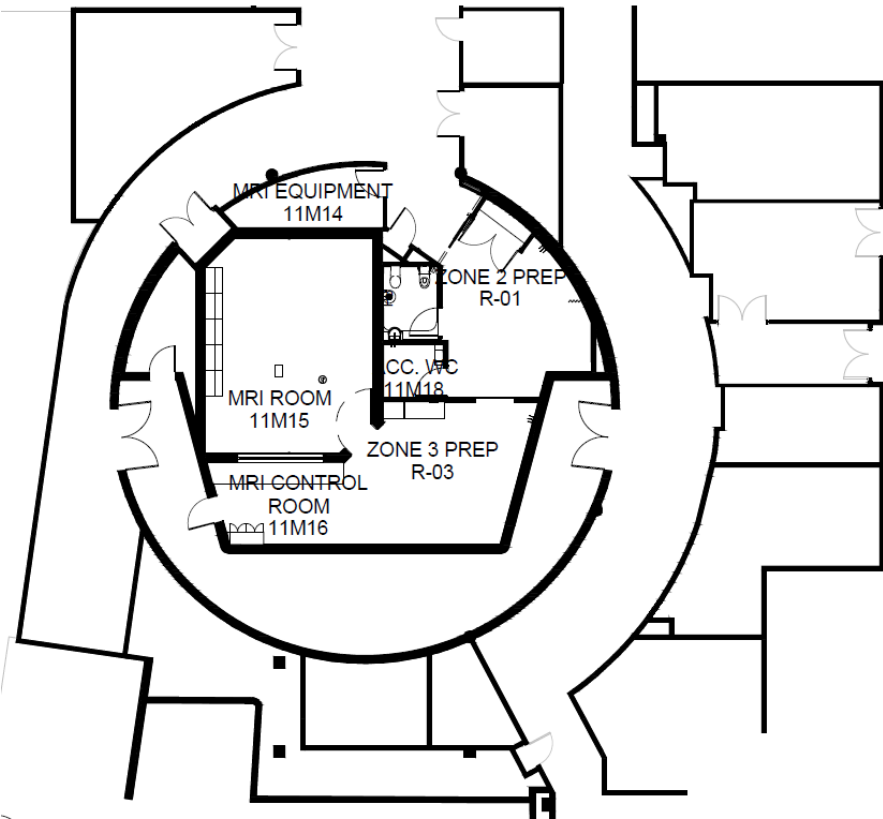
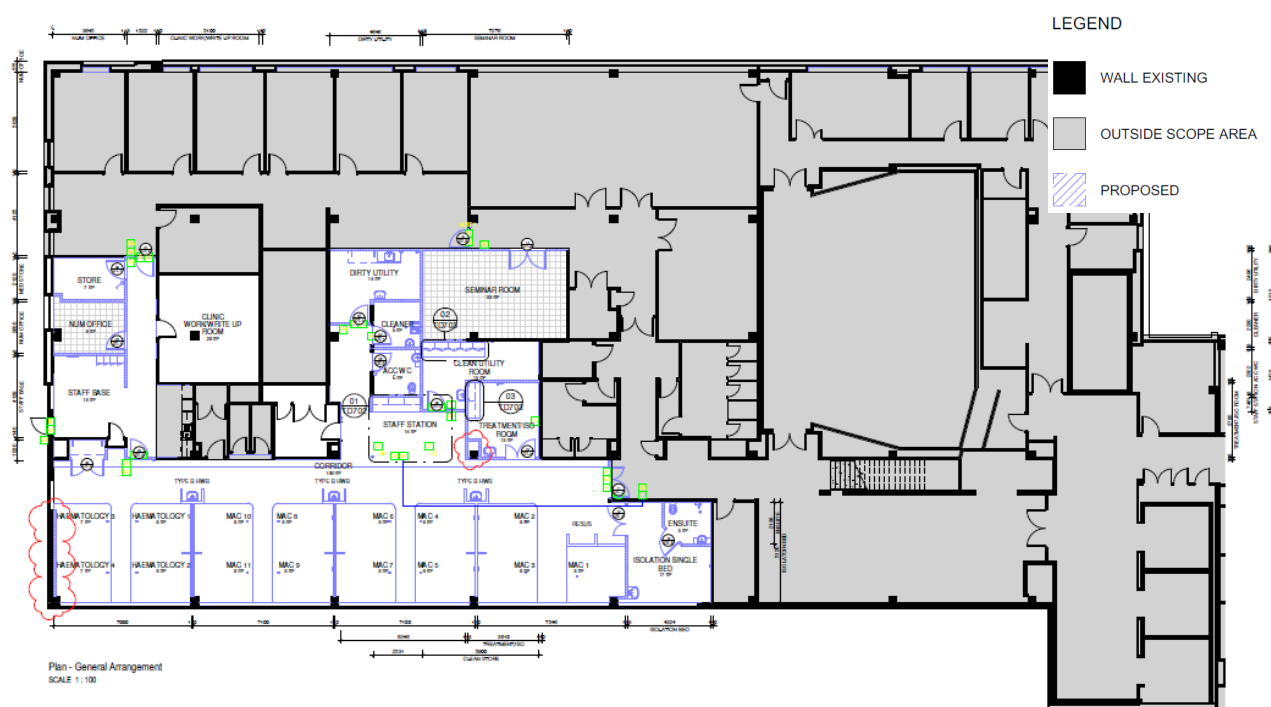


Figure 5 Proposed Site Plan – Level 2 (MRI)

Source: Gran Associates Australia Architects



**Figure 6** MAC General Arrangement

Source: Sherson Architecture

### 3.1.3 Proposed Activity

#### Site Preparation and Tree Removal

This Proposal seeks to infill the existing lightwell and courtyard located centrally within Block B. The space currently accommodates 9 planted palm trees, as identified in the Arboricultural Impact Assessment prepared by Moore Trees Consulting Arborist (**Appendix R**) that accompanies this REF. The Proposal requires the removal of these trees to facilitate the construction of the proposed activity. For further detail, see **Section 7**.

#### New Build Works

The Proposal seeks to infill the existing lightwell and courtyard, positioned centrally within Building B. The infill will occur across two levels - Level 1 (ground level) and Level 2. The works will not be visible from the public domain and are considered minor.

At Level 1, the lightwell and courtyard will be wholly infilled to accommodate a CT scanner and ultrasound room, along with an associated control room, patient WC and a single bed bay. The amenity of the adjacent public corridor will be maintained through the provision of a translucent film to the existing curved, glazed wall with lighting proposed to illuminate the panels.

