

HEALTH INFRASTRUCTURE

Review of Environmental Factors

Replacement of mechanical plant room on roof of Building 89
(Molecular Imaging Department), Royal Prince Alfred Hospital

Version Number 2

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 the construction of a new mechanical plant room on Level 6 of Building 89 (Molecular Imaging) in the East Campus of the Royal Prince Alfred Hospital (RPA Hospital), located at 12 Missenden Road, Camperdown NSW 2050.

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Transport 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), 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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Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	26/07/2024	Terri Slater Charlotte Cadman	Review of Environmental Factors	Jane Fielding	Jane Fielding
Final	05/08/2024	Terri Slater Charlotte Cadman	Review of Environmental Factors	Jane Fielding	Jane Fielding

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Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Mitigation Measures	Architectus	05/08/2024
B	Section 10.7 Planning Certificate	Architectus	21/07/2021
C	Proposed Architectural Plans	Jacobs	06/06/2024
D	Architectural Design Statement	Jacobs	06/06/2024
E	Preliminary Construction Management Plan	CPB Contractors	24/05/2024
F	Surveyor Statement	CPB Contractors	19/07/2024
G	Communications and Engagement Report	Health Infrastructure	17/06/2024
H	ESD Statement	LCI	22/07/2024
I	Heritage Impact Assessment Letter	Heritage 21	12/06/2024
J	Noise and Vibration Impact Statement	Acoustic Logic	17/05/2024
K	Acoustic Assessment Report (Arup)	Arup	03/08/2022
L	Structural Report	TTW	05/06/2024
M	Hazardous Materials Advice	JBS&G	11/06/2024
N	BCA Statement	BM+G	12/07/2024
O	Mechanical Services Design Statement	Climatech	22/05/2024

Abbreviations

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

Abbreviation	Description
NorBE	Neutral or Beneficial Effect on Water Quality Assessment Guideline (2022)
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPW Regulation	National Parks and Wildlife Regulation 2009
NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	<i>Commonwealth Native Title Act 1993</i>
OEH	(Former) Office of Environment and Heritage
PCMP	Preliminary Construction 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 Effects (REF) has been prepared for Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from the proposed works at Royal Prince Alfred (RPA) Hospital in Camperdown NSW 2050.

The proposed activity comprises the removal of the existing Mechanical Plant room on Level 6 of Building 89 (Molecular Imaging Department) and the addition of new Plant Room and enclosure elsewhere on Building 89 roof.

The specific works comprise:

- Removal of the existing Level 6 Mechanical Plant and making good;
- Penetration for new services within the plant room;
- Building interface works to the existing adjacent campus buildings where impacted;
- Construction of new structure for lightweight steel roof, gutter, and fascia works;
- Construction of new façade enclosure to plant room with a steel frame and metal stud framing;
- New façade system with the inclusion of a Solid Aluminium Cassette Cladding and Acoustic louvres;
- New construction of fire rated walls; and
- Finishes within plant area as required.

Need for the Proposal

The replacement Mechanical Plant room is required to provide compliance upgrades and new infrastructure capacity for the broader hospital campus to serve ongoing and projected growth of RPA Hospital.

The new plantroom will be located in an area on the roof of Building 89 (B89) that was identified as the most structurally suitable to accommodate the plant loadings.

There is an existing plant on this roof area which is currently exposed (unenclosed). Under Australian Health Facility Guidelines, this type of plant should be enclosed. As such, the plant will be co-located to the roof area and enclosed as a plantroom as per the Guidelines. This area is also identified as the most feasible for the plant room replacement, as works will utilise an existing crane setup in the Johns Hopkins Drive area.

Proposal Objectives

The key objectives of the proposed activity are:

- Provide compliance upgrades and new mechanical services infrastructure capacity for the broader hospital campus to serve ongoing and projected growth of RPA Hospital.
- Construct a replacement mechanical services plant that co-locates plant within an enclosure, in a new location on Level 6 of Building 89 at RPA Hospital.

Options Considered

The following options were considered for the proposed activity including:

- **Option 1:** Relocate the plant room elsewhere on the roof of Building 89.
- **Option 2:** To not redevelop the site (i.e., do nothing). This option was rejected as the existing plant is exposed and required to be enclosed as per Australian Health Facility Guidelines.

Site Details

The site forms part of the RPA Hospital located at 12 Missenden Road, Camperdown NSW 2050 within the City of Sydney Local Government Area (LGA). The proposed activity is located within the eastern campus of the hospital.

The land subject to the proposed activity is formally known as Lot 1000 in DP 1159799.

Refer to location plans of the proposed activity at **Figure 1** below.

Planning Approval Pathway

Section 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states that if an Environmental Planning Instrument (EPI) provides that where development may be carried out without the need for development consent, a person may carry out the development in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the development is required under Part 5 of the EP&A Act.

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

The proposed activity involves alterations and additions to the existing Building 89 (MI Department) on the RPA Hospital East Campus at 12 Missenden Road, Camperdown NSW 2050. These works are considered 'development without consent' under Division 10 under Part 3 of the TISEPP. **Division 10** outlines the approval requirements for "health services facilities". A "hospital" is defined as a health service facility under this division.

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

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

Consultation and Engagement

Notification of the proposed activity under Section 2.6, of TISEPP was given to the City of Sydney (Council) and adjoining occupiers of land. Notification letters were sent out to Council and adjoining occupiers on 22 May 2024. These notification letters are appended at **Appendix G**.

