

HEALTH INFRASTRUCTURE

Review of Environmental Factors

St George Hospital Stage 3 Refurbishment Works

Version Number 04

REF Template Version: April 2025.



Declaration

This Review of Environmental Factors (REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from proposed alterations and additions at St George Hospital as part of the priority and infrastructure works.

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* (DPE June 2022) and *Consideration of environmental factors for health services facilities and schools* (October 2024), the *Environmental Planning and Assessment Regulation 2021* 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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A	Section 10.7 Certificate	Georges River Council	18.06.2024 Rev0
B	Summary of Mitigation Measures	Ethos Urban	13.12.2024 Rev2
C	Survey Plans	LTS Lockley	15.06.2024 Rev1
D	Aboriginal Objects Due Diligence Assessment	Urbis	11.12.2024 Rev2
E	Accessibility Report	iAccess Consultants	12.12.2024 Rev2
F	Acoustic Assessment	Acoustic Logic	25.11.2024 Rev2
G	Air Quality Assessment	Prensa	6.12.2024 Rev 2
H	Air Quality Management Plan	Prensa	6.12.2024 Rev 2
I	Architectural Drawings	Jacobs	25.11.2024 Rev3
J	Architect Design Statement	Jacobs	25.11.2024 Rev3
K	BCA Report	Mckenzie Group	13.12.2024 Rev2
L	Civil Plans	Meinhardt Bonacci	26.11.2024 Rev2
M	Traffic and Transport Assessment	SCT Consulting	28.11.2024 Rev2
N	Construction Management Plan	BESIX Watpac	4.12.2024 Rev2
O	Contamination Assessment	Prensa	25.11.2024 Rev1
P	Geotechnical Report	Tetra Tech Coffey	11.10.2024 Rev1
Q	Hazardous Materials Risk Assessment	Prensa	6.12.2024 Rev2

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R	Heritage Impact Statement	Urbis	22.11.2024 Rev2
S	Landscape Design Statement	Site Image Landscape Architects	8.11.2024 Rev2
T	Landscape Plans	Site Image Landscape Architects	10.02.2025 Rev3
U	Notification Letters	Health Infrastructure NSW	23.09.2024 Rev0
V	Concept Stormwater Management Plan	Meinhardt Bonacci	29.11.2024 Rev1
W	Sustainability Letter	Renyi Engineering Consultants	3.12.2024 Rev1
X	Services Design Intent Statement – Electrical Services	New Edge Group	6.12.2024 Rev1
Y	Services Design Intent Statement – Fire Detection Services	Emerge Fire Services	1.12.2024 Rev1
Z	Services Design Intent Statement – Fire Protection Services	Sparks and Partners Consulting Engineers	9.12.2024 Rev1
AA	Services Design Intent Statement – Medical Gas	HOSLAB	1.12.2024 Rev1
BB	Services Design Intent Statement – Mechanical	HVAC	11.12.2024 Rev1
CC	Staging Strategy	Besix Watpac	11 April 2025 Rev 1

Abbreviations

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

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

Executive Summary

The Proposal

This Review of Environmental Factors (REF) relates to the built form, infrastructure and landscaping upgrades at St George Hospital, 14 Kensington Street and 7-9 Chapel Street, Kogarah (Lot 2 DP 800476 and Lot 1 DP 85610). Specifically, the proposed works include:

- Internal refurbishments works to existing hospital buildings including minor extension for a new Clinical Waste building and new covered walkways.
- Infrastructure services installation, including lighting, hydraulics, fire and drainage.
- Landscaping works along Belgrave Street.
- Demolition works to several existing hospital buildings.

Need for the Proposal

Health Infrastructure has identified the need for fit-out, decommissioning works and infrastructure works to support the ongoing operation of St George Hospital to meet operational and community needs.

Proposal Objectives

The objectives of the proposal are to facilitate improvement works to the hospital facilities, to allow for the ongoing operation and capacity to allow the core facilities to cater for future growth of the hospital. Further, the proposed works will allow for the continued support and delivery of health care services to the community of south-eastern Sydney and the broader surrounds, now and into the future.

Options Considered

The proposed REF works are a result of a review of the functional arrangements of St George Hospital and the expected growth in population and change in health needs in the region. The proposed development is a result of design iterations undertaken in consultation with HI and the relevant consultants and has evolved as a result of functional needs and in consultation with the relevant service providers. Based on the options considered the proposed development is considered to be the best outcome to meet the objectives.

Site Details

The REF works will occur within the main St George Hospital Campus at 14 Kensington Street, Kogarah, as well as a number of smaller ancillary hospital buildings along Chapel Street. The proposed works relate to the internal refurbishment and minor extension of existing health service facilities, installation of services infrastructure, demolition of existing hospital structures and landscaping within the main hospital campus.

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 the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the activity is required under Part 5 of the Act.

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

The works are proposed on land zoned SP2 Hospital as specified under the *Georges River Local Environmental Plan 2021*.

As St George Hospital is defined as a 'health services facility' under the provision of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP) applies to the proposal and the land zones are prescribed zones under the TI SEPP. Specifically, the proposal involves internal alterations, service diversion, upgrades and demolition of buildings, as well as landscaping which is classified as development without consent as proposed activity is consistent with the following clauses of the TI SEPP:

- Section 2.61(1)(a) the erection or alteration of, or addition to, a building that is a health services facility,
- Section 2.61(1)(c) Demolition of buildings carried out for the purposes of a health services facility,
- Section 2.44(1) Electrical transmission works,
- Section 2.317(1) Stormwater management systems.
- Section 2.141(1) Telecommunication facilities works,
- Section 2.159(1) Water supply system works.

The REF also includes some works that are exempt development. These works are shown in the REF for completeness but do not form part of the REF application.

- Section 2.63(1)(d) Development for the purposes of landscaping, including landscape structures or features (such as art work) and irrigation systems,

As the proposed works are within the boundaries of the existing St George Hospital, which is defined as a 'health services facility', to be undertaken by HI, the 'development permitted without consent' provisions under Section 2.61 of the TISEPP apply.

Under Part 5 of the EP&A Act, the proposal is defined as an 'activity' and is therefore subject to an environmental assessment (Review of Environmental Factors) as presented in this report.

Consultation and Engagement

The REF scope of works was notified for 21 calendar days to Georges River Council and adjoining land occupiers. Consultation with both parties is required under Sections 2.62 of the TI SEPP, as the works are for the alteration and addition to an existing health services facility within the Georges River Council Local Government Area.

The notification commenced on 24 September 2024 and concluded on 22 October 2024. Copies of these notification letters are included at **Appendix U**.

Environmental Impacts

This REF considers the requirements of Part 5 of the EP&A Act, as well as Section 171 of the *Environmental Planning and Assessment Regulation 2021*. **Section 0** outlines the potential impacts of the works on the environment, including traffic management, biodiversity and ecology, waste, and management of demolition and construction activities including noise / vibration and traffic.

The environmental impacts from the proposed development are considered to be temporary and / or negligible. Mitigation measures, included in **Section 7** and **Appendix B**, outline the appropriate measures to manage and minimise potential impacts arising from the development.

Justification and Conclusion

This REF describes the proposed development and has fully examined all possible matters affecting or likely to affect the environment as a result of the works. Potential impacts can be reasonably mitigated and managed where necessary through the adoption of suitable site practices and adherence to accepted industry standards.

The proposed activity can be justified since it responds to an existing need for improved health care services within St George Hospital, it generally complies with all legislation, plans and policies, has minimal environmental impacts and incorporates adequate mitigation measures where necessary. Given the planning merits and compliance of the proposed works, the development warrants approval.

1. Introduction

NSW Health Infrastructure (HI) propose to undertake infrastructure and building works (the proposal) at St George Hospital, 14 Kensington Street and 7-9 Chapel Street, Kogarah (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities.

This Review of Environmental Factors (REF) has been prepared by Ethos Urban on behalf of HI to determine the environmental impacts of the proposed built form, infrastructure and landscaping upgrades at St George 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 or manage 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*, and the *Guidelines for Division 5.1 Assessments* (DPE June 2022) and *Consideration of environmental factors for health services facilities and schools* (October 2024).

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

- Whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning and Public Spaces under Part 5 of the EP&A Act; and
- The potential for the proposal to significantly impact *Matters of National Environmental Significance* (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

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

1.1 Proposal Need and Alternatives

The preferred option is the result of the functional requirements of the hospital. The proposed works have been identified as being required to allow for the ongoing operation and capacity to allow the core facilities to cater for future growth of the hospital and enhanced wellbeing for staff and visitors alike. Further, the proposed works will allow for the continued support and delivery of health care services to the community of south-eastern Sydney and the broader surrounds, now and into the future.

The proposed development is consistent with the four accepted principles of ESD

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation and pricing of environmental resources.

The proposal has integrated short and long term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long-term implications such as waste disposal would be avoided and/or minimised through construction planning and the application of safeguards and management measures described in this REF.

2. Site Analysis and Description

2.1 The Site and Locality

St George Hospital is located on Kensington Street, Kogarah, within the Georges River Council Local Government Area. The Hospital site is approximately 12km south of the Sydney CBD and has an area of approximately 5.16 hectares, including a small lot to the south of the main hospital campus which contains an existing health facility related to the hospital.

The Hospital is located in a cluster of health and education uses within the Kogarah local centre. It comprises a number of buildings associated with the Hospital campus situated around an internal road network. The subject site is generally flat and is comprised of minimal vegetation relating to landscaped trees within the site.

St George Hospital is within proximity of transport services and key road links, including Kogarah Railway Station approximately 350 metres to the north of the site and Princes Highway to the east of the site. The hospital’s locational context is shown in **Figure 1**.