At Level 2, the lightwell will be partially infilled, with a small area of external balcony space retained to provide space for services and maintenance access. The proposed floorspace will be occupied by an MRI room, with associated preparation, control and equipment rooms. Again, a translucent film and lighting will be applied to the curved, glazed wall to maintain the amenity of the adjacent public corridor.

The roof design and material palette utilised for the built structure will be consistent with the prevailing roofscape of the Hospital, to minimise any adverse impact upon visual amenity.

### Refurbishment Works

The Proposal also seeks to refurbish and reconfigure existing office space at Level 8 of Block C to provide a MAC.

A single isolation room will be located upon entrance to the ward, to minimise the risk of infection throughout the unit. An integrated ensuite will be provided to ensure infected patients remain separated from the other patients. A treatment area that can also provide a further isolation room, as required, is also located nearby. The remainder of the MAC accommodates the following facilities and amenities:

- Staff station.
- 10 MAC rooms.
- Four (4) haematology rooms.
- Clean utility room.
- Dirty utility room.
- Cleaner's room.
- Seminar room.
- Accessible WC.
- Comms room.
- Clinic work / write up room.
- Staff base.
- Nurse Unit Manager office.
- Storage room.

Access to the remaining offices occupied by The University of Wollongong will be reconfigured through the conference room corridor, to ensure separation between the corporate staff and the clinical areas.

### Infrastructure and Services

The proposed works will incorporate upgrades to, and installation of, a number of services including electrical, ICT, hydraulic, mechanical, medical gases and fire protection. The relevant Service Plans and Design Statements are provided at **Appendix L – Appendix Q**. All services are capable of complying with the relevant requirements, including the Australian Standards and the National Construction Code.

## 3.2 Design Approach

The proposed design approach is a culmination of a detailed design development process that has sought to achieve an optimal balance between functionality, patient experience and amenity. The design team engaged with relevant stakeholders frequently throughout the design development process, including the ISLHD, HI and hospital staff members. See the Design Statements at **Appendix F** and **G**. Further details in regard to the consultation undertaken during the design development process are provided in **Section 5**.

### Medical Imaging

Currently, ED patients requiring medical imaging services are transported across the Hospital's main public corridor to reach the Medical Imaging Department. The Proposal aims to install an additional MRI and CT scanner, in closer proximity to the ED and ICU, to improve operational efficiency and in turn, patient experiences and outcomes. The location of the new works will permit access for CT and ultrasound services for acute care patients in theatres and ICU, without the requirement to travel across the main Hospital thoroughfare.

The design development process initially considered providing all services at Level 1, however the floorplate was not large enough to accommodate the requirements of the services. As such, the structure has been set out across two levels, whilst still benefiting from its proximity to the ED and ICU precincts of the Hospital.

Whilst the infill will result in the loss of the existing courtyard at Level 1 (ground level), part of the existing balcony space at Level 2 will be retained to maintain a level of amenity, whilst the existing outdoor furniture can be retained and relocated to Level 3, where passive outdoor space will continue to be available.

MAC Unit

The proposed MAC unit at Wollongong Hospital is to be located on Level 8 of Block C, benefiting from a southerly aspect facing Crown Street. The MAC seeks to refurbish existing office space, currently occupied by The University of Wollongong. The existing office spaces will be consolidated to the remaining administration area adjoining the proposed development.

The design development process culminated in the proposed southerly location for the MAC, to maximise the views towards southern Illawarra and obtain consistent natural daylight and sunlight. The ancillary service spaces, including utility zones and relevant amenities associated with the MAC have been positioned centrally within the existing floor plate, where the same extent of views is not considered necessary to achieve better patient experiences. The position of the staff station in the middle of the MAC offers good oversight across the clinical zone and entry door into the unit.

3.3 Construction Activities

The works are expected to take place over approximately 17 months. A Preliminary Construction Plan has been prepared by Johnstaff Projects and is provided at **Appendix T**. See **Table 4** for a summary of the key construction details.

Table 4: Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	Site establishment works are expected to commence in August / September 2024.
Work Duration/Methodology	Works are anticipated to be completed in early 2026.
Work Hours and Duration/Construction	<p>The working construction hours will be as follows:</p> <ul style="list-style-type: none"><li>Monday – Friday: 7:00am – 6:00pm</li><li>Saturday: 8:00am – 5.00pm</li><li>Sunday and Public Holidays: No work</li></ul> <p>Some work may need to be completed outside of the above hours, including connecting and disconnecting services and material handling, to avoid disrupting local residents and/or Hospital operations. If required, these activities will be planned in consultation with stakeholders and Wollongong City Council, to ensure all aspects of the works are clearly understood by all parties and minimise disruption.</p> <p>The proposed extended construction hours are consistent with Wollongong City Council's Construction hours and in accordance with the ICNG guidelines. These hours are consistent with the extended hours that were approved for the recent Early Works REF at Wollongong (REF approval No.11/2022) which involved internal refurbishment of a similar nature. The extended hours have been approved by the LHD on 27 August 2024.</p>
Ancillary Facilities	The site amenities and compounds erected will accommodate lunch, bathroom and change facilities for the duration of the project. Contractors and sub-contractors will be encouraged to use sustainable modes of transport, including car share and public transport.
Plant Equipment	All plant and machinery involved in the works will be regularly serviced and checked by the Primary Contractor for exhaust emissions and the use of catalytic converters as required.
Source and Quantity of Materials	<p>Deliveries will be scheduled and distributed to ensure avoidance of congestion to surrounding roads networks and within the Hospital precinct.</p> <p>Deliveries to within the site will be managed through dedicated site entrances and exits. These will be outlined by the Principal Contractor.</p> <p>Materials will be staged and stored in such a way to promote a clear and safe work site. At all times, materials are to be stored within the confines of the site. While loading and unloading vehicles, it will be clearly stated that vehicles must not obstruct roads, driveways and escape routes from the building or fire protection equipment.</p>

Construction activity	Description
	Access to the site compound will be determined by the Principal Contractor, upon agreeance of their finalised location.
Traffic Management and Access	<p>As set out in <b>Appendix T</b>, a Construction Pedestrian and Traffic and Management Plan will be prepared prior to construction to address the key issues for traffic, pedestrian and cyclist management identified in the Preliminary Construction Management Plan. Traffic control personnel will be provided by the Principal Contractor during operating hours, or as set out within the Construction Pedestrian and Traffic and Management Plan.</p> <p>Existing pedestrian and vehicular movements into and around the site will be maintained, or if necessary, temporarily relocated and defined by clear wayfinding signage.</p> <p>Temporary hoarding will be provided to delineate construction zones to prevent unauthorised access to the construction site.</p>

### 3.4 Operational Activities

#### Use

The proposed works will deliver new, and reconfigure existing, floorspace to provide the necessary upgrades for the Hospital. As such, the proposed activity will be consistent with the prevailing hospital/health services facility use on site.