No responses were received within the 21 days of issuing the notification letters except Council requested more detailed architectural plans and the REF. Council were then provided plans and a heritage statement. Council responded they had no comment. Refer to the REF Communications and Engagement Report at **Appendix G**.

Environmental Impacts

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

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

Justification and Conclusion

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

As discussed in detail in **Section 8** of this report, the proposed works will not result in any significant nor long-term environmental impact. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

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

On this basis, it is recommended that the Health Administration Corporation (HAC) approve the proposed activity in accordance with Part 5 of the EP&A Act and subject to adoption and implementation of matters outlined in **Section 6** of this report and the Mitigation Measures at **Appendix A**.

1. Introduction

Health Infrastructure (HI) propose to construct a new Mechanical Plant Room on Level 6 of Building 89 (Molecular Imaging) in the East Campus of RPA Hospital at 12 Missenden Road, Camperdown (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 Architectus Australia Pty Ltd on behalf of HI to determine the environmental impacts of the proposed works to Building 89 at RPA Hospital. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

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

The description of the proposed works and associated environmental impacts have been undertaken in the context of the *Guidelines for Division 5.1 Assessments* (DPE June 2022), the *Environmental Planning and Assessment Regulation 2021*, and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

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

- Whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning and 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 MI Department carries out functional-anatomical imaging and therapeutic procedures using unsealed radioactive sources. The proposed activity is required to assist the expansion of the existing MI Department to allow for the provision of additional services with additional equipment to an increasing patient load. The proposed activity is required for the following reasons:

- To provide compliance upgrades and new infrastructure capacity for the broader hospital campus to serve ongoing and projected growth of RPA Hospital; and
- There is an existing plant on this roof area which is currently exposed. Under Australian Health Facility Guidelines, this type of plant should be enclosed. As such, the plant will be co-located to the roof area and enclosed as a plantroom as per the guidelines.

2. Site Analysis and Description

2.1 The Site and Locality

The subject site is located at 12 Missenden Road, Camperdown 2050 and is legally known as Lot 1000 in Deposited Plan 1159799. The proposed activity will take place on the eastern side of the RPA Hospital campus within the City of Sydney LGA and is approximately 3 kilometres southwest of the Sydney Central Business District (CBD). The eastern campus has a total site coverage of approximately 43,360m².

Refer to aerial view of the site at **Figure 1** and 3D view at **Figure 2** below.