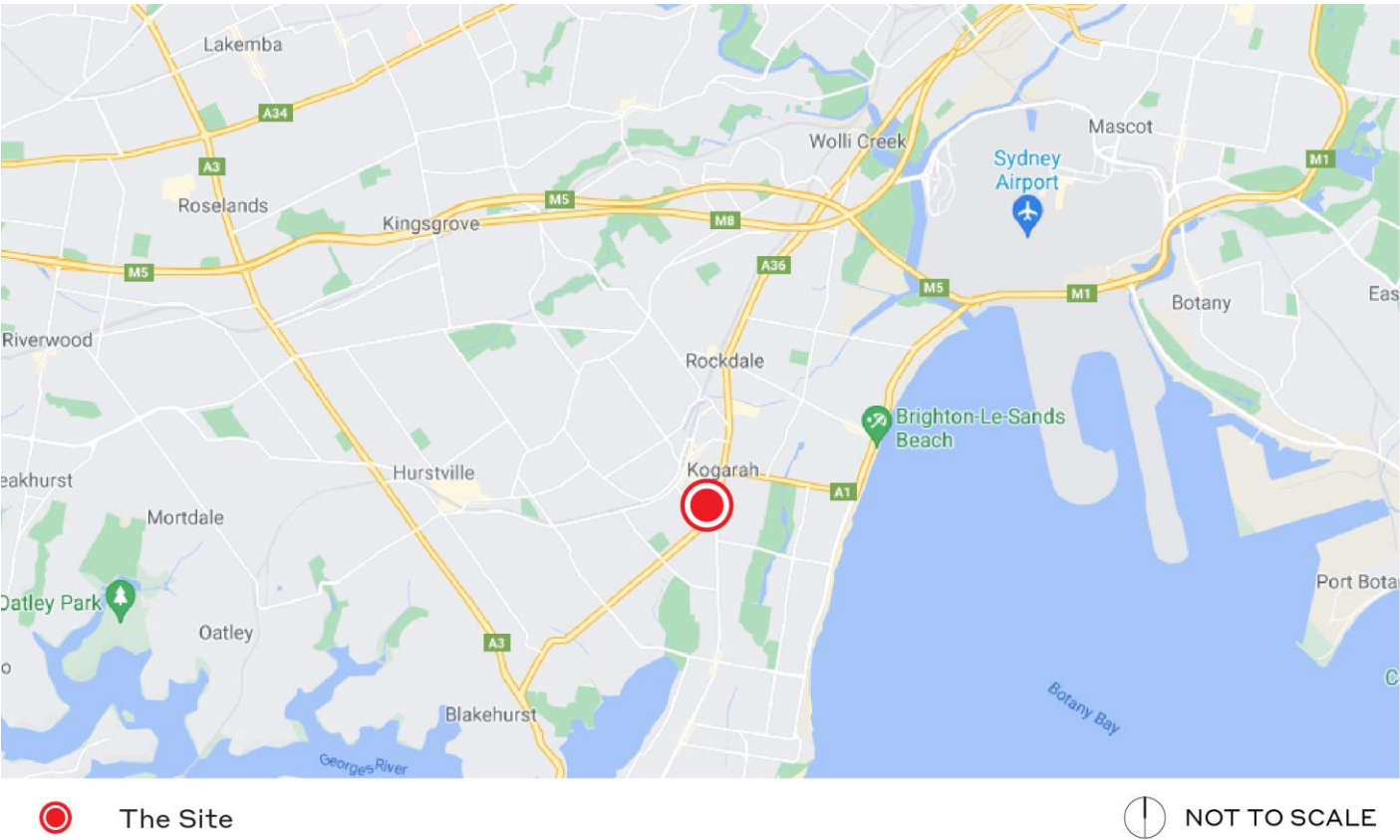


Figure 1 Site Locational Context

Source: Google Maps, Ethos Urban

The proposed REF works will occur within the main hospital campus at 14 Kensington Street, Kogarah. The works will also occur to existing hospital properties on Grey Street, Chapel Street and Belgrave Street, Kogarah. The legal description of the site is outlined in **Table 1** below.

Table 1: Legal description of the site

Hospital Location	Address	Legal Description
Main hospital campus	14 Kensington Street, Kogarah	Lot 12, DP 800476

Adjoining health assets	16 Kensington Street Kogarah	Part Lot 1 Section F, DP 976627
Adjoining health assets	5 Chapel Street Kogarah	Lot 19 DP 84876, Part Lot 18 Section D, DP 976627
Adjoining health assets	7 Chapel Street Kogarah	Lot 1, DP85610, Part Lot 17 DP 84115, Part Lot 1 DP 85610
Adjoining health assets	11 Chapel Street Kogarah	Part Lot 15 DP 76471

2.1.1 Existing Development

The main hospital campus currently contains a large hospital building with a number of ancillary hospital and health services facilities. 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 7 storeys in height. The most recent addition is the Kensington Street Building (KSB), previously known as the Ambulatory Care Building, which was approved in 2023 (SSD-39170713).

The overall hospital precinct also contains a small cluster of lots outside of the main hospital boundaries located at 5 - 11 Chapel Street. 7-9 Chapel Street is currently utilised for the purposes of health services facilities, ancillary to the hospital, including the Sydney Eye Hospital Clinic.

An aerial map of the site is shown in **Figure 2**.



Figure 2 Site Aerial Map

Source: Nearmap

2.1.2 Site Considerations and Constraints

Section 10.7 Planning Certificate No. PL2024/2387 dated 18/06/2024 identifies that the site is located within the SP2 Hospital zone under Georges River Local Environmental Plan 2021 and is provided at **Appendix A**.

Table 2: 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		✓
Subject to Georges River Local Environmental Plan 2021 (GLEP) airspace operation clauses	✓	
Subject to GLEP aircraft noise clause	✓	
Subject to Georges River Water Management Policy	✓	
Subject to Georges River Contaminated Land Policy	✓	

2.2 Surrounding Development

The Hospital is located within the Kogarah town centre in south-eastern Sydney. Surrounding development of the site include the following:

- To the North – Kogarah town centre, including the Kogarah Library, St George TAFE and a number of retail and service premises. Beyond this is Kogarah Train Station, which runs between Carlton Train Station to the south and Rockdale Train Station to the north. To the north-east is Sydney Airport, Cooks River and southern suburbs of the Inner West.
- To the East – St George Private Hospital and St Patricks Catholic Primary School. Beyond is the Princes Highway which is a key arterial road traveling north-south. Beyond this is the suburb of Monterey, characterised by low density residential dwellings. Botany Bay is further east.
- To the West – Train line between Kogarah and Carlton stations. Beyond this are the suburbs of Bexley and Hurstville, characterised by low to medium density residential housing.
- To the South – the suburb of Kogarah, which contains low to medium density residential dwellings.

2.3 Concurrent Projects

Concurrent projects situated on the Hospital site is identified in **Table 3**.

Table 3: Concurrent Projects at the Site

Project Name	Planning Pathway	Project Description	Status
St George Hospital Redevelopment Stage 3 SSD-39170713	State Significant Development	Demolition of the existing Prince William Wing and construction and operation of a new nine storey integrated Kensington Street Building (KSB), with basement parking for 151 cars, pick-up and drop-off bays along Kensington Street and landscaping.	Under Construction. KSB expected completion in Q4 2025. Demolition works of Prince William Wing starting Q1 2026 Landscape and forecourt works approved under SSD-39170713 expected completion Q4 2026

3. Proposed Activity

3.1 Proposal Overview

This REF is proposed to provide built form, infrastructure and landscaping upgrades to the existing St George Hospital campus. Generally, the proposed activity comprises the following:

- Internal refurbishments works within existing hospital buildings.
 - Burt Nielson Wing Level 1 – Fluoroscopy
 - Burt Nielson Wing Level 2 – Paediatrics and CYF
 - Clinical Services Building & Services Block Ground Floor – Back of House
 - Ward Block Level 2 – Multi-faith, Patient Transit and AAU
 - Tower Ward Block Level 4 – Renal
 - Tower Ward Block Level 6 – Surgical
 - Prichard Wing Various Levels – Sexual Health, Antenatal and Gynaecology
 - Acute Services Building Level 7 – Palliative Care
- Building extension of the store/services building for clinical waste use.
- Installation of new awnings for covered walkways.
- Services upgrade works & new services installations including but not limited to lighting, hydraulics, mechanical, fire and stormwater and drainage.
- Demolition of existing buildings within the hospital campus and wider precinct.
- Landscaping works adjacent to Belgrave Street, which is an extension of the KSB main entry forecourt area which is currently under construction, and associated civil and drainage works.

The works proposed are described in more detail in the following sections, with further details provided in the Architectural Plans at **Appendix I** and Architectural Design Statement at **Appendix J**.

3.1.1 Proposal Objectives

The vision for the Proposal is to upgrade and expand the existing facilities at St George Hospital, in alignment with the Government funding, through the relocation and upgrading of existing facilities to improve internal access and deliver new infrastructure services.

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.

Architectural Design Report underpinning the design principles of proposed works is provided at **Appendix J**. Architectural Drawings illustrating the proposed development are included at **Appendix I**.

It is noted that given the works proposed by this REF are minor in nature, and therefore, a comprehensive design assurance process in accordance with Health Infrastructure's *Design Guide for Health* is not required.

3.1.3 Proposed Activity

Demolition Works

The Proposal seeks to demolish several buildings as part of this REF to accommodate future uses as required to service the Hospital, the demolition will facilitate the proposed landscaping works and internal refurbishments, all works that do not result in landscaping will be made good for the use of the hospital.

Demolition works include:

- Whole demolition of buildings, including:
 - Renal Care Centre (Building 14).
 - Rose Cottage (Building 19).
- Demolition of site work demountables including attached walkways and canopies for:
 - Pelvic Floor Unit (Building 9).
 - Sleep Lab Unit (Building 32).
 - Banksia Building (Building 17).
 - Eye Clinic (Building 28).
 - Residential Accommodation (Building 36).
 - Older Adult Health (Building 40).
- Façade and internal demolition to Burt Nielsen Wing and external area adjacent to the building including:
 - Wall cladding to enable connection to new KSB.
 - Removal of entry door, glazing and walls to be made good for new interface with existing hospital.
 - Removal of fire services cupboards.
 - On grade carpark and paving.
 - Existing canopy, down pipe, eave and gutter.
 - Existing Walls / Windows/ Doors Fixtures/ Fittings Joineries/ Ceiling/ Finishes/ Floor Wastes.

- Floor finishes and make good to prepare for new works.

A site plan illustrating buildings proposed for demolition is provided in **Figure 3** to **Figure 5**.