#### Operation Hours

The proposed activity is integrated within the existing facility and will operate in line with the existing opening hours of the Hospital, which is on a 24-hour basis, every day of the week.

#### Staff/Patients

There will be a small increase in beds in the campus relating to the expansion of the MAC services. Similarly, there will be an increase in staffing for the MAC and the additional MRI and CT scanner. There will be less than 10 additional FTE in total. Noting the significant size of the Wollongong Hospital, these impacts are considered negligible.

#### Traffic and Parking

Owing to the minimal increase in staff and patient numbers as a result of the proposed activity, the existing car parking and access arrangements will remain unchanged.

## 4. Statutory Framework

### 4.1 Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an Environmental Planning Instrument (**EPI**) provides that development may be carried out without the need for development consent, a person may carry out the development, in accordance with the EPI, on land to which the provision applies. However, 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. Section 2.61 of Division 10, Part 2.2 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 SP1 Special Activities (Hospital and Medical Research and Development) under the Wollongong LEP. The SP1 Zone is a prescribed zone under the TI SEPP. Development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone.

Notwithstanding the above, ‘the erection or alteration of, or addition to, a building that is a health services facility’ 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. As the proposed construction of the new two-storey infill structure, together with the reconfiguration of the internal layout, are within the boundaries of the existing Wollongong Hospital, which is defined as a ‘health services facility’ under the *Standard Instrument—Principal Local Environmental Plan (2006 EPI 155a)* (the **Standard Instrument**), the ‘development permitted without consent’ provisions under Section 2.61 of the TI SEPP apply.

Therefore, the Proposal is considered an ‘activity’ in accordance with Section 5.1 of the EP&A Act as the Proposal involves the use of land, the erection of a building and the carrying out of work within the main Hospital building. As such, the Proposal is subject to an environmental assessment, via a REF.

Under provisions of the TI SEPP, the following activity is to be undertaken, as per **Table 5**. TI SEPP consultation is discussed within **Section 5** of this REF.

**Table 5: Description of proposed activities**

Division and Section within TI SEPP	Description of Works
Division 10 – Health Services Facilities	
Section 2.61(1)(a) – ‘The erection or alteration of, or addition to, a building that is a health services facility’	<p>The proposed works, including a new addition through infilling the lightwell and courtyard, and internal alterations to the existing hospital (which is defined as a health service facility under this Division) can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility if:</p> <ul style="list-style-type: none"><li>• The development does not result in a building exceeding 15m, or</li><li>• Being located closer than 5 metres to any property boundary.</li></ul> <p>The proposed built addition seeks to infill the existing lightwell which is sited centrally within the hospital building, and will be set out across two floor levels, totalling a height of approximately 8m, which is below 15m. The remainder of the works within the Proposal seek internal reconfigurations within the main Hospital building. Furthermore, HI (a public authority) will undertake the proposed works. Therefore, the Proposal is consistent with Section 2.61(1)(a) and (2) of the TI SEPP.</p>

## 4.2 Environmental Planning and Assessment Act 1979

The proposed activity is consistent with the following objects of the EP&A Act as outlined in **Table 6** below.

**Table 6: Consideration of the Objects of the EP&A Act**

Object	Comment
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	<p>The Proposal promotes the social and economic welfare of the community by enhancing and upgrading a significant piece of social infrastructure. The works are anticipated to have positive impacts on the overall health outcomes of the region.</p> <p>The infilling of the lightwell and courtyard will result in a minor loss of amenity on the Hospital site, however outdoor space will continue to be available at Level 3, and measures will be put in place to improve the amenity of the public corridor at Levels 1 and 2 with the installation of decorative film and lighting. Overall, the significant functional and operational benefits offered by the proposal outweigh any minor amenity impacts.</p>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The Proposal will incorporate ESD strategies and principles into the design and operation of the works.
(c) to promote the orderly and economic use and development of land,	<p>The Proposal represents an orderly development as:</p> <ul style="list-style-type: none"> <li>It is consistent with the objectives for the SP1 land use zone.</li> <li>It is permissible with consent.</li> <li>It seeks to repurpose existing Hospital space to improve functionality and patient care.</li> </ul> <p>Therefore, the Proposal facilitates the orderly and economic use of land that presents a key opportunity to enhance and upgrade the health care facility within the Hospital campus.</p>
(d) to promote the delivery and maintenance of affordable housing	This object is not relevant as the proposal does not involve residential development.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The site does not contain any critical habitat, threatened species or ecological population or community.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The wider hospital site does contain two heritage items along its boundaries (refer to <b>Section 4.5</b> ), however given the location of the proposed works, internally within the existing building footprint, the works will not result in any adverse direct or indirect impacts to the identified heritage items.
(g) to promote good design and amenity of the built environment,	<p>The proposed activity comprises both internal works and a new built structure to infill the existing lightwell and courtyard located centrally within the campus. The built form has been designed to complement the surrounding building(s), with the roofscape utilising a material palette that is consistent with the prevailing roofscape of the Hospital, to minimise any adverse impact upon visual amenity.</p> <p>As noted above, the outdoor space will continue to be available at Level 3, and measures will be put in place to improve the amenity of the public corridor at Levels 1 and 2 with the installation of decorative film and lighting. Overall, the significant functional and operational benefits offered by the proposal outweigh any minor amenity impacts.</p>
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The construction and maintenance of the BBCH will occur in a safe and orderly manner to protect the health and safety of occupants, as per the Preliminary Construction Management Report, see <b>Appendix T</b> .
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The proposed activity is to be assessed by HI. Wollongong City Council have been notified in accordance with the relevant consultation requirements of the TI SEPP.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The REF scope of works was notified for 21 calendar days to Wollongong City Council and occupiers of adjoining land in accordance with the relevant consultation requirements of the TI SEPP. See <b>Section 5</b> for further details.