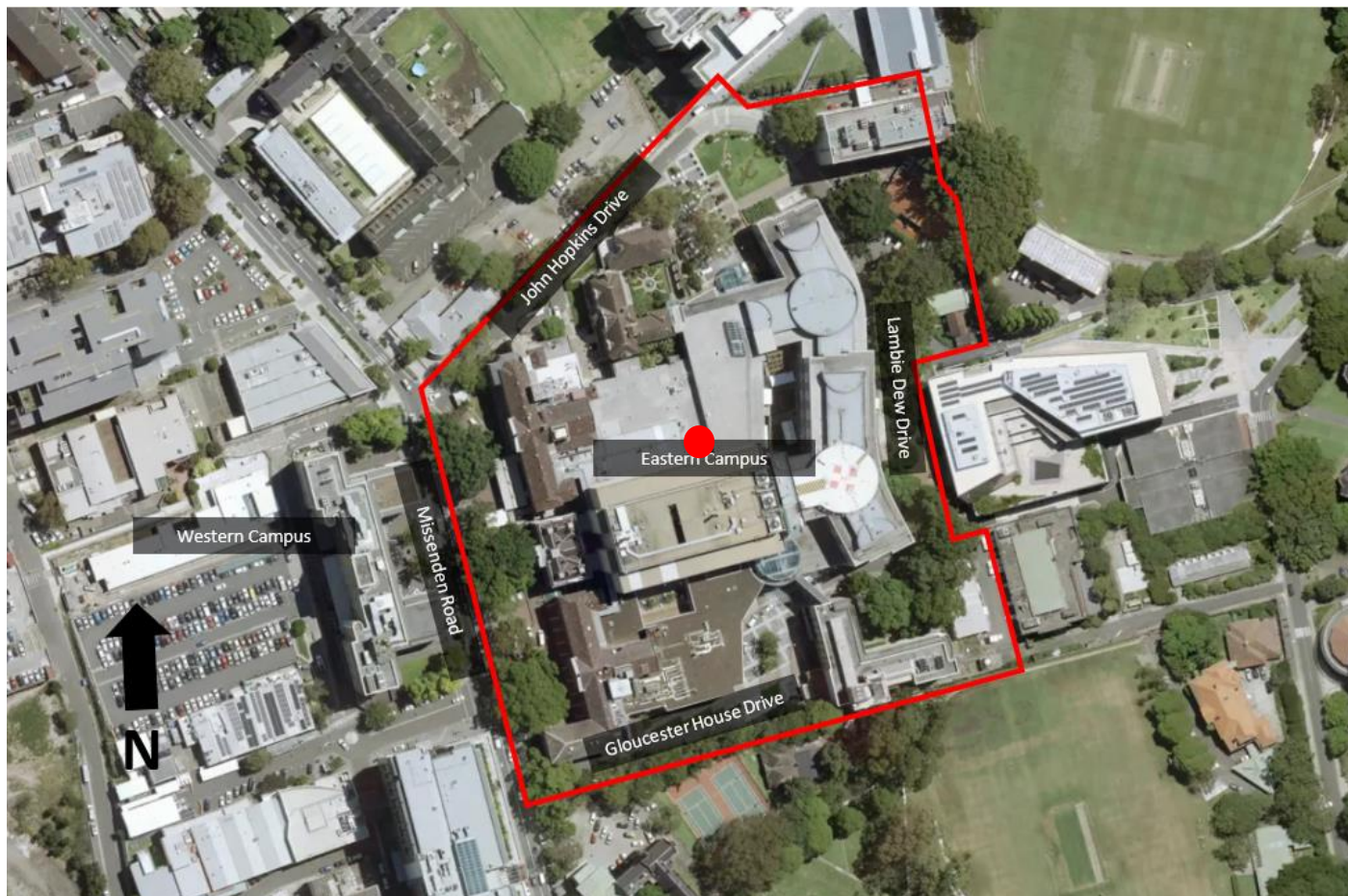


Figure 1 Aerial View of the Subject Site

The red circle indicates where the proposed activity take place.

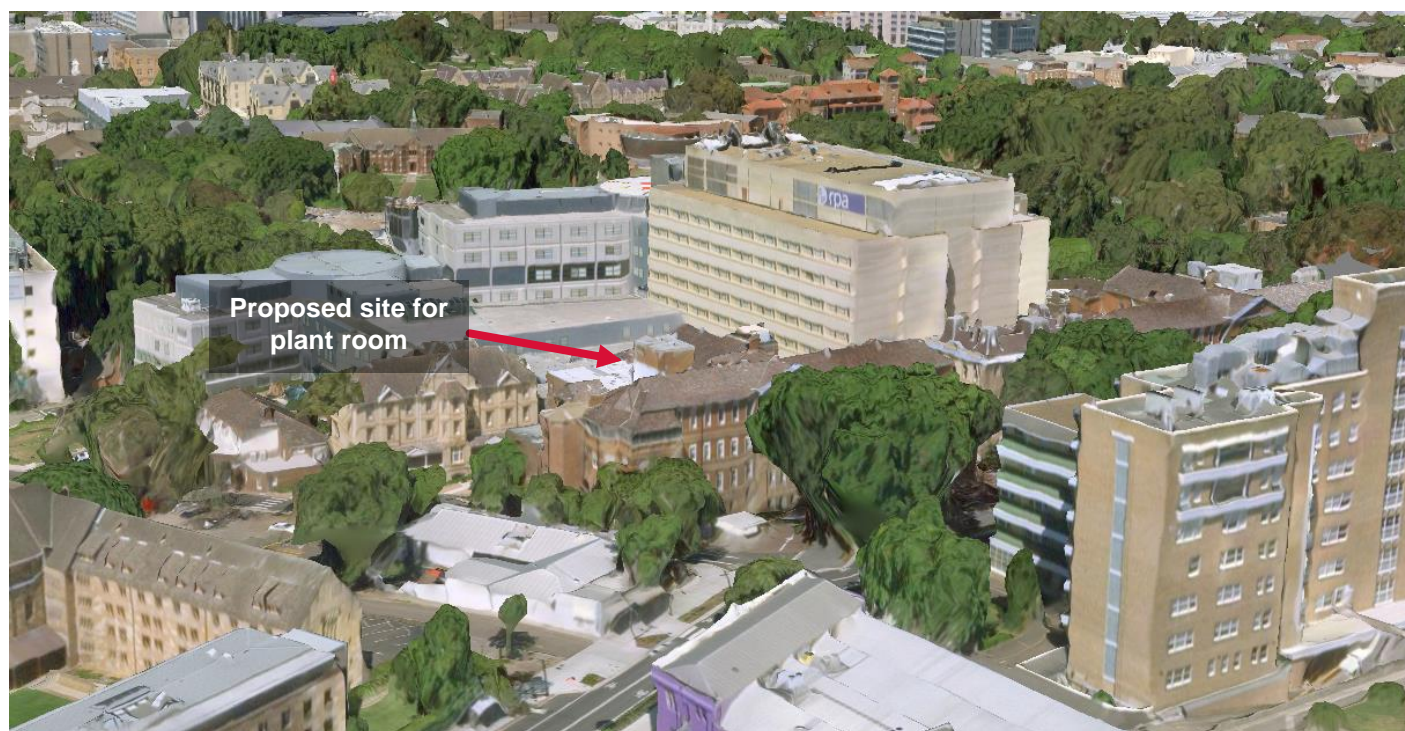


Figure 2 3D View of RPA Hospital

Above image looks southeast towards the western boundary of the site. Image shows AP and the eastern campus of the RPA Hospital.

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

The subject site is under the ownership of the HAC.

2.1.1 Existing Development

2.1.1.1 RPA Hospital Campus

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

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

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

A campus map is provided at **Figure 3** below.