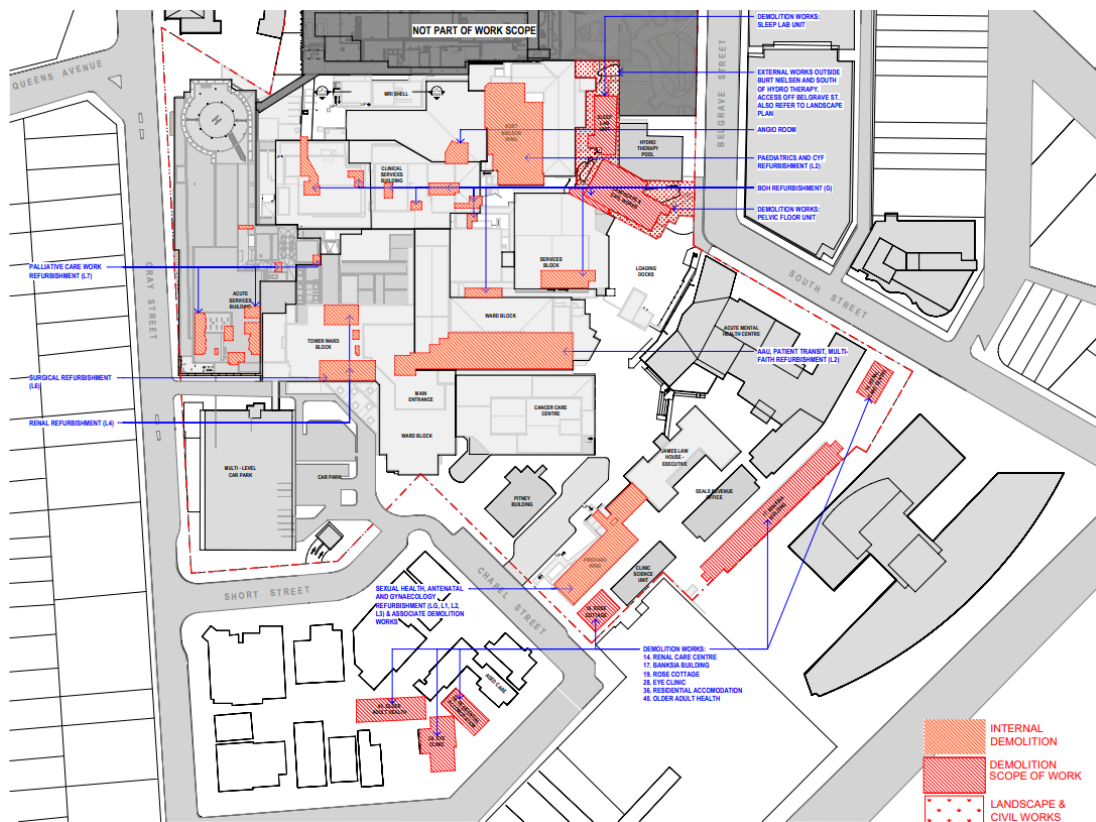


Figure 3 General Demolition Plan

Source: Jacobs

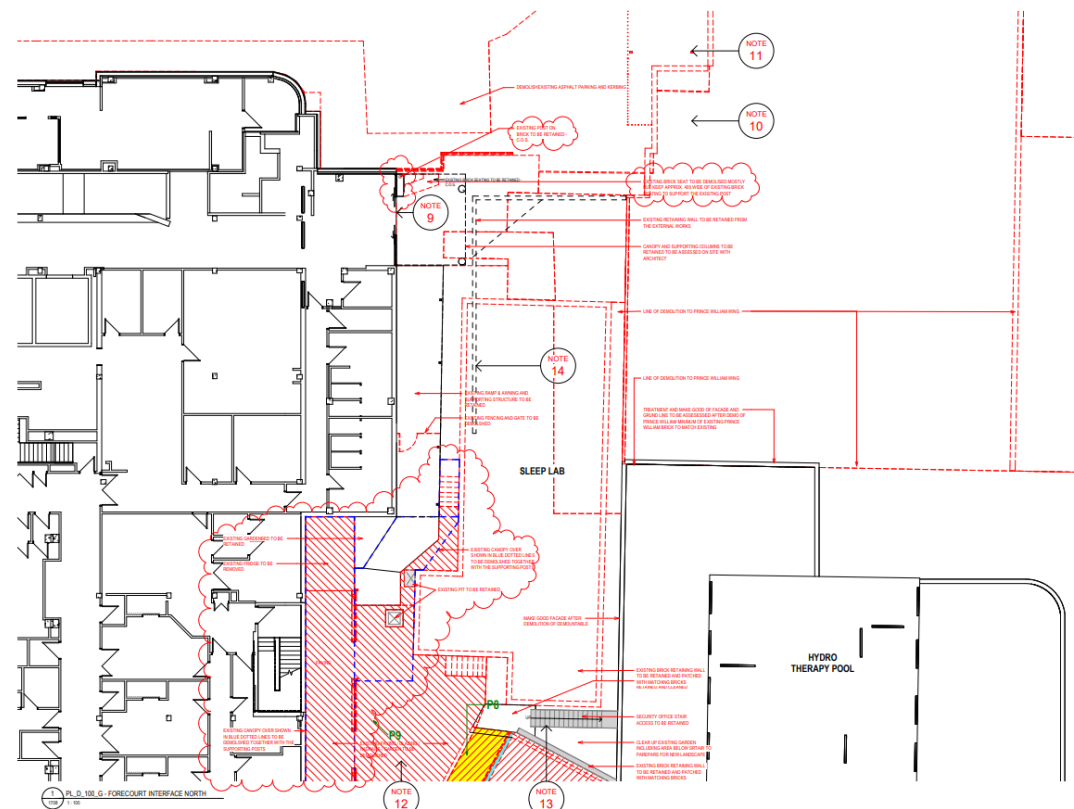


Figure 4 Burt Nelson Wing Demolition Plan Sheet 2

Source: Jacobs

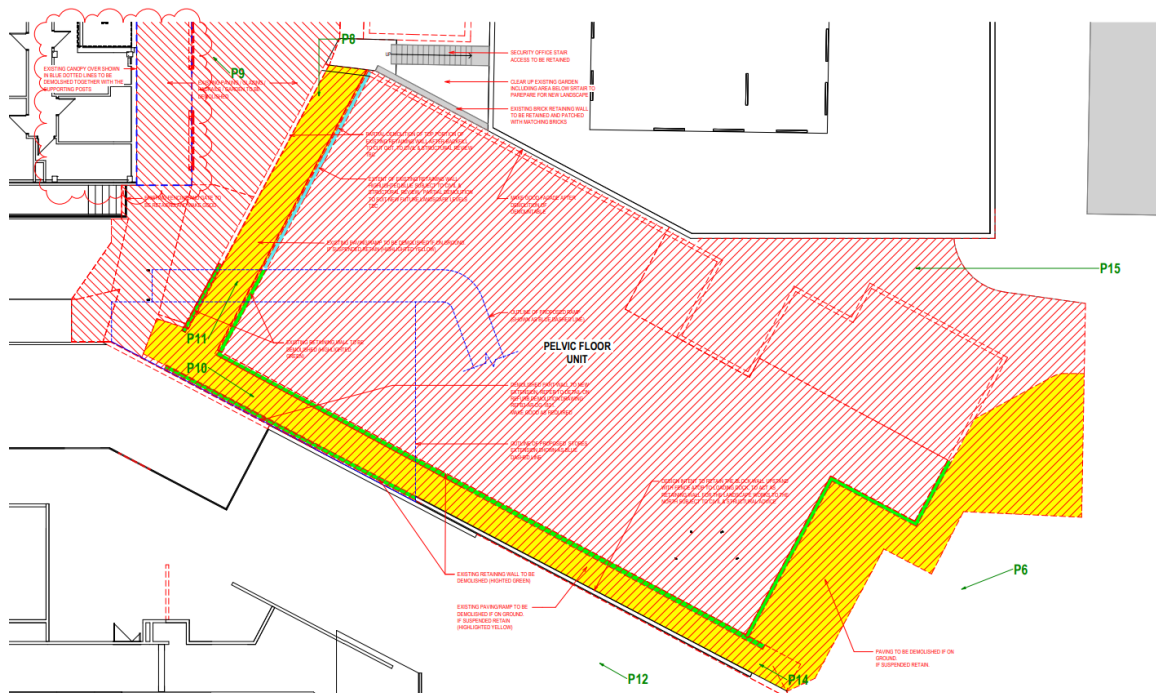


Figure 5 Burt Nelson Wing Demolition Plan Sheet 3

Source: Jacobs

Refurbishment Works

A range of existing buildings across the hospital campus have been identified for refurbishment, to ensure that the ongoing operations of the hospital are contemporary and can continue to provide a high quality of service. Varying degrees of internal refurbishment are proposed within the existing hospital facilities, including:

- New awnings for walkways between Level 1 of Tower Ward Building (Building 1) and the Clinical Services Building (Building 3) for improved universal access.
- Relocation of Angio machine located in Radiology 2 to Level 3 KSB (stage 3).
- Refurbishment of the new fluoroscopy unit at Level 1 of Clinical Services Building (Building 3) to accommodate the Angio machine.
- Internal refurbishment works at Ground Level of Tower Ward Building (Building 1) to provide a back-of-house clinical waste extension to better support waste management within the main hospital campus.
- Existing Diabetes Education department on Level 3 to be relocated to the new KSB under construction, to accommodate infectious diseases and HIV from the KSB (Level 2).
- New roof for the proposed back-of-house clinical waste extension.
- Small expansion to the stores building, including the construction of an extension on the ground level.
- Internal refurbishment is proposed in a number of locations, with such works as new flooring, ceilings, lighting and painting, as well as updates to existing power and data facilities, new fit-out joinery (including windows and signage) and doors to relevant rooms in the following hospital facilities and buildings:
 - Paediatrics unit within Level 2 Burt Nelson Wing.
 - Ambulatory care unit, Multifaith unit and Patient Transit unit within Level 2 Tower Ward Block.

- Prichard Wing.
- Level 4 Tower Ward block (including gym space and 4 bedroom within Surgical Unit).
- Waiting and lounge area of palliative care unit.
- Flouroscopy (L1) in CSB.

The location of proposed refurbishment is shown in **Figure 6**. The location of the proposed back-of-house clinical waste extension is indicated in **Figure 7**.