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 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
<i>Subsection 3:</i> 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.	The Proposal will not impact any wilderness area, given that the proposed works are located wholly within the Hospital campus.
Note: If a biobanking statement has been issued in respect of a development under Part 7A of the <i>Threatened Species Conservation Act 1995</i> , the determining authority is not required to consider the impact of the activity on biodiversity values.	

4.3 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 EP&A Regulation requires the consideration of the impact of an activity in a defined catchment. This is considered further below under **Table 9** of this REF.

4.4 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the 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 activity affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 8**.

Table 8: 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




Consideration	Yes/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

## 4.5 Other NSW Legislation

**Table 9** lists any additional legislation that is required to be considered if it is applicable to the proposed activity.

**Table 9: Other Possible Legislative Requirements**

Legislation	Comment	Relevant? Yes/No
<b>State Legislation</b>		
<i>Rural Fires Act 1997</i>	The site is not identified as bushfire prone land.	No
<i>Biodiversity Conservation Act 2016</i>	<p>The <i>Biodiversity Conservation Act 2016</i> (BC Act) provides the legislative framework for clearing native vegetation and protecting threatened species, ecological communities and their habitats across NSW. Whilst vegetation clearing is proposed as part of the development, it is not expected to have any impact on any threatened species or communities. Notwithstanding this, consideration has been given to Section 1.5 and Section 7.3 of the BC Act and Section 1.4 of the <i>Biodiversity Conservation Regulation 2017</i> (BC Regulation). Section 7.3 of the BC Act relates to the test for determining whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats.</p> <p>The proposed works will not result in an adverse impact on threatened species or ecological communities, or their habitats. Specifically, the Proposal:</p> <ul style="list-style-type: none"> <li>Will not result in an adverse effect on the life cycle of any threatened species or ecological communities;</li> <li>Will not place any endangered ecological community or critically endangered ecological community at the risk of extinction;</li> <li>Will not result in the removal, modification, fragmentation or isolation of any threatened species or ecological communities;</li> <li>Will not impact any declared area of outstanding biodiversity value; and</li> <li>Is not part of a key threatening process or likely to increase the impact of a key threatening process.</li> </ul>	No
<i>Water Management Act 2000</i>	The site is not located within 40 metres of a watercourse.	No
<i>Contaminated Land Management Act 1997</i>	The site is not listed on the register of contaminated sites.	No
<i>Heritage Act 1977</i>	<p>The Heritage Act 1977 is the principal Act for the management of NSW's environmental heritage. It establishes the State Heritage Register (<b>SHR</b>) and includes provisions for Interim Heritage Orders, Orders to Stop Work and archaeological relics (both on land and underwater). It also requires government agencies to maintain a Heritage Conservation Register under Section 170.</p> <p>As identified in <b>Table 2</b> and at <b>Figure 7</b>, the site contains two heritage items along its boundaries, namely:</p> <ul style="list-style-type: none"> <li>I5939 – Locally listed 'Group of Fig Trees'</li> <li>I5939 – State listed 'Wollongong Hospital Nurses' Home'</li> </ul> <p>Whilst the State listed heritage item falls within the wider Hospital lot (Lot 200 in DP 1206575) the description and mapping of the item clearly relates to Nurses' Home itself, rather than the broader campus.</p> <p>The Proposal seeks both internal reconfiguration works and a new built structure infilling vacant space sited centrally within the building. As such, there are no direct works to the heritage items, and it is not considered that the Proposal would generate any adverse indirect impacts to the identified heritage items, owing to the separation between the items and the proposed activity. On this basis, heritage approval under the <i>Heritage Act 1977</i> is not required.</p>	No

Legislation	Comment	Relevant? Yes/No
 <p><b>Figure 7 Extract from LEP Heritage Map</b> Source: WLEP 2009</p>		
Roads Act 1993	The Proposal does not involve any works to a public road, nor the pumping of water onto a public road, nor involve the connection of a road to a classified road.	No
National Parks and Wildlife Act 1974	The <i>National Parks and Wildlife Act 1974</i> relates to the establishment, preservation and management of national parks, historic sites and certain other areas and the protection of certain fauna, native plants and Aboriginal objects.  There are no National Parks, historic sites, Aboriginal objects or other such sites or objects as legislated for by the <i>National Parks and Wildlife Act 1974</i> , that are located on, or in the vicinity of, the subject site of the works. Provisions of the <i>National Parks and Wildlife Act 1974</i> therefore do not apply to the activity.	No
NSW Reconstruction Authority Act 2022	The <i>NSW Reconstruction Authority Act 2022</i> seeks to assist communities in recovering from disasters and improve resilience for potential disasters. As per Section 30 of the <i>NSW Reconstruction Authority Act 2022</i> , the NSW Reconstruction Authority has developed Australia's first State Disaster Mitigation Plan (SDMP). The site is not located within the proximity of, or subject to any, particular risks or hazards. The works are minor in scale, including internal refurbishment works, and therefore the <i>NSW Reconstruction Authority Act 2022</i> is not considered of relevance for this activity.	No
Section 171 A <i>Environmental Planning and Assessment Regulation 2021</i>	There are no catchments within the site for consideration as defined under Section 171 A of the EP&A Regulation.	No
<b>State Environmental Planning Policies</b>		
<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	Chapter 3 is relevant to consider sustainable development measures. The SEPP does not apply to Part 5 Activities. Notwithstanding, sustainable design measures have been incorporated into the project.	No
<b>Wollongong Local Environmental Plan 2009 (2010 EPI 76)</b>		
Zone	<p>The site is zoned 'SP1 Special Activities (<i>Hospital and Medical Research and Development</i>)'. The zone's objectives and permitted and prohibited development are presented below:</p> <p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To provide for special land uses that are not provided for in other zones.</li> <li>To provide for sites with special natural characteristics that are not provided for in other zones.</li> </ul>	While development of a Health Services Facility is permitted with consent in the zone, Section 2.61(1)(1a) of the TI SEPP allows for the proposed development to be carried out without consent.