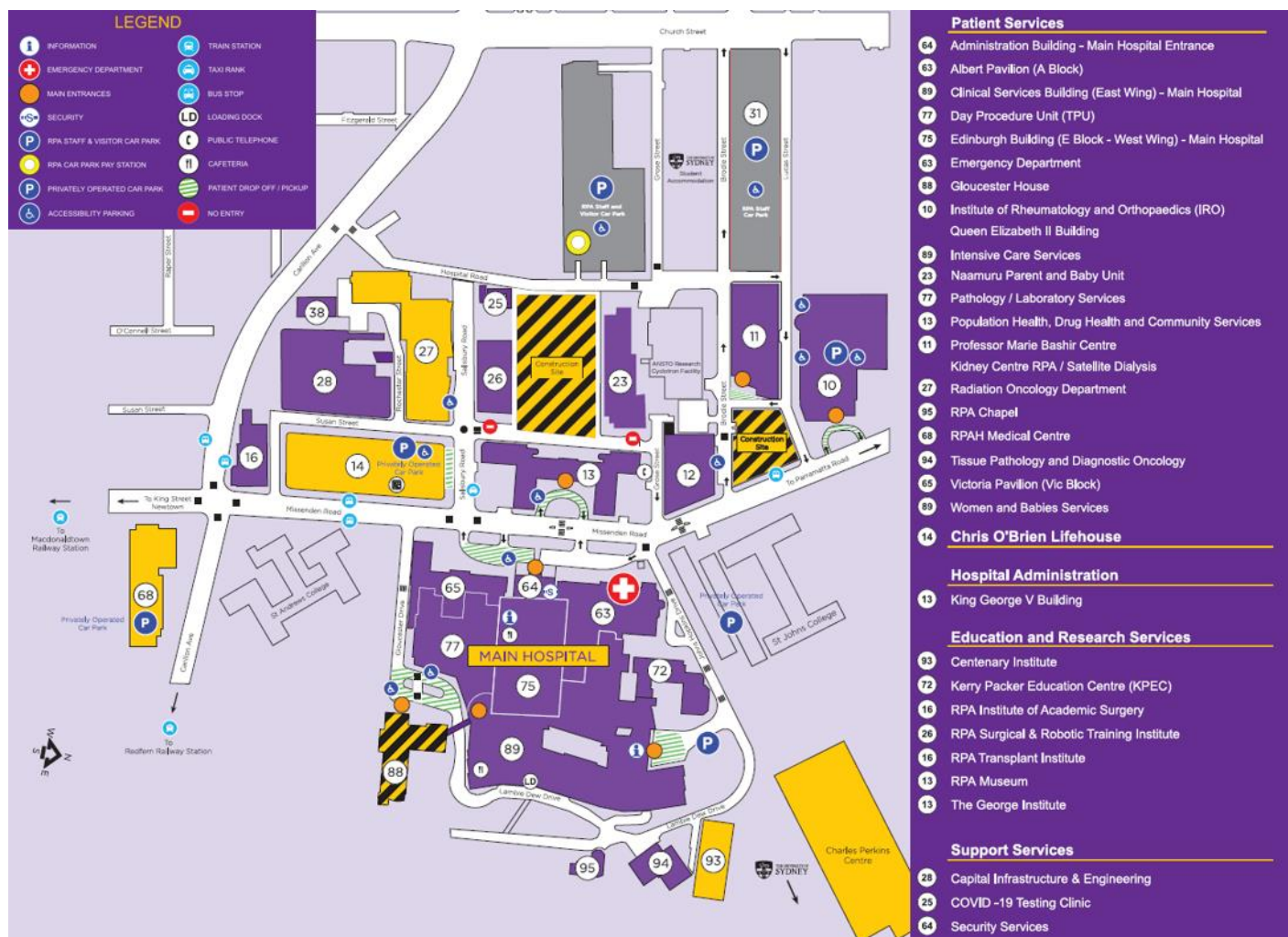


Figure 3 RPA Hospital Campus Map

B89 is noted as item “89” on the figure and notated as “Patient Services”.

2.1.1.2 Building 89

B89, also known as the Clinical Services Building (East Wing), forms part of the east campus of RPA Hospital. Construction of Building 89 was completed in 2005. It contains the Hospital cafeteria, intensive care services, Ambulatory Care Clinics, MI Department, Women and Babies’ Hospital and Delivery Ward.

The existing location for the new mechanical services plant room is situated in an existing open area to the L6 rooftop of Building 89, between buildings 75, 89 and 63. The proposed activity under this REF is to provide sufficient infrastructure for the MI Department, to account for future demand and staffing increases. Refer to **Figure 4** to **Figure 7** for existing site images of the proposed development location.



Figure 4 Building 89 rooftop, viewing East

Source: Jacobs



Figure 5 Building 89 rooftop, viewing North

Source: Jacobs



Figure 6 Building 89 rooftop, viewing East

Source: Jacobs



Figure 7 Building 89 rooftop, viewing Northwest

Source: Jacobs

2.1.2 Other Site Elements

2.1.2.1 Heritage

RPA Hospital precinct is listed under Schedule 5 of the Sydney Local Environmental Plan (SLEP) 2012 as a State heritage item. The subject site also contains several items listed on the NSW State Heritage Register, the NSW Health s.170 Register, the National Trust Register, the Royal Australian Institute of Architects Register of Significant Architect in NSW, and the Former Register of the National Estate. The site additionally falls within the boundaries of the University of Sydney Heritage Conservation Area (HCA).

The following Statement of Significance was extracted from the Significance Assessment Report, prepared by Heritage 21, dated 1 April 2019 for the subject site, specific to Building 89:

The subject site is located within the siting of the original rear expansion of the RPAH campus and holds some historical significance due to the earlier development of the allotment and its continued utilisation as part of the larger RPAH campus. The building itself was constructed in 2005 and reflects the common post-modern architectural style that is currently not a rare element within the surrounding area. The building does not demonstrate any associative or technical significance; however, its social and representative significance are displayed through the continued use of the site as part of the larger RPAH campus.

The building was given a significance grading of 'little' significance in the context of the wider RPA Hospital Precinct.

Heritage items contained within the RPA Hospital campus as well as surrounding heritage items are summarised in **Table 1** and **Table 2** and are illustrated in **Figure 8** and **Figure 9** below.