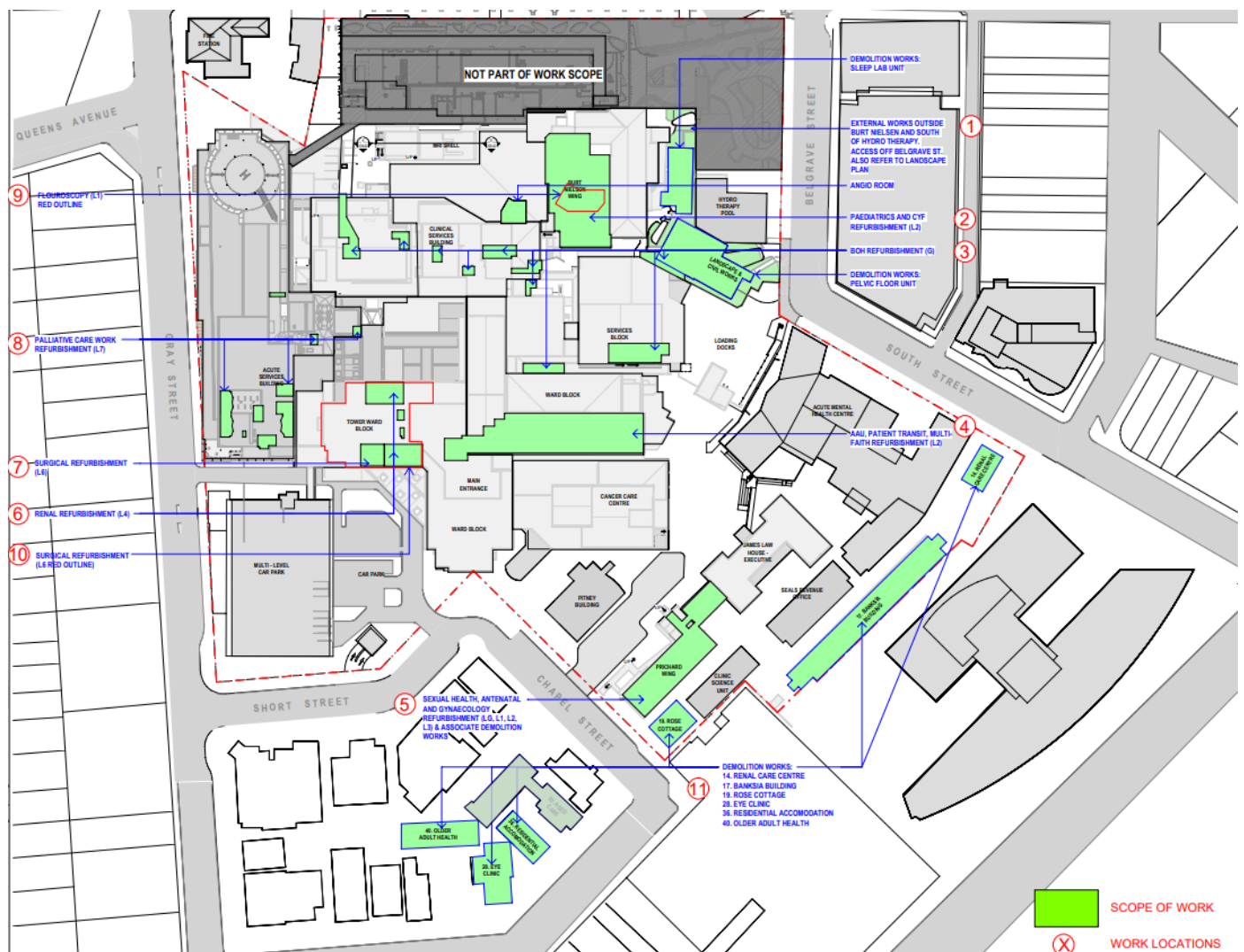


Figure 6 Proposed refurbishments

Source: Jacobs

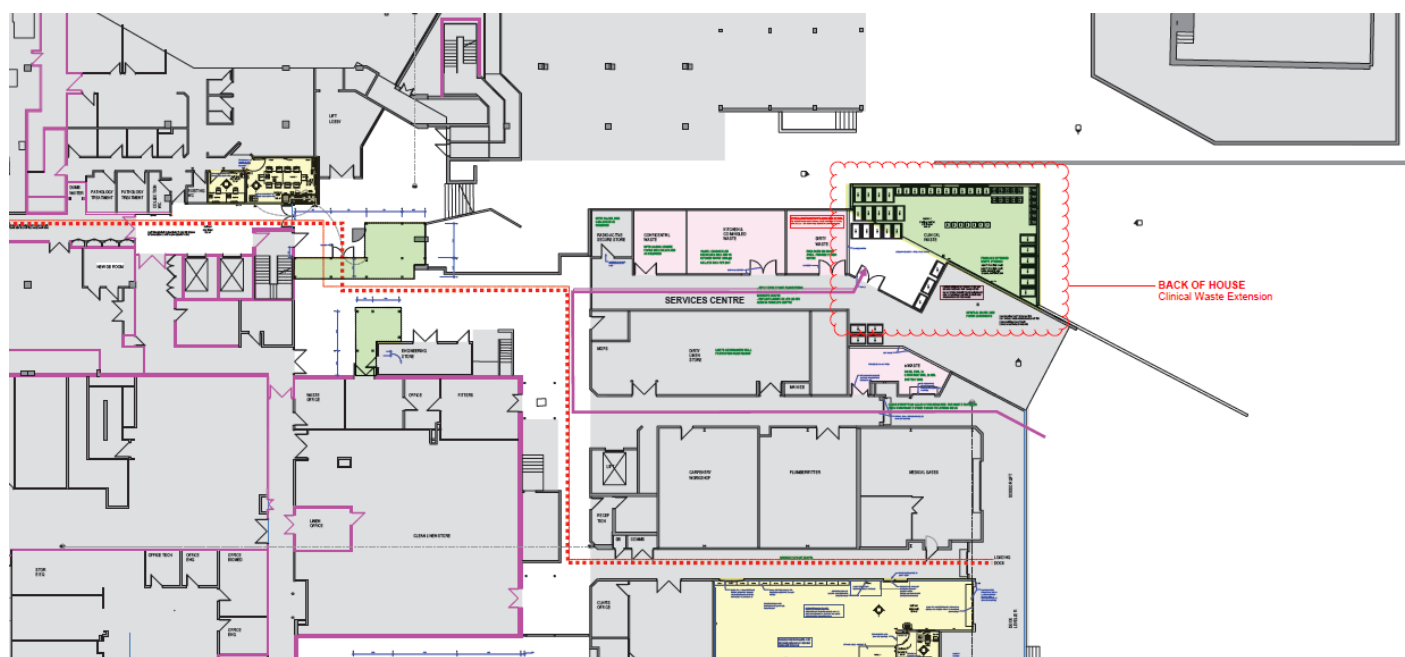


Figure 7 Proposed back-of-house clinical waste expansion (clouded red)

Source: Jacobs

Landscaping Works

Landscaping is proposed at the location of the existing Pelvic Floor Unit (Building 9) and Sleep Lab (Building 32), which are proposed to be demolished as part of this REF. This landscaping comprises accessible green open space features and new tree canopies to support health and wellbeing for patients, visitors and staff, and is an extension of the landscaping works approved under SSD-39170713 which is currently under construction.

The proposed landscaping provides pedestrian access from Belgrave Street. The works includes DDA compliant ramp access, that adjoins and provides access to the provided garden beds and open space.

Adjacent to the building, the Burt Neilson Building paving is proposed to link into existing access ways around the building perimeter. A series of 'islands' featuring park style seating and picnic tables provide amenity. Turf is proposed surrounding these areas. To the eastern edge of the proposed landscaping, massed planting covers an embankment which covers the level change to the hospital forecourt and Hydrotherapy Pool.

The extent of proposed landscaping is illustrated in **Figure 8** and **Figure 9**.

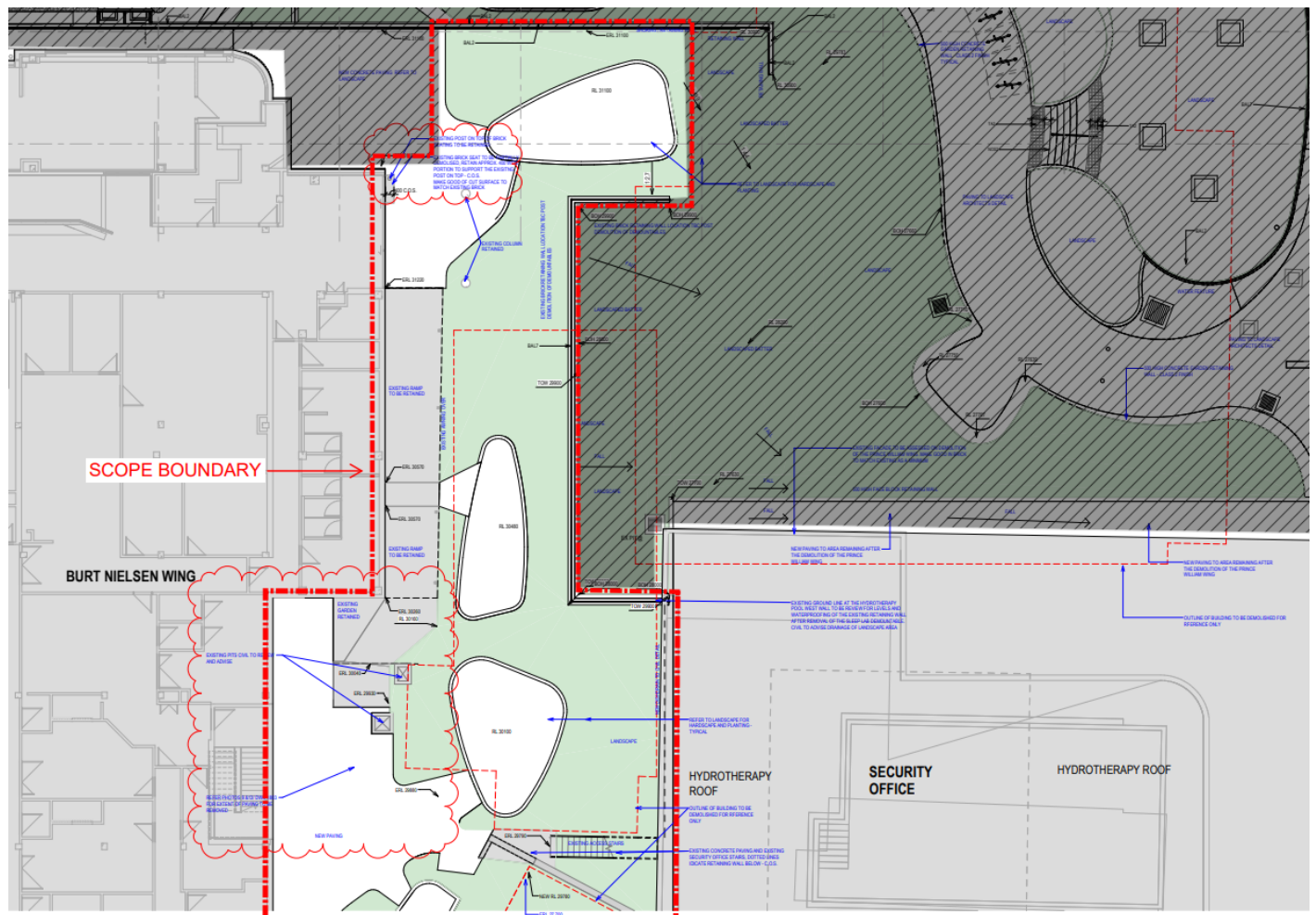


Figure 8 Landscaping Works Plan

Source: Jacobs

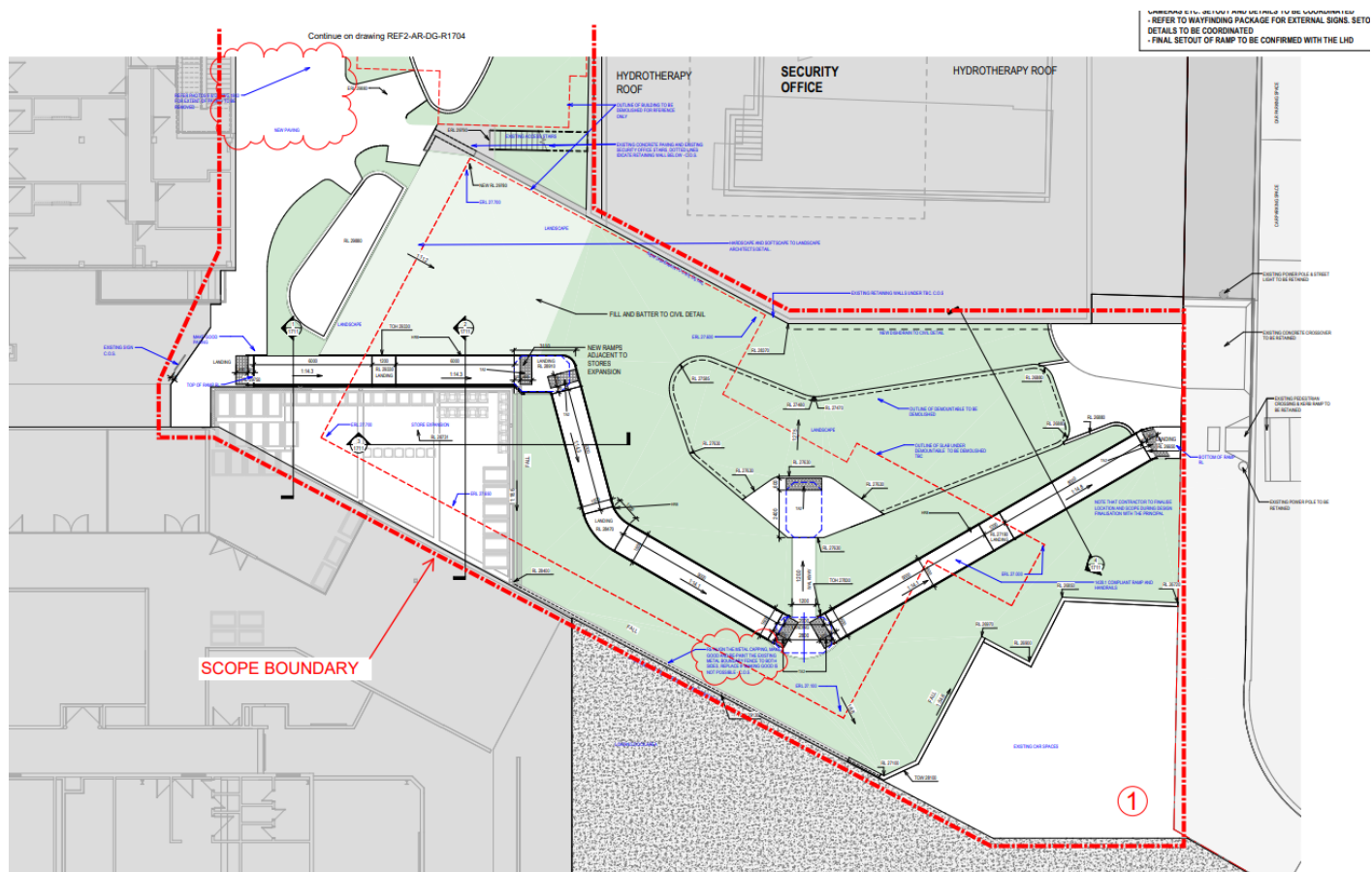


Figure 9 Landscaping Works Plan

Source: Jacobs

Civil and Stormwater Works

The proposal includes an upgrade to the existing connection from Belgrave Street to the CSB and to the Burt Nielsen building. As part of the upgrade, stormwater infrastructure consisting of a pit and pipe system are proposed within the site area to convey minor flows, this system will be built within agricultural line at the garden bed, as detailed in **Figure 10**. This will ensure that the stormwater impacts of the new landscaped area are addressed.