Legislation	Comment	Relevant? Yes/No
	<ul style="list-style-type: none"> <li>To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.</li> </ul> <p><b>2 Permitted without consent</b> Building identification signs; Business identification signs</p> <p><b>3 Permitted with consent</b> Advertising structures; Aquaculture; Centre-based child care facilities; Community facilities; Information and education facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose</p> <p><b>4 Prohibited</b> Any development not specified in item 2 or 3</p>	The proposal is also consistent with the objectives for the SP1 Special Activities Zone, as it will facilitate development that is consistent with the existing special use of the site, and will minimise any impact on surrounding land.
Height of Buildings	The maximum building height applicable to site is 60m.	The proposed works do not result in any changes to the existing building height. The proposed works involve the addition of a two storey infill structure, which will total approximately 8m in height.
Floor Space Ratio (FSR)	The FSR for the site is 1.5:1.	The proposed Medical Imaging works will result in a negligible amount of additional GFA (approximately 385sqm). Whilst the existing FSR of the Hospital is unknown, the additional floor space generated by this proposal is unlikely to change the overall FSR on the site given the scale of existing development. Further, the works are located within the footprint of the existing building, and will not add to the existing built footprint on the campus.
Heritage	<p>The main Hospital buildings are not identified as a heritage item or located in a heritage conservation area, however the site does contain two heritage items, as identified below and in <b>Figure 7</b>, above:</p> <ul style="list-style-type: none"> <li>I5939 – ‘Group of Fig Trees’ – local heritage significance; and</li> <li>I5939 ‘Wollongong Hospital Nurses’ Home’ – State heritage significance.</li> </ul>	The works are proposed in two parts, one of which seeks to infill the existing lightwell which is sited centrally within Block B. The second part of the Proposal is entirely internal, within Block C. As such, the proposed works will not adversely affect the heritage significance of these items (refer to <b>Section 7</b> ).
Flood Planning	The site lies within a ‘Flood Affected – Uncategorised Flood Risk’ precinct. Nonetheless, as the works are primarily internal and minor in scale within the existing premises, it is not considered that the site is susceptible to flooding.	No
Coastal Planning	The site is not located within an area susceptible to coastal hazards.	No

## 4.6 Strategic Plans

**Table 10** lists the strategic plans that are applicable to the proposed activity.

**Table 10: Consideration of the Objects of the EP&A Act**

Strategic Plan	Assessment	Relevant? Yes/No
NSW Premier's Priorities	The Proposal will deliver on key Premier's priorities, including improving service levels in hospital, by providing a dedicated space for medical imagery to improve access to the ED, ensuring immediate access to tertiary and specialist services, and resulting in a more beneficial outcome for patients.	Yes
<i>The Illawarra Shoalhaven Regional Plan 2041</i>	<p>The <i>Illawarra Shoalhaven Regional Plan 2041</i> seeks to become a diverse, creative and globally connected region, underpinned by 30 objectives and 9 actions. Objective 1 seeks to strengthen Metro Wollongong as a connected, innovative and progressive city, by developing a Metro Wollongong Health Precinct Strategy (Action 1).</p> <p>A Metro Wollongong Health Precinct Strategy will seek to support the growing needs of Wollongong Public Hospital and explore potential opportunities for expansions. The Proposal seeks to upgrade the health facility and services provided at Wollongong Hospital.</p>	Yes
<i>Wollongong Local Strategic Planning Statement 2020 (the LSPS)</i>	<p>The <i>Wollongong Local Strategic Planning Statement</i> sets out Council's envisaged program of land- use planning that will continue to be adjusted and evolve to help realise the community's vision for the next 20 years. The Statement summarises the City's opportunities and challenges, provides a Vision for Directions, identifies Planning Priorities, and sets Actions to help deliver on these priorities.</p> <p>The biggest challenges and opportunities addressed by the Statement are:</p> <ul style="list-style-type: none"> <li>• Employment opportunities.</li> <li>• Climate Change Resilience and meeting the Emissions Reduction Target.</li> <li>• Housing the additional 47,000 people in appropriate locations.</li> <li>• Creating great places.</li> <li>• Supporting the population with culture, recreation and social activities.</li> <li>• Enabling infrastructure and transport – both within Wollongong, and to the adjoining regions.</li> <li>• Protecting the environment, which is also the backdrop and the attraction of the area.</li> </ul> <p>The Proposal addresses these challenges and opportunities by delivering improved services at Wollongong Hospital to support NSW Health and the Illawarra Shoalhaven Health District plans to provide optimal care for residents. The Proposal aligns with the planning priorities of the LSPS in that it will:</p> <ul style="list-style-type: none"> <li>• Provide necessary infrastructure to support the needs of the current and future population.</li> <li>• Promote a sustainable, well-designed and efficient addition to the hospital campus.</li> </ul>	Yes
<i>Our Wollongong 2028 - Community Strategic Plan</i>	The <i>Our Wollongong 2028 - Community Strategic Plan</i> outlines the community's main priorities and aspirations for the future, including strategies to address them. Goal 5 seeks to develop a healthy community in a liveable city, by delivering accessible and appropriate medical services to the community. The Proposal seeks to ensure that the Hospital can accommodate the required facilities to cater to the needs of the community.	Yes

## 5. Consultation

### 5.1 Statutory Consultation

The REF scope of works was notified for 21 calendar days to Wollongong City Council and occupiers of adjoining land in accordance with the relevant consultation requirements of the TI SEPP, as outline in **Table 11** below.

**Table 11: Agencies and stakeholders notified**

Stakeholder	Relevant section
Wollongong City Council	<ul style="list-style-type: none"><li>Section 2.62(2)(a)(i) – Notification of carrying out of certain development without consent</li></ul>
Occupiers of adjoining land	<ul style="list-style-type: none"><li>Section 2.62(2)(a)(ii) – Notification of carrying out of certain development without consent</li></ul>

The notification commenced on 6 June 2024 and concluded on 27 June 2024. A copy of the notification letter issued to Council is provided at **Appendix B**.

No comments were received from the Council, nor occupiers of adjoining land, during the consultation period.

### 5.2 Community and Stakeholder Engagement

A Media Release for the Wollongong Hospital Upgrades Project was initially issued by the NSW Government on 15th September 2023, which set out the commitments made to improving the health care services within this facility (refer to **Appendix W**).

In addition to the above statutory consultation requirements, the project team has undertaken other consultation activities throughout the project to date, which has helped inform the current design.

#### Consultation for the MAC Unit

The design team has engaged with client representatives weekly, from Illawarra Shoalhaven Local Health District, Health Infrastructure and staff members over a period of 3 months which commenced on 12 March 2024 and concluded on 30 May 2024 (see **Appendix G** for further details).