Table 1 Heritage items located within the site

Item Name	Item Number	Address	Significance	Proposed Activity
Royal Prince Alfred Hospital group including buildings and their interiors, trees and grounds. <i>Note: Item 68 is split across Missenden Road, as shown in Figure 8 below.</i>	I68	Missenden Road	State– SLEP 2012	The entire works area is located within the boundaries of this item.
University of Sydney Conservation Area	C5	Camperdown	Local – SLEP 2012	The entire works area is located within the boundaries of this item.
Royal Prince Alfred Hospital – Victoria and Albert Pavilions	00829	Missenden Road	State Heritage Register	The Victoria Pavilion is unaffected by the proposed activity. The proposed plant room, upon completion, would be within the visual catchment of the Albert Pavilion, but would not disrupt or obstruct any key or significant view lines.
Royal Prince Alfred Hospital – Admission Block	00830	Missenden Road	State Heritage Register	The plant room is to be installed within an area of open space on the roof of Building 89, situated outside the main public realm of the campus with negligible impact on the existing context and amenity.
The University of Sydney, University Colleges, and Victoria Park	01974	Cnr of Parramatta and City Roads, Camperdown	State Heritage Register	The subject site is situated within the general vicinity of the listed items.

Table 2 Heritage Items near the site

Item Name	Item Number	Address	Significance
St Andrew's College, University of Sydney including main building and interior, quadrangle and grounds	I46	19 Carillon Avenue	Local – SLEP 2012
St John's College, University of Sydney including main building and interior, quadrangle, gate lodge and interior, fence and gate and grounds	I67	8A Missenden Road	State – SLEP 2012
Shop and residence including interiors	I69	49 and 49A Missenden Road	Local – SLEP 2012
Alfred Hotel including interior	I70	51-55 Missenden Road	Local – SLEP 2012
JD Stewart Building, University of Sydney including interior	I73	Paramatta Road	Local – SLEP 2012

Former Newtown Public School group including buildings and their interiors, fencing and grounds	I968	50 Carillon Avenue	Local – SLEP 2012
Bligh and Camperdown Terrace	C38	Newtown	Local – SLEP 2012
O’Connell Town Estate	C43	Newtown	Local – SLEP 2012

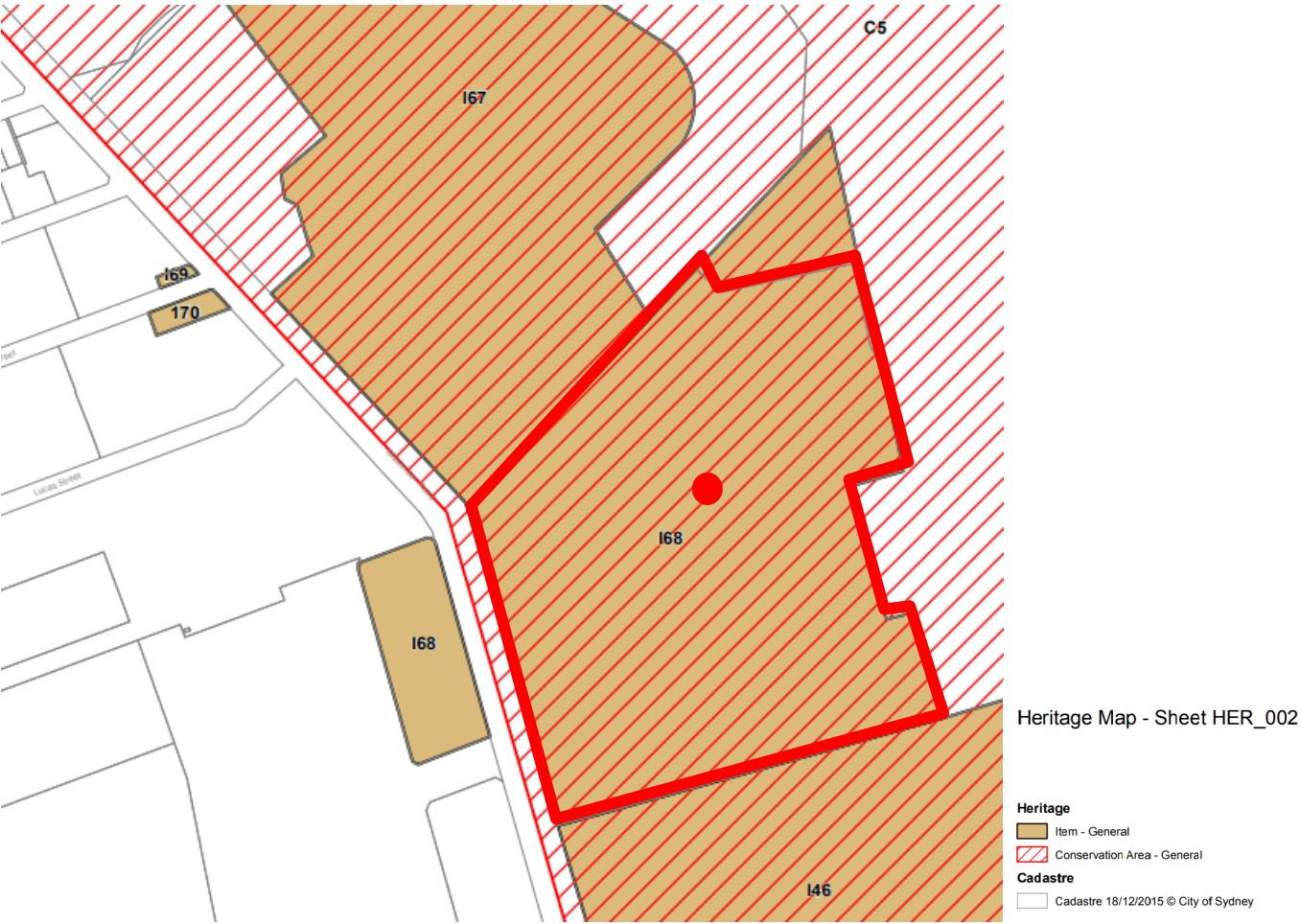


Figure 8 Extract of SLEP 2012 Heritage Map

The red circle indicates where the proposed activity will take place. Brown indicates LEP heritage listings, while the red hatched area indicates the University of Sydney Heritage Conservation Area under the LEP.