Figure 10 Proposed Stormwater System

Source: Meinhardt

Utilities and Services

A number of services works are proposed within existing buildings, including but not limited to gas, hydraulics, electrical, stormwater, mechanical, dry fire, wet fire, communications and vertical transport services. The works include the following:

- Services augmentation and/ or upgrade
- Services modifications and/ or re-routing
- Redundant services removal and capping off
- New services installation to new awnings

The existing buildings where the above services works will occur are:

- Burt Nielsen Wing
- Clinical Services Buildings
- Tower Ward Block and Ward Block
- Prichard Wing
- Acute Services Building
- Services Block

For the buildings getting demolished, a full strip-out and removal of services will be conducted, with all services getting capped-off at the mains. The buildings getting demolished, as per Figure 3, are:

- Renal Care Centre (Building #14).
- Rose Cottage (Building #19).
- Pelvic Floor Unit (Building #9).
- Sleep Lab Unit (Building #32).
- Banksia Building (Building #17).
- Eye Clinic (Building #28).
- Residential Accommodation (Building #36).
- Older Adult Health (Building #40).

In addition, a number of new services will be installed at the new landscaped areas shown on Figure 6 and Figure 7, including but not limited to:

- Electrical supply and electrical services, including relocation of existing power cables within the landscaped areas for electrical supply to adjacent buildings
- Fire services.
- Irrigation.
- Communications (security).
- Stormwater.

The Infrastructure Services Statements are included at **Appendix Z, AA, BB, CC and DD**.

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

The Proposal responds to the strategic need to identify and respond to health and wellbeing needs of the community by facilitating improvement works to the St George Hospital campus, which allows for the ongoing and growing operation and capacity in response to changing health needs. Additionally, it represents an opportunity for collaboration between local and state governments regarding the continue delivery of a key health infrastructure to better respond to contemporary needs of patients, visitors and staff of the hospital, as well as servicing for the wider community of Kogarah and Georges River LGA.

3.2.2 Alternatives and Options

An overview of the alternatives, and an identification of the preferred alternative, for the Proposal are provided within **Table 4**.

Table 4: Alternatives considered for the proposal

Alternative description	Advantages and disadvantages	Preferred alternative
No REF works	No work would represent a missed opportunity to align with the State and Local Government's strategic policies for the continued improvements to hospital facilities in response to health needs within the area.	x
This proposal	<p>The preferred option is the result of the functional requirements of the hospital. The proposed works have been identified as being required to allow for the ongoing operation and capacity to allow the core facilities to cater for future growth of the hospital. Further, the proposed works will allow for the continued support and delivery of health care services to the community of south-eastern Sydney and the broader surrounds, now and into the future.</p> <p>The proposed development is consistent with the four accepted principles of ESD:</p> <ul style="list-style-type: none"> • The precautionary principle; • Intergenerational equity; • Conservation of biological diversity and ecological integrity; and • Improved valuation and pricing of environmental resources. <p>The proposal has integrated short and long term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long-term implications such as waste disposal would be avoided and/or minimised through construction planning and the application of safeguards and management measures described in this REF.</p>	✓

3.3 Construction Activities

The works are medium term (approximately 24 months).

Table 5: Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	Q2 2025
Work Duration/Methodology	Works are anticipated to be completed in 24 months, by January 2027.
Staging	<p>The works are proposed to be undertaken in three phases, including Phase 1 (Q2 2025-Q4 2025), Phase 2 (Q1 2026-Q4 2026) and Phase 3 (Q2 2026-Q4 2026).</p> <p>A Staging Strategy has been prepared by Besix Watpac and is included at Attachment CC.</p>
Work Hours and Duration/Construction	<p>The working construction hours will be as follows:</p> <ul style="list-style-type: none"> • Monday – Friday: 7:00am – 6:00pm • Saturday: 8:00am – 1:00pm • Sunday and Public Holidays: No work
Workforce/Employment	50

Construction activity	Description
Ancillary Facilities	A site amenities and compound will be erected during the construction of the works. The compound will accommodate lunch, bathroom and change facilities for the duration of the project. The location of this compound will be decided by the Principal Contractor once appointed.
Plant Equipment	Plant equipment choice will be determined once the Principal Contractor is appointed. Noise from the construction site will not exceed the limits set out in the interim Construction Noise Guidelines, EPA and Australian Standards. No machine work will occur outside the approved working hours and the Principal Contractor will be responsible for the management, statutory supervision, maintenance and general servicing.
Earthworks	The proposed earthworks relate to the stormwater pit and pipe system and connection of services on site, in addition to the landscaping works. In ground hazardous materials and remediation works may be undertaken, if required. Refer to the Preliminary Construction Management Plan at Appendix N and the HAZMAT and Contamination report at Appendix Q .
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 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> <p>Access to the site compound will be determined by the Principal Contractor, upon agreeance of their finalised location.</p>
Traffic Management and Access	<p>Prior to construction works commencing, the Principal Contractor will develop a Construction Pedestrian and Traffic and Management Plan which will detail how traffic, pedestrian and cyclist access will be managed during the construction works.</p> <p>Traffic flows and vehicle/pedestrian separation are a major consideration and pedestrian routes are to be maintained throughout construction. Traffic control personnel will be provided by the Principal Contractor during operating hours, or as advised by the Principal Contractor within their Construction Pedestrian and Traffic and Management Plan.</p> <p>Key issues for traffic, pedestrian and cyclist management during construction to be considered in the Construction Pedestrian and Traffic and Management Plan include, but is not limited to:</p> <ul style="list-style-type: none"> • Provide safe and uninterrupted access for pedestrians and vehicles accessing the construction site, hospital site and resident driveways; • Ensure maximum safety of site personnel, pedestrians, cyclists, commuters, and drivers; • Minimise environmental nuisance and impact as a result of construction traffic; • Ensure construction traffic does not unduly interrupt existing traffic flows on the local road network; • Safe operation of buses and other transport services during construction in adjacent roads; • Have no vehicles arrive at the site, without prior arrangement, outside the approved working hours; • Encourage site workers to utilise local public transport system and car sharing wherever possible; • Timely and effective implementation of traffic management measures; • Maintain access at all times for hospital and stakeholder's deliveries;

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. No change is proposed to existing staff and patient capacity.

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

The proposed development is related to minor demolition, infrastructure service additions, landscaping works and internal refurbishments, therefore there will be no increase in staff or patient capacity for the overall St George Hospital.

Traffic and Parking

Owing to the no 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 EPI provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the development is required under Part 5 of the Act.

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

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TI SEPP outlines the approval requirements for health services facilities. St George Hospital is defined as a health services facility in accordance with the Standard Instrument – Principal Local Environmental Plan.

As the proposed activity involves the erection of a building that is a new health services facility (the clinical services building) within the boundaries of the existing St George Hospital, and it is to be carried out by and on behalf of Health Infrastructure, the 'development permitted without consent' provisions under Section 2.61 of the TI SEPP apply.

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

TI SEPP consultation is discussed within **Section 0** of this REF.

Table 6: Description of proposed activities

Division and Section within TI SEPP	Description of Works
Part 2.3, Division 5 – Electricity Transmission or Distribution	
Section 2.44(1) – ‘Development for the purpose of an electricity transmission or distribution network’	The proposed ancillary works associated with the installation and augmentation of electrical services can be undertaken as development without consent by a public authority on any land. The proposed electrical works are being carried out by HI (a public authority). Therefore, the proposal is consistent with Section 2.44 of the TISEPP.
Part 2.3, 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>Development for the purposes of a health services facility can be carried out on behalf of a public authority without development consent on any land, if the development is carried out within the boundaries of an existing health services facility, so long as:</p> <ul style="list-style-type: none">a) the public authority is satisfied that appropriate consultation has been undertaken having regard to—<ul style="list-style-type: none">i. the SCPP—new health services facilities and schools, andii. the community participation plan, andb) the public authority has considered the design guide, andc) c) the development will not involve more than 30,000m2 of gross floor area on the site being created or affected. <p>The proposed internal alterations and additions outlined in this REF are wholly located within the existing hospital campus and can therefore be carried out by HI NSW as 'development without consent' in accordance with Section 2.61(1)(a) of the TISEPP.</p> <p>Section 5 of this REF sets out the necessary stakeholder and community consultation that has been and will be undertaken for the project, in accordance with both the SCPP and the Health Infrastructure Community Participation Plan. This section of the REF sets out the community and other stakeholder engagement that has already been undertaken during the preparation of the proposal, including with local residents and local Council. Refer to Section 5 for further details. The proposal is therefore consistent with Section 2.61(1)(e) of the TISEPP.</p>

Division and Section within TI SEPP	Description of Works
Section 2.61(1)(c) – “demolition of buildings carried out for the purposes of a health services facility”	The proposed demolition works (described in Section 3.1.2) 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. The proposed demolition works are being carried out by HI (a public authority) within the boundaries of the St George Hospital. Therefore, the Proposal is consistent with Section 2.61(1)(c) of the TISEPP.
Part 2.3, Division 20 – Stormwater Management Systems	
Section 2.137(1) – “development for the purpose of stormwater management systems”	<p>The proposed stormwater management system can be carried out by or on behalf of a public authority without consent on any land without consent. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.137(1) of the TI SEPP.</p> <p>There are associated civil works that are also required to accommodate the stormwater and drainage works, which are also considered as part of this REF.</p>
Part 2.3, Division 21 – Telecommunications and other communication facilities	
Section 2.141(1) – “Development for the purposes of telecommunications facilities (including radio facilities) may be carried out by a public authority without consent on any land.”	The proposed landscaping includes introduction of telecommunication works to incorporate CCTV services in the new landscaped area. The proposed works are being undertaken by HI (a public authority), therefore the Proposal is consistent with Section 2.141(1) of the TI SEPP.
Division 24 – Water Supply System	
Section 2.159(1) – “Development for the purpose of water reticulation systems”	The proposed water supply connections can be carried out by or on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.159(1) of the TI SEPP.

Therefore, the Proposal is considered an ‘activity’ for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF).

TI SEPP consultation requirements are discussed within **Section 5.0** of this REF.

It is also noted that the REF includes some works that are exempt development. These landscaping works are shown in the REF for completeness but do not form part of the REF application:

- Section 2.63(1)(d) Development for the purposes of landscaping, including landscape structures or features (such as art work) and irrigation systems,

Accordingly, the works can be undertaken by Health Infrastructure NSW (HI) (the public authority) as ‘Development without Consent’. As per Part 5 of the EP&A Act, the proposal is identified as an ‘activity’ and is therefore subject to an environmental assessment (REF) as presented in this report.

4.2 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 development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 7**.

Table 7: 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

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on listed migratory species?	No
Will the activity involve any nuclear actions?	No
Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?	No
Will the activity have any significant impact on Commonwealth land?	No
Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?	No

4.3 Environmental Planning and Assessment Act 1979

The proposed activity is consistent with the objectives of the EP&A Act as outlined in the table below.

Table 8: 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,	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.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The proposed activity will facilitate ecologically sustainable development. A Sustainability Letter has been prepared by Renyi Engineering Consultants to describe the sustainable design initiatives and outcomes associated with the Proposal (refer to Appendix W for further details).
(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"> • It is consistent with the objectives for the SP2 land use zone. • It is permissible with consent. • It seeks to repurpose existing Hospital space to improve functionality and patient care. <p>Furthermore, the Proposal allows for the orderly economic development of the land for a public use and provides improved health care infrastructure that is able to implement contemporary models of care.</p>
(d) to promote the delivery and maintenance of affordable housing,	The works are in relation to a health services facility and does not include the delivery of affordable housing. This objective is therefore not relevant.
(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. Given there is no vegetation being impacted or removed, the Proposal is unlikely to have a significant impact, and any potential impacts can be appropriately managed through mitigation measures detailed in Appendix B .
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	<p>A Heritage Impact Statement has been prepared by Urbis and is included at Appendix R and an Aboriginal Objects Due Diligence Report prepared by Urbis is included at Appendix D.</p> <p>These reports acknowledge the sites heritage and significance and assess the proposed activity's impacts. The reports conclude that the proposed activity will cause little impact on the heritage significance of the site.</p> <p>The Heritage Impact Statement confirms that the proposal will not affect the State Heritage s.170 listed Kogarah Fire Station and 'House and Garden' at 3 Chapel Street.</p> <p>Notwithstanding, the report provides a number of recommendations to ensure the protection of all items. These are included as mitigation measures at Appendix B.</p>
(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 provide a new covered walkway and additional outdoor landscaping 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>The Proposal achieves a high-quality design outcome that will benefit patients, staff and visitors. Refer to the Architectural Design Statement prepared by Jacobs included at Appendix J for further details.</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 St George Hospital will occur in a safe and orderly manner to protect the health and safety of occupants, as per the Construction Management Report included to Appendix N and mitigation measures at Appendix B .
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Proposal promotes the sharing of responsibility for environmental planning and assessment across levels of Government in the State, as the works are being carried out by HI (a public authority) and requires notification to Georges River Council and consideration of the comments raised.