Concept designs were presented and reviewed with the design team and client team. The design was modified and represented until the final concept was approved. Attendees at the design meetings included:

- Project manager | Illawarra Shoalhaven LHD
- Clinical Lead | Illawarra Shoalhaven LHD
- Capital Works | Illawarra Shoalhaven LHD
- Architect | Sherson Architecture
- Architectural Graduate | Sherson Architecture

#### Consultation for the Medical Imaging Services

The development and design of the Proposal evolved through 13 Project User Group Meetings, undertaken between 3 April 2024 and 28 June 2024. The stakeholders in attendance included representatives from: the clinical and administrative team from Medical Imaging, Emergency Department, ICT, Infection Control, WHS, and ICT and Capital Works. See **Appendix F** for Project User Group Meeting minutes.

## 6. Environmental Impact Assessment

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

Section 171(1) of the EP&A Regulation 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 12: Summary of Environmental Factors Reviewed in Relation to the Activity**

Relevant Consideration	Response/Assessment		
(a) Any environmental impact on a community	The works will be undertaken in a safe and coordinated manner. The environmental impacts of the proposed works have been carefully considered under the REF and any impact is proposed to be appropriately ameliorated or managed by way of clear mitigation measures outlined under this REF (see <b>Appendix A</b> ) and design strategies outlined at <b>Section 3.1.3</b> . The Proposal's likely environmental impacts on the community are limited to during construction activities, however these are not considered to be significant and will be temporary in nature.	-ve	
		Nil	✓
		+ve	
(b) Any transformation of a locality	The proposed works are consistent with the scale and use of existing development at Wollongong Hospital. The works are internal within the existing premises, and therefore separated from the surrounding streetscape view by the Hospital buildings. As such, it is not considered that the works will result in a transformation of the Wollongong locality visually, but will provide a series of long-term community benefits by upgrading the facilities to improve outcomes for patients and staff.  The infilling of the lightwell and courtyard will result in a minor loss of amenity on the Hospital site, however outdoor space will continue to be available at Level 3, and measures will be put in place to improve the amenity of the public corridor at Levels 1 and 2 with the installation of decorative film and lighting. Overall, the significant functional and operational benefits offered by the proposal outweigh any minor amenity impacts.	-ve	
		Nil	
		+ve	✓
(c) Any environmental impact on the ecosystems of the locality	The activity is minor and proposed within an urban context (operational campus) and is not of a scale or nature that can adversely impact the existing environment or ecosystem. The works require the removal of 9 planted palms, however are not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the <i>Biodiversity Act 2016</i> or the EPBC Act.	-ve	
		Nil	✓
		+ve	
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.	The works proposed on the site involve minor works sited internally within the existing building footprint, and will not impact the aesthetic, recreational, scientific or other environmental quality or value for the locality in the long-term. Whilst there will be some loss of amenity through the infilling of the existing lightwell and courtyard, the proposed activity will significantly improve the operational capacity of the Hospital and therefore, will positively contribute to the orderliness and function of the facility.	-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	The location of the proposed works is not considered to be culturally or socially significant. The buildings within which the proposed works are located are not heritage items, nor do they contribute to the setting of the identified heritage items located within the wider Hospital site. Furthermore, it is highly unlikely that Aboriginal objects are located at the site as it has been developed since 1885 and is highly disturbed.  As discussed above, the Proposal will deliver an improved aesthetic, architectural and scientific outcome for the community. The site will retain its social significance to the community as a location for health services.	-ve	
		Nil	
		+ve	✓
(f) Any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity and Conservation Act 2016</i> )	The activity will not impact on the habitat of protected animals.	-ve	
		Nil	✓
		+ve	



Relevant Consideration		Response/Assessment		
(g)	Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	The activity will not affect any endangered species of animal, plant or other living thing.	-ve	
			Nil	✓
			+ve	
(h)	Any long-term effects on the environment	The activity will not have any long-term effects on the biophysical environment.	-ve	
			Nil	✓
			+ve	
(i)	Any degradation of the quality of the environment	<p>The Proposal will not degrade the environment as the site is highly disturbed through the existing development of the health care facility. The Proposal is not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the <i>Biodiversity Act 2016</i> or the EPBC Act.</p> <p>Moore Trees Consulting Arborist have prepared a supporting letter to confirm the impacts of the proposed activity upon the existing trees contained within the subject site (refer to <b>Appendix R</b>). The activity will require the removal of the 9 existing trees within the existing courtyard, however the trees are not native to the area (refer to <b>Section 7</b> for further detail). Mitigation measures will also be implemented during the demolition works to prevent the degradation of the quality of the environment (refer to <b>Appendix A</b>).</p>	-ve	
			Nil	✓
			+ve	
(j)	Any risk to the safety of the environment	There will be minimal risk to the safety of the environment. The REF is accompanied by a Compliance Hazardous Material Re-Inspection and Risk Assessment prepared by Greencap, that involved a detailed inspection of existing buildings and structures at the site and material sampling for hazardous material (see <b>Appendix S</b> ). Refer to <b>Section 7</b> for further detail.	-ve	
			Nil	✓
			+ve	
(k)	Any reduction in the range of beneficial uses of the environment	There will be no reduction in the range of beneficial uses of the environment as a result of the proposed works. Instead, the Proposal will enhance the site's existing use as a health services facility.	-ve	
			Nil	
			+ve	✓
(l)	Any pollution of the environment	<p>The Preliminary Construction Management Plan (<b>Appendix T</b>) sets out the anticipated management plans to minimise the environmental impacts of the development activity, including for dust, soil and water, and noise and vibration.</p> <p>The Principal Contractor will be responsible for odour control associated with the demolition and construction works, with all plant and machinery to be regularly serviced as required.</p>	-ve	
			Nil	✓
			+ve	
(m)	Any environmental problems associated with the disposal of waste	<p>The Preliminary Construction Management Plan sets out the general waste management and recycling principles to minimise the environmental impacts associated with the disposal of waste (<b>Appendix T</b>). The recycling and reuse of materials will be prioritised where possible. All packaging is to be removed before materials are delivered to site, to minimal waste generation.</p> <p>Operational waste will be managed in accordance with the existing strategies which already apply to Wollongong Hospital.</p>	-ve	
			Nil	✓
			+ve	
(n)	Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	The activity will maintain access to essential services and will not significantly impact demand for scarce resources.	-ve	
			Nil	✓
			+ve	
(o)	Any cumulative environmental effect with other existing or likely future activities	The proposed works will deliver significant benefits to the community through the ongoing improvement of facilities at Wollongong Hospital. The proposed works are not expected to give rise to any unacceptable environmental impacts that cannot be appropriately managed. Notwithstanding this, mitigation measures will be incorporated into the construction phase to ensure the works do not result in any unacceptable impact with regards to traffic, noise, dust, waste (see <b>Appendix A</b> ).	-ve	
			Nil	
			+ve	✓
(p)	Any impact on coastal processes and coastal hazards, including	Given the site's inland location, the works will have no impact on coastal processes or contribute to coastal hazards.	-ve	
			Nil	✓