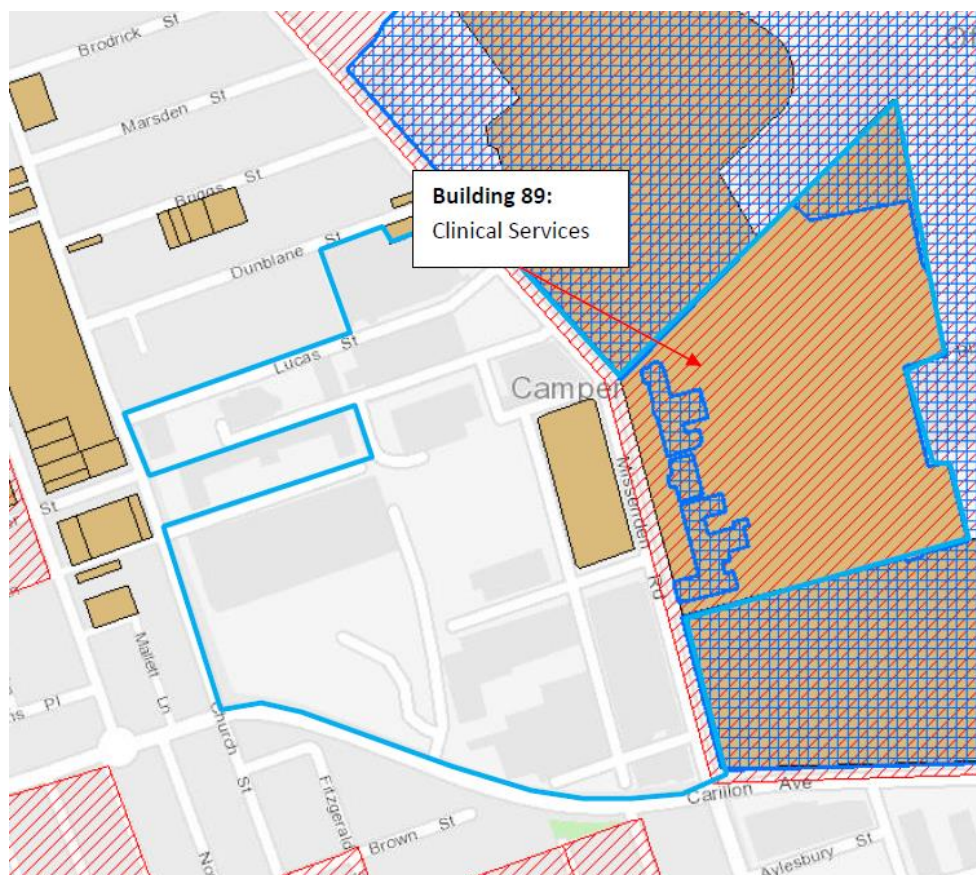


Figure 9 Existing Heritage Items Listed on State Heritage Register

The location of the RPA Hospital is outlined in light blue, locally listed heritage items are in brown, heritage conservation areas are cross hatched in red, and state listed heritage items are cross hatched in blue.

Source: ePlanning Spatial Viewer with Heritage 21 annotations.

2.1.2.2 Transport and Access

The hospital is serviced primarily by Missenden Road, which provides the hospital access to Parramatta Road and Carillon Avenue. This is supplemented by access on Church Street which runs along the western border of the hospital campus. Other arterial roads surrounding the site include Parramatta Road to the north and City Road to the south.

Further detail on the main servicing roads is outlined below and illustrated in **Figure 10** below.

Missenden Road

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

John Hopkins Drive

John Hopkins Drive services the north of the main hospital building including mothers and babies, Kerry Packer Education Centre, the ambulance bay, and provides access through to Lambie Dew Drive to the east. The road is located at the northern boundary of hospital land and cannot be widened due to St Johns College land to the north, and the main hospital building and Kerry Packer Education Centre to the south. Separate works are underway to expand access to the loading dock, however for the interim John Hopkins Drive is critical as it is the only route to the loading dock for large servicing vehicles as well as fire and rescue vehicles.

In addition to this, John Hopkins Drive also forms a key east-west pedestrian route into USYD. This route is part of a strategy to strengthen east-west pedestrian connections from Camperdown Park to Victoria Park through the creation of a green spine.

Lambie Dew Drive

Lambie Dew Drive is the eastern portion of the loop road to the rear of the main hospital building.

Lambie Dew Drive is relatively narrow despite serving freight vehicles up to the size of Heavy Rigid Vehicles (HRVs). Due to bends in the road, traffic is sometimes restricted to one way movement when larger freight vehicles pass through, such as the bend outside Building 94 where Lambie Dew Drive turns into John Hopkins Drive. This is often exacerbated by delivery vehicles parking along Lambie Dew Drive during peak delivery hours resulting in vehicles exiting needing to wait for parked vehicles to complete their delivery before further movement is possible.