Object	Comment
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The REF scope of works requires statutory notification to stakeholders, including Council and adjoining land occupiers of the site. The REF scope of works was notified for 21 days in accordance with the relevant consultation requirements of the TI SEPP. See Section 0 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 development activity on the matters listed for consideration in Subsection 3 of Section 5.5 of the EP&A Act.

Table 9: Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Activity
Subsection 3: 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.	No effect, as the site is not located within or in the vicinity of a wilderness area as defined under the <i>Wilderness Act 1987</i> .

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

4.4 Environmental Planning and Assessment Regulation 2021

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

The *Guidelines for Division 5.1 Assessments* (DPE June 2022) and *Consideration of environmental factors for health services facilities and schools* (October 2024), provides a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors are considered at Section 6 of this REF.

In addition, Section 171A of the Environmental Planning and Assessment Regulation (2021) requires the consideration of the impact an activity in a defined catchment. This is considered further below under **Section 4.5** of this REF.

4.5 Other NSW Legislation

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

Table 10: Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
<i>Rural Fires Act 1997</i>	The site is not located on bushfire prone land. The proposed works will not trigger the requirement to obtain a Bushfire Safety Authority under s100B of the Rural Fires Act 1997.	No
<i>Biodiversity Conservation Act 2016</i>	<p>The Biodiversity Conservation Act 2016 (BC Act) provides the legislative framework for clearing native vegetation and protecting threatened species, ecological communities and their habitats across NSW. No vegetation clearing is proposed as part of the development and 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 Biodiversity Conservation Regulation 2017 (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"> • Will not result in an adverse effect on the life cycle of any threatened species or ecological communities; • Will not place any endangered ecological community or critically endangered ecological community at the risk of extinction; • Will not result in the removal, modification, fragmentation or isolation of any threatened species or ecological communities; • Will not impact any declared area of outstanding biodiversity value; and • Is not part of a key threatening process or likely to increase the impact of a key threatening process. 	No
<i>Water Management Act 2000</i>	The proposed works are not located on 'waterfront land' and as such a Controlled Activity Approval (CAA) is not required. Accordingly, no approval is required from the Office of Water (Department of Primary Industries) prior to the carrying out of works.	No
<i>Contaminated Land Management Act 1997</i>	The site is not listed on the register of contaminated sites. Therefore the Contaminated Land Management Act 1997 do not apply to the proposed works.	No
<i>Heritage Act 1977</i>	Urbis have prepared a Statement of Heritage Impact (Appendix R) which confirms that the proposed works are not likely to have any impact on the surrounding heritage items, and therefore the Heritage Act 1977 does not apply. Notwithstanding, various mitigation measures have been recommended to ensure there is no impact on the surrounding heritage items. Further discussion is provided in Section 6.2.8 .	No
<i>Roads Act 1993</i>	The proposed works will not be undertaken nor impact any public roads. Therefore the approval from Roads Act 1993 is not required.	No
<i>Local Government Act 1993</i>	The proposed works will not involve water or sewer supply head works that require contribution payment (per Section 64 of the Act).	No
<i>National Parks and Wildlife Act 1974</i>	<p>The National Parks and Wildlife Act 1974 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.</p> <p>There are no National Parks, historic sites, Aboriginal objects or other such sites or objects as legislated for by the National Parks and Wildlife Act 1974, that are located on, or in the vicinity of, the subject site of the works. Provisions of the National Parks and Wildlife Act 1974 therefore do not apply to the activity.</p>	No
<i>Crown Land Management Act 2016</i>	The proposed works will be not undertaken on Crown land.	No

Legislation	Comment	Relevant? Yes/No
<i>Protection of the Environment Operations Act 1997</i>	The proposed works will not require an environmental protection license.	No
<i>NSW Reconstruction Authority Act 2022</i>	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 171A of the Environmental Planning and Assessment Regulation 2021	The proposed works will not have impacts to any catchments, as defined for consideration under Section 171A of the EP&A Regulation.	No
State Legislation Planning Policies		
State Environmental Planning Policy (Sustainable Buildings) 2022	<p>Chapter 3 of this SEPP applies to non-residential development that involves erection of a new building with capital investment value over \$5 million or alterations, enlargement, or extension of an existing building if the development has a capital investment value of \$10 million or more.</p> <p>However, this SEPP does not apply to development under Part 5 of the EP&A Act. Notwithstanding, the provisions of the SEPP should be considered as part of the environmental impact assessment for the project.</p> <p>A Sustainability Letter has been provided at Appendix R which includes an assessment of the environmentally sustainable development measures incorporated into the development design, as per Chapter 3 of the SEPP</p>	No
State Environmental Planning Policy (Resilience and Hazards) 2021	<p>The State Environmental Planning (Resilience and Hazards) 2021 (R&H SEPP) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p> <p>Chapter 4 – Remediation of Land</p> <p>Section 4.6 stipulates that a consent authority must not consent to the carrying out of development unless:</p> <ul style="list-style-type: none"> It has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. <p>A Contamination Assessment has been prepared by Prensa and is attached at Appendix O. This assessment reviews the Detailed Site Investigation (DSI) that was prepared for the site in 2022, which confirmed the historic use of the site as a healthcare facility. The analytical results from this original DSI identified that there was no significant contamination exceeding health and environmental based assessment criteria for the current and proposed land use. Prensa concludes that the works proposed in this REF will not be impacted or create any contamination impacts. Details of the investigations and RAP are discussed further in Section 6.2.13 of this report.</p> <p>A Hazardous Building Materials Survey (HBMS) has also been undertaken for the site which identified hazardous materials in structures on the site, including Asbestos Containing Materials (ACM) (refer to Appendix Q). The report provides measures to address the handling and removal of any hazardous materials. The findings of the report and potential impacts associated with hazardous materials and contamination are discussed further in Section 6.2.13.</p>	Yes

Legislation	Comment	Relevant? Yes/No
	Section 3.12 outlines mandatory matters for a consent authority to consider when determining an application for potentially hazardous or offensive development. Chapter 3 applies to any proposals which fall under the policy's definition of 'potentially hazardous industry' or 'potentially offensive industry'. The works proposed as part of this REF do not meet the thresholds to require a Preliminary Hazard Analysis.	No
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>The relevant planning approval matters pursuant to TI SEPP have been discussed in Section 4.1. The proposed Activity is defined as 'development permitted without consent' under Section 2.44 and Section 2.61 of TI SEPP and therefore requires assessment under Part 5 of the EP&A Act.</p> <p>Sections 2.10 – 2.15, 2.45 and 2.62 of TI SEPP set out requirements for consultation with councils, other public authorities, and occupiers of adjoining land. These requirements are addressed in Section 5 of this REF.</p>	Yes
Georges River Local Environmental Plan 2021		
Zone	<p>The site is zoned SP2 Infrastructure – Health Services Facility. Development for the purpose of a hospital and ancillary services or works are permissible with the development consent.</p> <p>The proposal is consistent with the SP2 objectives as:</p> <ul style="list-style-type: none"> • It provides for future health infrastructure that is a specific use supported by the Zone; • The proposed development is compatible with St George Hospital, being a ancillary services to the health services facility; and • Does not prevent the use of the land for provision of further infrastructure as required within the site. 	Yes
Height of Buildings	There is no mapped maximum building height under the LEP for the site.	No
Floor Space Ratio	There is no mapped floor space ratio under the LEP for the site.	No
Heritage	<p>The site is not identified as being located within a Conservation Area, nor does it contain any mapped heritage. There are some items of heritage significance on or surrounding the site.</p> <p>A Heritage Impact Statement has been prepared by Urbis and is included at Appendix R. The report confirms that the proposal will not affect the significance of surrounding heritage items. Notwithstanding, the report provides a number of recommendations to ensure the protection of all items. These are included as mitigation measures at Appendix B.</p>	No
Bush Fire Hazard Reduction	The site is not identified as bushfire prone	No
Flood Planning	The site is not identified as being within a flood prone area.	No
Coastal Planning	The site is not identified as being within a coastal foreshore area.	No
Airspace Operations	The proposed clinical services building will not be within the Kogarah Aerodrome OLS.	No

4.6 Strategic Plans

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

Table 11: 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 refurbishment to medical facilities and accessways to ensure universal and immediate access to specialist services and extensive green open areas, which will result in a more beneficial outcome for patients, visitors and staffs.	Yes
Eastern City District Plan	The Proposal responds to Planning Priorities E4, E4 and E8 of the Eastern City District Plan by committing to the response for health and wellbeing needs through continued identification and refurbishment of hospital infrastructure, which will ensure operational efficiency, better use of resource, expanded service offerings, universal accessibility and improved patient outcomes.	Yes
Georges River Local Strategic Planning Statement 2040	The Proposal responds to the infrastructure opportunity for the collaboration between local and state government in continue delivering health infrastructure that better responds to contemporary needs for patients, visitors and staff of the hospital, as well as servicing for the wider community of Kogarah and Georges River LGA.	Yes

5. Consultation

5.1 Statutory Consultation

The REF scope of works was notified for 21 calendar days to the stakeholders outlined in **Table 12**.

Table 12: Stakeholders required to be notified

Stakeholder	Relevant Section
Georges River Council	Section 2.61(2)(a)(i) – Notification of carrying out of certain development without consent.
Occupiers of adjoining land	Section 2.61(2)(a)(i) – Notification of carrying out of certain development without consent.

REF Notification

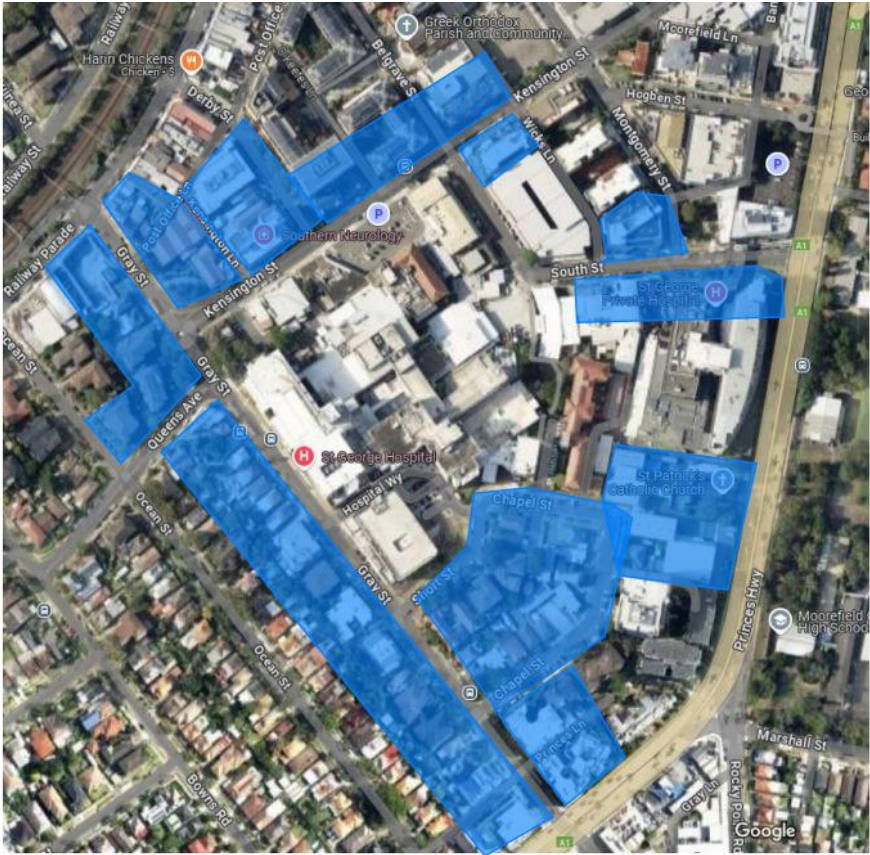
Consultation has been undertaken with in accordance with statutory requirements under the TI SEPP and having regard to the SCPP—new health services facilities and schools and the community participation plan and HI Community Participation Plan.