Relevant Consideration		Response/Assessment	
	those under projected climate change conditions		+ve
(q)	Any applicable local strategic planning statement, regional strategic plan or district strategic plan made under the Act, Division 3.1	The proposed activity directly aligns with the strategic planning context as outlined in the <i>Illawarra Shoalhaven Regional Plan 2041</i> , <i>Wollongong Local Strategic Planning Statement 2020</i> and <i>Our Wollongong 2028 - Community Strategic Plan</i> , particularly by ensuring the ongoing operation of Wollongong Hospital to support the needs of the community. It will also provide employment opportunities close to homes during the construction phase.	-ve
			Nil
			+ve ✓
(r)	Any other relevant environmental factors	As identified in <b>Section 7</b> below, there are no other environmental factors that will result in any unacceptable impact on the environment.	-ve
			Nil ✓
			+ve



## 7. Summary of Impacts

Any likely impacts relating to the proposed activity have been considered and are discussed in **Table 13** 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 A**.

**Table 13: Summary of impacts relating to the activity**

Issue	Discussion
Aboriculture	An Arboricultural Impact Assessment has been prepared by Moore Trees Consulting Arborist to determine the impact of the proposed works on the existing trees on site. The central courtyard contains 9 mature Kentia Palms ( <i>Howea forsteriana</i> ) all of which are considered necessary to remove to facilitate the proposed activity. Moore Trees have confirmed that the trees are planted, and are not indigenous to the Illawarra area.
Traffic access and parking	<p>During construction, vehicular and pedestrian movements into and around the site will be maintained where possible to minimise traffic impacts. If the routes are required to be relocated, appropriate wayfinding signage will be provided, and if necessary, physical traffic management personnel will assist. A Construction Pedestrian and Traffic Management Plan will be prepared prior to the commencement of construction works. Deliveries into site will also be appropriately managed and staged as suggested by the Principal Contractor, to ensure limited impacts to the surrounding road network. Refer to the Preliminary Construction Management Plan at <b>Appendix T</b> for further details.</p> <p>Once operational, the works will not have any impact on traffic generation or pedestrian movements, and the works will not alter existing access or parking arrangements.</p>
Accessibility	A Building Code of Australia (BCA) & Disability Discrimination Act 1992 (DDA) Capability Statement has been prepared by Blackett Maguire + Goldsmith Pty Ltd to assess the architectural plans and has determined that the new building works can readily achieve compliance with the provisions of the BCA (see <b>Appendix V</b> ). The report also concludes that such matters can be adequately addressed in the preparation of the Crown Certificate documentation, without giving rise to any inconsistencies with the development approval.
Noise and vibration	<p>Acoustic Logic has prepared a Review of Construction Noise Impacts (provided at <b>Appendix U</b>) which evaluates potentially disruptive construction activities and assesses their associated impacts on the acoustic amenity of internal receptors within the hospital. The Assessment establishes noise management levels (NMLs) and significant noise-producing construction equipment.</p> <p>Based on predicted noise levels, some construction activities may exceed the NMLs when plant is operating close to the façade of the adjacent noise-sensitive area. Satisfactory noise levels are predicted for most offices, staff rooms, meeting rooms and the like.</p> <p>The Assessment puts forward a series of noise management strategies to minimise impacts on noise-sensitive spaces, including:</p> <ul style="list-style-type: none"> <li>• Selecting the quietest practical plant and methodologies.</li> <li>• Liaising with staff to advise them of the scheduling of activities and the likely level of impact.</li> <li>• Carrying out additional investigations to determine the effectiveness of the façade and predicted internal noise levels and an examination of treatment options for critical rooms.</li> <li>• Installation of a hoarding which provides a barrier screen between the works and surrounding areas.</li> <li>• Undertaking noise monitoring to establish impacts based on site conditions, if necessary.</li> </ul> <p>A detailed Construction Noise and Vibration Management Plan will be prepared for the project in accordance with the mitigation measures at <b>Appendix A</b>.</p>
Air quality and environment	The works are minor in scale, largely internal and will not create any air quality issues. The Preliminary Construction Management Plan states that the Principal Contractor will prepare and implement a dust prevention strategy, which may include precautions such as water spraying, covering all haulage truck loads with tarpaulins and monitoring weather conditions (including wind). Management and contingency plans will be developed to prevent any foreseeable impacts from dust. Appropriate mitigation measures are included in the summary of mitigation measures at <b>Appendix A</b> .
Odour	The Preliminary Construction Management Plan provided at <b>Appendix T</b> , confirms that the Principal Contractor will be responsible for odours associated with demolition and construction, and will regularly service all plant and machinery for exhaust emissions and the use of catalytic converters as required.
Soils and geology	The works are minor in scale and primarily internal, and therefore, ground disturbance is limited. As specified within the Preliminary Construction Management Plan (see <b>Appendix T</b> ), a comprehensive Soil and Water Management Plan will be prepared and included in the Environmental Management Plan.