Figure 10 **Main Arterial Roads**

In addition to the main servicing roads, there are various public and active transport options to the subject site, as detailed below.

Train

Rail infrastructure in the vicinity of the site includes:

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

- Central Station, approximately 32-minute walk from the site.

Bus

Bus infrastructure in the vicinity of the site includes:

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

Cycleways

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

Pedestrian Access

Pedestrian infrastructure is available but not complete around the hospital campus. Footpaths are provided on both sides along Missenden Road. The eastern campus loop has less pedestrian infrastructure, with footpaths on a single side only along John Hopkins Drive and Gloucester House Drive, and no connected footpaths on Lambie Dew Drive. Lambie Dew Drive is signposted as a shared zone that allows pedestrians to walk to and from the eastern exits of the main hospital building.

Car Parking

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

2.1.2.3 Topography

The site is generally flat and has an elevation of approximately 25m above sea level. It is located on the western side of the Sydney CBD and offers local views of Missenden Road and the CBD. A site survey plan is appended at **Appendix F**.

2.1.2.4 Vegetation and Ecology

The RPA Hospital campus is largely developed with buildings and hardstand and has minimal vegetation throughout the campus. It is noted there are a number of established trees along Missenden Road that have been identified on the Council's Heritage Tree List.

The proposed activity does not include any removal of trees or vegetation as there are no ground works involved.

2.1.2.5 Acid Sulphate Soils

The site is in a Class 5 Acid Sulphate Soils (ASS) area as identified in SLEP 2012. As mentioned above, ASS are not typically found in Class 5 areas. Areas classified as Class 5 denotes land within 500 metres of Class 1, 2, 3 or 4 areas – where the presence of ASS is considered to occur. Moreover, no ground works are proposed.

2.1.2.6 Flood Prone Land

As indicated by the Section 10.7 (2)&(5) Planning Certificate for the site at **Appendix B**, the site is flood prone. However, the location of the proposed activity is outside of the areas affected by the probable maximum flood, and the 100-year flood zone (1% AEP mapped area), and no ground works are proposed.

2.1.3 Site Considerations and Constraints

The Section 10.7(2)&(5) Planning Certificate (Certificate No. 2022305851) dated 10 August 2022 identifies that the site (Lot 1000 DP 1159799) is located within the SP2 Zone under SLEP 2012 and is provided at **Appendix B**.

Table 3 Section 10.7 (2) & (5) Planning Certificate Considerations

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 sulphate or any other risk	✓ (Note 1)	
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any bio-banking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls	✓ (Note 2)	

Note 1: The lot is identified as being affected by Class 5 ASS. It is noted that ASS are not typically found in Class 5 areas. Areas classified as Class 5 denotes land within 500 metres of Class 1, 2, 3 or 4 areas – where the presence of ASS is considered to occur. However, note the proposed activity does not involve ground works.

Note 2: The lot is identified as flood prone land and is therefore subject to flood related development controls. However, note the proposed activity does not involve ground works.

2.2 Surrounding Development

Directly north of the site is Building 72 (Kerry Packer Education Centre), which is used as a major conference and training centre, and is a venue used for health-related events including conferences, seminars, training and workshops.

To the southwest of the site is Building 63 (Albert Pavilion), which contains the hospital's Emergency Department, Paediatric Emergency Department, Paediatric Unit and Nuclear Medicine Unit. The Victoria and Albert Pavilions (B65 and B63) are jointly a State Heritage Item.

Directly south of the site is Building 75 (Edinburgh Building).

To the southwest of the site is Building 64 (Administration Building).

2.3 Existing DA Approvals on the Site

The construction of the original building pre-dates the digitation of local DAs, in 2004. Refer to **Table 4** below for existing DA approvals on the site.

Note, development sought through other planning approval pathways, such as REFs, are listed below the following table.