The notification commenced on 24 September 2024 and concluded on 15 October 2024. Copies of the notification letters are provided at **Appendix U**. The adjoining landowner distribution map is shown in **Figure 11** below.

In line with the HI Community Participation Plan, as per section 2.61 of the Transport and Infrastructure SEPP, notification is required for neighbouring and nearby property occupiers and owners, local council and relevant State and Commonwealth Government agencies and service providers as necessary. Neighbours and Georges River Council have been notified accordingly. Given the scale and types of works within the hospital boundaries, exhibition and notification to other agencies was not considered relevant.

It is also noted that engagement with the South East Sydney Local Health District and existing hospital operators has been ongoing throughout the redevelopment of St George Hospital, and communications with these groups is ongoing.

No submissions were received in response to the notification .



Receivers

Figure 11 Map of adjoining landowner consultation

Source: Besix Watpac

6. Environmental Impact Assessment

6.1 Environmental Planning and Assessment Regulation 2021 – Assessment Considerations

Section 171(1) of the *Environmental Planning and Assessment Regulation* (2021) notes that when considering the likely impact of an activity on 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) and *Consideration of environmental factors for health services facilities and schools* (October 2024) apply to the activity. The relevant assessment considerations under Section 3 of these Guidelines are provided below:

Table 13: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration		Response/Assessment		
(a)	Any environmental impact on a community	The likely impacts upon the community will be limited to construction-related noise and traffic impacts. These will be able to be suitably managed through the implementation of the Construction Management Plan and its correlated management plans. These will be 'live documents' regularly refined or updated as needed to address emerging or new environmental management issues as they arise.	-ve	✗
			Nil	
			+ve	
(b)	Any transformation of a locality	The works will not result in the transformation of the locality. The works are confined within the existing hospital campus, and are largely internal, to support the overall efficient and functional use of the hospital campus for health services.	-ve	
			Nil	✗
			+ve	
(c)	Any environmental impact on the ecosystems of the locality	No existing vegetation will be impacted by the proposed works. Additional tree and shrub planting is proposed through the new landscaping works, which will have a positive impact for the overall biodiversity across the site and broader locality.	-ve	
			Nil	
			+ve	✗
(d)	Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	The existing hospital campus and surrounding area is a highly urbanised environment. The works are wholly consistent with the use of the site and will allow for the ongoing operation and progressive development of the hospital campus.	-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	A Heritage Impact Statement has been prepared by Urbis at Appendix R . The assessment confirms that the proposed works will not impact upon any aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value.	-ve	
			Nil	✗
			+ve	
(f)	Any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	The proposed works do not involve any vegetation removal. There will be no adverse impacts on any fauna species or their habitats.	-ve	
			Nil	✗
			+ve	
(g)	Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	There will be no impacts upon any species of animal, plant or other form of life, whether living on land, in water or in the air, given the works are within an existing hospital campus in an urbanised location.	-ve	
			Nil	✗
			+ve	
(h)	Any long-term effects on the environment	There are no anticipated long-term effects upon the environment given the modest nature of the works.	-ve	
			Nil	✗
			+ve	

Review of Environmental Factors: St George Hospital Stage 3 Refurbishment Works

Relevant Consideration		Response/Assessment		
(i)	Any degradation of the quality of the environment	There will be no anticipated degradation to the environment during either the construction or the operation. Mitigation measures will manage any potential impacts. The existing hospital campus and surrounding area is a largely modified urban environment. The works will allow the ongoing functionality and efficiency of the hospital.	-ve	
			Nil	✗
			+ve	
(j)	Any risk to the safety of the environment	There is no risk to the safety of the environment.	-ve	
			Nil	✗
			+ve	
(k)	Any reduction in the range of beneficial uses of the environment	The works will not reduce the beneficial use of the environment.	-ve	
			Nil	✗
			+ve	
(l)	Any pollution of the environment	Minor localised air quality impacts during the works are suitably addressed and will be mitigated by the preliminary Construction Management Plan and its anticipated co-related management plans (Noise and Vibration Management; Dust, Sediment and Erosion Control measures; and the Construction Traffic Management Plan). No further polluting impacts are likely to result for the works.	-ve	✗
			Nil	
			+ve	
(m)	Any environmental problems associated with the disposal of waste	Disposal of any waste material will need to be appropriately classified and disposed of. No unusual circumstances are envisaged in this respect and typical waste handling policies will apply.	-ve	
			Nil	✗
			+ve	
(n)	Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	There is no impact of the works upon any natural resources in short supply.	-ve	
			Nil	✗
			+ve	
(o)	Any cumulative environmental effects with other existing or likely future activities	The proposed works will not result in any cumulative impacts on any existing or future activities and rather, will support the existing and future capacity of the hospital campus.	-ve	
			Nil	✗
			+ve	
(p)	Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	Given their location, the works will have no impact upon coastal process or contribute to coastal hazards.	-ve	
			Nil	✗
			+ve	
(q)	Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act	The proposed works will enable the ongoing operation of the St George Hospital campus for its intended purpose as a health services facility. This is consistent with the relevant strategic planning for the site.	-ve	
			Nil	✗
			+ve	
(r)	Any other relevant environmental factors	N/A	-ve	
			Nil	✗
			+ve	

6.2 Identification of Issues

6.2.1 Traffic, Access and Parking

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

A Traffic Assessment has been prepared by SCT Consultants and is included at **Appendix M**. The Traffic Assessment has reviewed the anticipated traffic implications from the proposed works. The key traffic impacts are likely to be generated from construction traffic. However, the workforce currently working on the KSB (SSD-39170713) will be reallocated to the proposed works of this REF, meaning that there is no additional traffic generation expected from construction personnel.

As per the Construction Transport Management Plan completed for the KSB (SSD-39170713), additional parking will not be provided on-site. Traffic generated as part of the works will primarily be delivering materials and removing waste and spoil. Delivery vehicles are proposed to use existing loading docks and service vehicle parking spaces outside of peak hospital operation periods when required. This will be coordinated with dock managers from the hospital, so as not to impact hospital operations. Delivery vehicles will depart once unloaded. Construction vehicles that are to be loaded with spoil or waste will be contained within the worksite and will depart once loaded.

Further, SCT Consultants conclude that the additional traffic generated by the construction works will have a negligible impact on surrounding intersection performance. Given there are no changes in patient or staff numbers as a result of the proposed works, there are unlikely to be ongoing traffic impacts.

Mitigation measures associated with the management of traffic impacts are included at **Appendix B**.

6.2.2 Noise and Vibration

Questions to consider	Yes	No
Are there residential properties or other sensitive land uses or areas that may be affected by noise from the proposal during construction (i.e. schools, nursing homes, residential areas or native fauna populations)?	×	
Will any receivers be affected by noise for greater than three weeks?	×	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation?		×
Will the works be undertaken outside of standard working hours? That is: <ul style="list-style-type: none"> Monday - Friday: 7am to 6pm; Saturday: 8am to 1pm; Sunday and public holidays: no work. 		×
Will the works result in vibration being experienced by any surrounding properties or infrastructure?	×	
Are there any impacts to the operation of helipads on the activity site?		×

An Acoustic Assessment has been prepared by Acoustic Logic (see **Appendix F**). This assessment identifies any potential sensitive receivers surrounding the site and the potential impacts of the development on these receivers. Those most likely to be affected by the construction include residential, healthcare and educational receivers.

Acoustic Logic anticipate that the proposed demolition works and landscaping works may vary the noise management levels for surrounding sensitive receivers in some circumstances, depending on the types of construction being undertaken. However, any variation of noise levels are able to be managed through appropriate mitigation measures, as per **Appendix A**.

Similarly, vibration assessment undertaken by Acoustic Logic concludes that the construction may impact some adjacent sensitive receivers. Specifically, due to the location of the works within the hospital campus, it is expected that some medical imaging equipment will be within the safe working distance of the construction activities. Acoustic Logic recommend that vibration monitoring is conducted for areas in the hospital where sensitive equipment is located or in the event of complaints or concern of operation of the sensitive equipment. Further mitigation measures are provided at **Appendix B**.

6.2.3 Air Quality and Energy

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

An Air Quality Assessment has been prepared by Prensa and is provided at **Appendix G** and **H**. This assessment identifies that the proposed works may have an impact on the surrounding area and sensitive receivers, including the following:

- Dust generation from demolition, landscaping and earthworks and transport of materials to and from site.
- Emissions and odour generation from increased vehicle movement, as well as construction activities such as grinding, cutting or sanding.

In order to minimise the potential impacts to air quality, a number of mitigation measures (see **Appendix B**). The implementation of these mitigation measures will reduce these potential impacts.

6.2.4 Soils and Geology

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

The site is not affected by any acid sulfate soils. No excavation works are proposed. However, the demolition and landscaping works may require some ground disturbance. A contamination assessment has been prepared at **Appendix O** to outline the potential risks relating to contamination and how they can be mitigated.

Additionally, a Sediment and Erosion Control Plan is included in the Civil Plans at **Appendix L**.

6.2.4 Coastal risks

Questions to consider	Yes	No
Are the works affected by any coastal risk/hazard provisions?		x
Is any coastal engineering advice required, proportionate to the proposed activity?		x

6.2.5 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse?		x
Are the works within a Sydney Drinking Water Catchment?		x
Are the works located within or near a floodplain?		x
Will the works intercept groundwater?		x
Will a licence under the <i>Water Act 1912</i> or the <i>Water Management Act 2000</i> be required?		x
Has stormwater management been adequately addressed?	x	

The external landscaping works at the corner of Belgrave Street and Kensington Street require consideration of stormwater design. Accordingly, a Stormwater Management Plan has been prepared by Meinhardt Bonacci (**Appendix V**), which outlines the stormwater drainage strategy, environmental mitigation measures and requirements proposed for the new landscaped area.

The new landscaped area is proposed to be located in an area of the site that currently contains the Sleep Lab (Building #32) and Pelvic Floor Unit (Building #9) and various concrete walkways in addition to the Prince William Wing (to be demolished, as per **Section 3.1.3**), and therefore, given the site currently contains an entirely impervious area, the stormwater impacts of the landscaped area are minimal. The amendments to stormwater proposed will link into the existing drainage system across this area of the site.

In relation to stormwater quality, as there are more pervious areas to be developed at the proposed site, there are no significant environmental impacts and pollutant issues to be anticipated in comparison to pre-developed conditions. As the works replace buildings and hardstand with grass and other landscaping, Meinhardt Bonacci conclude that there is unlikely to be impacts to stormwater quality.

Sediment and erosion control has also been considered by Meinhardt Bonacci, with a plan provided at **Appendix L**.

Mitigation measures relating to stormwater and sediment and erosion control are included at **Appendix B**.

6.2.6 Visual Amenity

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

The majority of works are internal to the existing hospital buildings, and therefore will not have any visual impact. Some external demolition works will have a visual impact for surrounding residential by removing buildings or portions of buildings, however as the works are removing built form, it is not anticipated that this will result in an adverse visual impact for surrounding residents. The proposed landscaping works on the corner of Belgrave Street and Kensington Street will have a positive visual impact from the surrounding public domain.