Issue	Discussion
Coastal risks	The site is not located within the proximity of any coastal risks or hazards and subsequently no coastal engineering advice is required.
Hydrology, flooding and water quality	The works are minor in scale and primarily internal, and will not impact hydrology, flooding or water quality. The new roof structure will be connected to the existing stormwater network.
Visual amenity	<p>The proposed works will be carried out within the boundaries of the existing Hospital campus and will not be visible from the public domain.</p> <p>The proposed infill structure will result in the loss of the courtyard at Level 1, and a portion of the existing balconies at Level 2. The nature of the infill structure will result in a loss of natural daylight and visual amenity into the internal floorspace of the two levels.</p> <p>However, outdoor space will continue to be available at Level 3, and measures will be put in place to improve the amenity of the public corridor at Levels 1 and 2 with the installation of decorative film and lighting.</p> <p>Notwithstanding this, the proposed works will improve the operations of the Hospital facility, with significant public benefits that outweigh any minor impact to visual amenity.</p>
Aboriginal heritage	A search of the Aboriginal Heritage Information Management System ( <b>AHIMS</b> ) identified that there are no Aboriginal sites located within the study area, nor within 1km radius of the site.
Non-Aboriginal heritage	There are two heritage items located along the boundary of the site. The proposed activity will have no impact upon the identified heritage items, given that the works are sited internally within the existing building footprint and will not be visible from either heritage item. Accordingly, the Proposal will not result in any impact to European heritage.
Ecology	Wollongong Hospital has historically been devoid of native vegetation, with the majority of the site comprising existing buildings, roadways and carparking areas. Alongside the internal works, the infilling of the existing courtyard will require the removal of a small number of planted palm trees. Owing to the location of the trees within the existing site, separated from an interconnected green infrastructure network, it is not considered that the removal of the trees will result in any impact to threatened species or communities.
Bushfire	The site is not identified as being bushfire prone land.
Land uses and services	The works do not change the prevailing land use activities or services on site. The proposed works are entirely consistent with the health care facility. The works will not be perceived as objectionable or nuisance and will not impact on, or be in the vicinity of, other services.
Waste generation	<p>The works are minor in scale and are not expected to result in the generation of non-hazardous waste beyond the existing levels. Construction waste can be managed as noted by the Preliminary Construction Management Plan at <b>Appendix T</b>, with the recycling and reuse of materials prioritised where possible.</p> <p>See section below for waste management associated with hazardous materials.</p>
Hazardous materials and contamination	<p>A Compliance Hazardous Materials Reinspection and Risk Assessment has been prepared by Greencap (refer to <b>Appendix S</b>) to identify and assess the risks associated with any suspected hazardous materials located on site.</p> <p>The Assessment includes a Hazardous Material Register that outlines the specific location for hazardous material within each structure, and the associated recommended action to safely treat and remove hazardous material prior to demolition.</p> <p>The infill works are sited at Level 1 and Level 2 of Building B, as per the assessment, where traces of non-friable asbestos, synthetic mineral fibre (<b>SMF</b>) and polychlorinated biphenyls (<b>PCB</b>) were identified, which may be disturbed as a result of the proposed works. Traces of SMF were identified across all levels of Building C, where the proposed MAC will be located.</p> <p>A series of recommendations have been developed and are provided at <b>Appendix A</b>.</p> <p>Hazardous waste will be appropriately managed through recommended removal protocol and the monitoring of the HAZMAT register every 5 years.</p> <p>Owing to the location of the proposed activity, both internally and within the external lightwell, the potential of contamination at the site is low, and the site is considered to be suitably for the ongoing use as a health services facility.</p>
Sustainability and climate resilience	<p>The Proposal will commit to the following sustainability measures:</p> <ul style="list-style-type: none"> <li>Efficient LED lighting technology will be provided throughout all spaces.</li> <li>Metering and monitoring of energy consumption with separate metering of lighting and power systems.</li> <li>Provide a 10% improvement over NCC2022 Maximum Illumination Power Density Table J7D3a.</li> </ul>

Issue	Discussion
	<ul style="list-style-type: none"> <li>Project to be 100% electric – an electric Hot Water System has been chosen for the Medical Imaging Services.</li> <li>All new electrical equipment purchased by government must be at least 0.5 stars above the market average star rating or comply with high efficiency standards of the Greenhouse and Energy Minimum Standards (<b>GEMS</b>).</li> <li>All new water-using appliances purchased by agencies must be at least 0.5 stars above the average Water Efficiency Labelling and Standards (<b>WELS</b>) star rating by product type, except toilets and urinals, which must be purchased at the average WELS star rating.</li> <li>Potable water will be rated 5+ Stars under the WELS rating scheme.</li> </ul> <p>The Proposal will also consider the following targets at a later stage:</p> <ul style="list-style-type: none"> <li>Provide a sustainability Initiatives list including relevant costings and evidence of how initiatives included in design (to be updated throughout project as required). Suggested Initiatives to consider (as appropriate to scope) include, but are not limited, to: <ul style="list-style-type: none"> <li>i. Solar</li> <li>ii. Concrete with high % SCM</li> <li>iii. Low embodied emission building materials</li> <li>iv. Other recycled building materials</li> </ul> </li> <li>Provide tender schedules/specifications which consider sustainable construction practices and outcomes.</li> <li>Provide reporting data at project completion stage on: <ul style="list-style-type: none"> <li>i. Upfront carbon emissions (currently via NABERS Embodied Emissions Materials Form to be replaced with NABERS Embodied Emissions Tool once developed in 2024)</li> <li>ii. Potable water usage</li> <li>iii. % construction waste diverted from landfill</li> <li>iv. % recycled content in construction materials (to include at least concrete/asphalt/aggregate at this stage)</li> </ul> </li> <li>Provide a Construction Waste Management Plan which considers relevant waste streams, reuse and recycling opportunities.</li> <li>Comply with the following requirements as outlined NSW Government Resource Efficiency Policy: <ul style="list-style-type: none"> <li>- *A2 Low-VOC materials (project is to use low VOC paints/coatings under APAS standards AP-D181).</li> </ul> </li> </ul>
Community and social impact	<p>Overall, the proposed works will have a positive impact on the Hospital and the wider community. The works will have a positive impact on the economy through the provision of additional jobs during construction. The proposed infill works will be managed to ensure the ongoing operation of the Hospital is not disrupted as much as possible, during the construction phase.</p> <p>Once operational, the proposed works will improve the medical imaging adjacency to the ED to improve efficiencies, as well as provide a 17 bed Medical Ambulatory Care unit to improve patient experience, in alignment with State and National priorities.</p>
Cumulative impacts	<p>Wollongong Hospital is currently undergoing redevelopment as part of the New Shellharbour Hospital and Integrated Services Project. The works are minor in scale, and will enable the effective operations of the Hospital, with minimal disruption during the construction phase. The Proposal is therefore not considered to contribute to, or result in, any adverse cumulative impacts.</p> <p>Notwithstanding this, mitigation measures will be incorporated into the construction phase (as set out in <b>Appendix A</b>) to ensure the works do not result in any unacceptable impact. The works are not expected to give rise to any unacceptable environmental impacts that cannot be appropriately managed. Overall, the proposed works will deliver significant, long-term benefit to the community. The impacts to the existing hospital campus are expected to be relatively minimal and short-lived.</p>

## 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 A**.

### 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 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.
- Given the above, it is determined that an EIS is not required for the proposed development activity.

## 9. Justification and Conclusion

The proposed medical imaging and MAC unit works at Wollongong 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.
- 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.