With regard to potential visual impact caused by lighting, the construction of the proposed development will not extend beyond 6:00pm Monday to Saturday. Therefore, any lighting and illumination during dusk hours will have a negligible impact on the surrounding land uses.

6.2.7 Aboriginal Heritage

Questions to consider	Yes	No
Will the activity disturb the ground surface or any culturally modified trees?	×	
Are there any known items of Aboriginal heritage located in the works area or in the vicinity of the works area (e.g. previous studies or reports from related projects)?		×
Are there any other sources of information that indicate Aboriginal objects are likely to be present in the area (e.g. previous studies or reports from related projects)?		×
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed?		×
<ul style="list-style-type: none"> • Within 200m of waters; • Located within a sand dune system; • Located on a ridge top, ridge line or headland; • Located within 200m below or above a cliff face; • Within 20m of, or in a cave, rock shelter or a cave mouth. 		
If Aboriginal objects or landscape features are present, can impacts be avoided? Note 21	×	
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?	×	
Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?		×
Is the activity likely to affect the cultural value or significance of the site?		×

Urbis have prepared an Aboriginal Objects Due Diligence Assessment (ADD), which is included at **Appendix D**. This Report has been prepared in accordance with *the Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW 2010) (consultation requirements).

A search of the Aboriginal Heritage Information Management System (AHIMS) was carried out on 6 November 2024 (AHIMS Client Service IDs: 947282 and 947518) for an area of approximately 7 kilometres by 7 kilometres centred on the subject area. The search did not identify any Aboriginal objects or Aboriginal places within the curtilage of the subject area.

Urbis have concluded that there are no previous studies directly addressing the present subject area that indicate Aboriginal objects are likely to be retained within the subject area. Further, there are no relevant landscape features that were identified by the desktop assessment or visual inspection and that the visual inspection confirmed that clear and observable ground disturbance has occurred as identified by the desktop assessment.

Based on the results of the ADD, Urbis have determined that the risk of impacting any objects of significance is low, however have still recommended a number of mitigation measures which are detailed in **Appendix B**.

6.2.8 Non-Aboriginal Heritage

Questions to consider	Yes	No
Are there any heritage items listed on the following registers within or in the vicinity of the work area?.	×	
<ul style="list-style-type: none"> • NSW heritage database (includes Section 170 and local items); • Commonwealth EPBC heritage list. 		
Will works occur in areas that may have archaeological remains?		×
Is the demolition of any heritage occurring?		×

No works are proposed to any heritage items on or surrounding the site. Urbis have prepared a Heritage Impact Statement, which is included at **Appendix R**. The Statement assesses the impact of the proposed development on significance of the surrounding heritage items, including the State Heritage s.170 listed Kogarah Fire Station and 'House and Garden' at 3 Chapel Street. Urbis have confirmed that the proposed development will not have any impact on the surrounding heritage items. Relevant mitigation measures are included in **Appendix B**.

6.2.9 Ecology

Questions to consider	Yes	No
Could the works affect any <i>Environmental Protection and Biodiversity Conservation Act 1999 (Cth)</i> listed threatened species, ecological community or migratory species?		×
Is it likely that the activity will have a significant impact in accordance with the <i>Biodiversity Conservation Act 2016</i> (BC Act)? In order to determine if there is a significant impact, the REF report must address the relevant requirements of Section 7.2 of the BC Act: <ul style="list-style-type: none"> Section 7.2(a) – Test for significant impact in accordance with Section 7.3 of the BC Act; Section 7.2(c) – It is carried out in a declared area of outstanding biodiversity value. 		×
Could the works affect a National Park or reserve administered by EES?		×
Is there any important vegetation or habitat (i.e. Biodiversity and Conservation SEPP) within or adjacent to the work area?		×
Could the works impact on any aquatic flora or habitat (i.e. seagrasses, mangroves)?		×
Are there any noxious or environmental weeds present within the work area?		×
Will clearing of native vegetation be required?		×

No vegetation will be impacted by the proposed works, and no vegetation is proposed to be removed.

6.2.10 Bushfire

Questions to consider	Yes	No
Are the works located on bushfire prone land?		×
Do the works include bushfire hazard reduction work?		×
Is the work consistent with a bush fire risk management plan within the meaning of the <i>Rural Fires Act 1997</i> (RF Act) that applies to the area or locality in which the activity is proposed to be carried out?		×

The proposed works are located in an urban location and is not mapped on bushfire prone land. For this reason, there is no bushfire risk.

6.2.11 Land Uses and Services

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

The proposed works are contained within an existing hospital campus and will not cause a loss or permanent disruption to existing land use. The proposed development is required to support the infrastructure capacity of the hospital, now and into the future. The Construction Management Plan at **Appendix N** provides an overview of how the existing hospital services will continue during construction works.

The infrastructure services proposed have been designed to connect into existing services. Design statements for the infrastructure works are included at **Appendix X, Y, Z, AA and BB**.

6.2.12 Waste Generation

Questions to consider	Yes	No
Will the works result in the generation of non-hazardous waste?	×	
Will the works result in the generation of hazardous waste?	×	
Will the works result in the generation of wastewater requiring off-site disposal?		×
Will the works require augmentation to existing operational waste management measures?		×

Any waste that may be generated through the construction process will be managed in accordance with the Construction Management Plan at **Appendix N**.

Given there are no changes to the existing hospital operations in terms of staff or patient numbers, the existing St George Hospital operational waste management plan will continue to apply.

6.2.13 Hazardous Materials and Contamination

Questions to consider	Yes	No
Is there potential for the works to encounter any contaminated material?	×	
Is there potential for the works to disturb or require removal of asbestos?	×	
Is the work site located on land that is known to be or is potentially contaminated?		×
Will the works require a Hazardous Materials Assessment?	×	
Is a Remediation Action Plan (RAP) required to establish the proposed activity?		×
If the project includes ancillary remediation works, has the ancillary remediation been considered in accordance with the Resilience and Hazards SEPP?	N/A	N/A

A Contamination Assessment has been prepared by Prensa and is attached at **Appendix O**. This assessment reviews the Detailed Site Investigation (DSI) that was prepared for the site in 2022, which confirmed the historic use of the site as a healthcare facility. The analytical results from this original DSI identified that there was no significant contamination exceeding health and environmental based assessment criteria for the current and proposed land use. Prensa concludes that the works proposed in this REF will not be impacted or create any contamination impacts. For this reason, the site is suitable for the development and no further remediation is required.

With regard to hazardous materials, the demolition of six (6) buildings on Chapel Street has been reviewed by Prensa from a hazardous materials perspective (**Appendix Q**). Due to the age of the buildings proposed to be demolished, there is some risk of hazardous materials being present. For this reason, a number of mitigation measures have been identified to be incorporated to suitably manage the impacts of development in regard to hazardous material. Refer to the mitigation measures at **Appendix B**.

6.2.14 Sustainability and Climate Resilience

Questions to consider	Yes	No
Does the activity ensure the effective and efficient use of resources (natural or other)?	×	
Does the activity use any sustainable design measures?	×	
Are climate resilient design measures to be incorporated in the activity?	×	

The proposal has been reviewed against the requirements of DGN 58 and HI's Sustainability Strategy to assess the potential sustainability impacts and opportunities associated with the proposed refurbishment works. It is noted that due to the scope of works largely being undertaken within existing hospital buildings, many large scale sustainability opportunities are not able to be pursued given they would be considered outside the scope of the proposed works.

However, where appropriate and possible, the proposal seeks to incorporate sustainability opportunities, such as efficient lighting, plant and appliances, waste minimisation and water wastage minimisation. The sustainability initiatives are discussed further by Renyi at **Appendix W**, with all relevant mitigation measures included at **Appendix B**.

There is nothing in the proposed development that will have any significant impact on the ongoing compliance with the principles of ecologically sustainable development as per section 193 of the *Environmental Planning and Assessment Regulation 2021*:

- **Precautionary principle:** the proposal will not have any serious or irreversible damage to the environment, given the works are contained entirely within an existing urban area.
- **Intergenerational equity:** the proposal does not present any risk in impacting the health, diversity and productivity of the environment for future generations. Specifically, the works proposed will ensure ongoing access to hospital services for generations to come.
- **Conservation of biological diversity and ecological integrity:** No impacts to biodiversity or ecological integrity will occur, given the proposed works are located in an entirely urban area.

6.2.15 Community Impact/Social Impact

Questions to consider	Yes	No
Is the activity likely to affect community services or infrastructure?		×
Does the activity affect sites of importance to local or the broader community for their recreational or other values or access to these sites?		×
Is the activity likely to affect economic factors, including employment numbers or industry value?		×
Is the activity likely to have an impact on the safety of the community?		×
Will the activity affect the visual or scenic landscape?		×
Is the activity likely to cause noise, pollution, visual impact, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners?	×	

Generally, the proposed works are contained entirely within the existing St George Hospital campus, with many of the works contained within existing hospital buildings, meaning the works are largely contained and will not have impacts to the community outside of the boundaries of the hospital campus.

However, there may be some marginal impacts associated with demolition and construction that may be experienced by the community outside of the campus and adjoining land, such as those associated with construction noise, dust and visual impact associated with construction hoarding. However, these impacts will be temporary in nature, only associated with the construction impacts and unlikely to be ongoing during the operation of the hospital once the works are complete.

An Acoustic Assessment (**Appendix F**) and Construction Management Plan (**Appendix N**) have been prepared to address the likelihood of these potential impacts and to provide mitigation measures to minimise any temporary impacts associated with the construction works. With the adoption of the mitigation measures at **Appendix B**, it is anticipated that the community and social impacts of the works will be minimal.

6.2.16 Cumulative Impact

Questions to consider	Yes	No
Has there been any other development approved within 500m of the site?	×	
Is there any transformation planned within 500m of the site?		×
Will there be significant impacts (for example, including but not limited to, construction traffic impacts) from other development approved or currently under construction within 500m of the site?		×
Is the activity likely to result in further significant impacts together with other development planned, approved or under construction within 500m of the site?		×
Has a cumulative impact statement, proportionate to the activity, been included in REF documentation? If no – why not?		×

The DPE Guidelines *Cumulative Impact Assessment Guidelines for State Significant Projects (October 2022)* identifies the following types of development as 'relevant future projects' that should be included in the cumulative assessment of a project.

- Other SSD and SSI projects.
- Designated development requiring an EIS.
- Projects requiring assessment under Division 5.1 of the EP&A Act that are likely to significantly affect the environment and require an EIS.
- Projects declared to be a controlled action under the EPBC Act.
- Major greenfield or urban renewal developments

A review of DPHI's Major Projects Register, and Georges River Council's Development Application Tracker identified one project of this nature within the vicinity of the site, being SSD-39170713 for the KSB, within the St George Hospital Campus. There were no other developments of this nature within the site's vicinity. Due to the projects limited external impacts, further cumulative impact assessment is not considered necessary.

Notwithstanding, appropriate mitigation measures will be implemented to ensure the proposal does not adversely affect surrounding land uses or traffic and pedestrian movements.

It is noted that whilst the main building construction of the KSB is largely complete, some construction works associated with the new KSB (SSD-39170713) on Kensington Road will be undertaken concurrently with the proposed REF works. Specifically, the demolition of the Prince William Wing and the landscaping works on the corner of Belgrave Street and Kensington Street (approved under SSD-39170713) will be undertaken concurrently, as they link in with the works being proposed under this REF.

7. 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 B**.

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

8. Justification and Conclusion

The proposed demolition, refurbishment (including building extension works), landscaping, and associated infrastructure works at St George Hospital, 16 Kensington Street, Kogarah, is subject to assessment under Part 5 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

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

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

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

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is not necessary for a Species Impact Statement and/or a BDAR to be prepared. 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.