Table 4 Existing DA Approvals on the Site

DA number	Description	Date Lodged	Determination Date	Decision
N/A	New Tutorial Room & New First Stage Room	N/A	N/A	N/A
D/1989/886	Renovations to Albert Pavilion (Level 6 & 7)- Nuclear Medicine	N/A	10/11/1989-26/09/1990	Approved with Conditions
D/1990/99	To demolish the existing building on site and erect thereon a two-storey building involving a minor basement area and eight off-street car parking spaces to be used for medical research, all at an estimated cost of \$3.5 million and in accordance with drawing no.838/DA 1-9 dated February 2, 1990	N/A	09/02/1990-26/09/1990	Approved with Conditions
D/1990/328	To carry out a two-storey extension to the existing Victoria building at an estimated cost of \$2.6 million and in accordance with the plans submitted with the application.	N/A	14/05/1990-26/09/1990	Approved with Conditions
S/XSK/1990/970	Alterations and Additions to Radiology & Haematology Departments	N/A	6/11/1990	Approved
D/1994/575	Alterations And Additions to Existing Hospital- Relocation of the ED to Level 5 in the Albert Pavilion and Additions to the Northeast of the Albert Pavilion and the Edinburgh block. Upgrading of the entry forecourt to allow separate entries to the ED and the main Hospital. Rebuilding Elevated Bridge linking Edinburgh block, new ED and Schlink Building.	N/A	18/07/1994-01/12/1994	Approved with Conditions Approved with Conditions
D/1998/71	Redevelopment of RPA Hospital	N/A	30/01/1998-29/07/1998	Approved with Conditions
D/1998/71	Redevelopment of RPA Hospital: Staged masterplan proposal for major building works (demolition, new buildings, traffic, parking, etc) and preliminary works	N/A	01/04/1998-29/07/1998	Approved
D/1998/1103	Redevelopment of RPA Hospital: Erection of a new 9 storey building, carrying out of refurbishment works to a number of other buildings within the RPA precinct and carrying out of associated landscaping, parking and traffic management works.	N/A	30/10/1998-22/11/1999	Approved with Conditions
D/2016/1853	Alterations and additions to cafe tenancy on level 4 including internal demolition, new cafe fit out and provisions for a 33sqm convenience store. Proposed hours of operation are from 6.00am to 5.00pm Mondays to Sundays. Proposed patron capacity is for 108 patrons.	29/12/16	01/05/17	Approved
D/2016/1852	Alterations and additions to existing cafe tenancy on level 5 and creation of new tenancy for a convenience store.	29/12/16	01/05/17	Approved
D/2016/1852/A	Section 96 (2) application for changes to layout of approved development for existing deli/cafe on level 5. Total area of deli will be reduced to 70sqm with 16 seats.	07/08/17	01/11/17	Approved
D/2017/1246	Use and fit-out of premises on level 5 as a pharmacy and convenience store. Hours of operation are between 8am and 8pm, 7 days per week.	08/09/17	15/01/18	Approved
SSD-47662959	Redevelopment of the hospital including: a new 15 storey hospital building; 3 storey extension to the east of the existing clinical services building; 2 storey vertical expansion of RPA Building 89; refurbishment works; demolition; temporary helipad.	23/01/23	26/09/23	Approved
SSD-47662959-Mod-1	Amendments including to East Wing building facade and boundary positioning, adjustment to HLS, provision of new oxygen vessels, minor alterations to approved building envelopes, redesigned ED drop-off and landscaping.	15/03/24	26/06/2024	Approved
SSD-47662959-Mod-2	Minor architectural and landscape design changes.	-	-	Test of Adequacy stage

Works are separately approved on the site under REF packages. REF works are summarised in **Table 5**. The proposed activity is known as REF #6.

Table 5 Approved works under separate REF packages

REF #	Description of works	Campus	Date Approved	Determined by	Decision
1	<ul style="list-style-type: none"> Construction of a new Mortuary pick up location within existing Building 89 Level 1, including a new lift between Levels 1 and 2; and Relocation of an existing roller shutter door on the eastern side of clinical services building to enable improved access control for hearse movement. 	East campus	11 May 2022	Health Administration Corporation	Approved
2	<ul style="list-style-type: none"> Reconfiguration of Lambie Dew Drive Turning Bay; Reconfiguration of Gloucester House Bridge and associated roadworks; Gloucester House Road Hump Adjustment; Removal of four (4) existing trees; and Tree pruning of one (1) existing tree on St Andrew's College Site. 	East campus	25 July 2022	Health Administration Corporation	Approved
3	<ul style="list-style-type: none"> Installation of an external glass lift and lift lobby within a void between Building 63 (B63) and Building 64 (B64) providing lift access within B63; MI Department: Two-level vertical expansion of Building 89 (B89) attaching to the rear of B63 at L6 and L7; MI Department: Internal refurbishment / new fit out of existing office space on L6 and L7 of B63; and Installation of PV Panels on the roof of Building 72 (B72). 	East campus	18 November 2022	Health Administration Corporation	Approved
4	<ul style="list-style-type: none"> New internal fit out for the relocated Anatomical Pathology department on Level 5 of Building 12; New external addition to Building 12; Minor works to the external façade and roof including: new external egress stairs, downpipe, new entry door, new roller door, infill of an existing door and removal of some existing brickwork from to reinstate two windows to previous state (as they are currently blocked in); and Installation of Photovoltaic (PV) cells on the roof of Building 12. 	West campus	8 July 2022	Health Administration Corporation	Approved
5	<ul style="list-style-type: none"> Demolition of existing structures and equipment; Removal of nine (9) existing trees; Installation of two (2) new vaporisers and new 30kL primary oxygen tank; New natural finish reinforced concrete slab; Provision of fire rated enclosure to be provided for compliance with fire rating requirements; Installation of new pedestrian/trolley ramp; Installation of new security fencing and access gate to new store area; Installation of new flammable gas cylinder storage bay; New landing at top of ramp flush with existing storage level for loading/unloading trucks; and Planting of nine (9) replacement trees in alternative locations within the Hospital campus. 	West campus	18 November 2022	Health Administration Corporation	Approved

3. Proposed Activity

3.1 Proposal Overview

The proposed activity is located within the northern end of the East Campus of RPA Hospital.

The proposed activity is for the construction of a new Mechanical Plant room on Level 6 of Building 89 (Molecular Imaging), comprising:

- Removal of the existing Level 6 Mechanical Plant with make good works;
- Penetration for new services within the plant room;
- Waterproofing the existing slab;
- Building interface works to the existing adjacent campus buildings where impacted;
- Construction of new structure for lightweight steel roof, gutter, fascia works;
- Construction of new façade enclosure to plant room with a steel frame and metal stud framing;
- New façade system with the inclusion of a solid aluminium cassette cladding and acoustic louvres;
- New construction of fire rated walls; and
- Finishes within plant area as required.

Refer to the proposed architectural plans at **Figure 11** to **Figure 13** below.

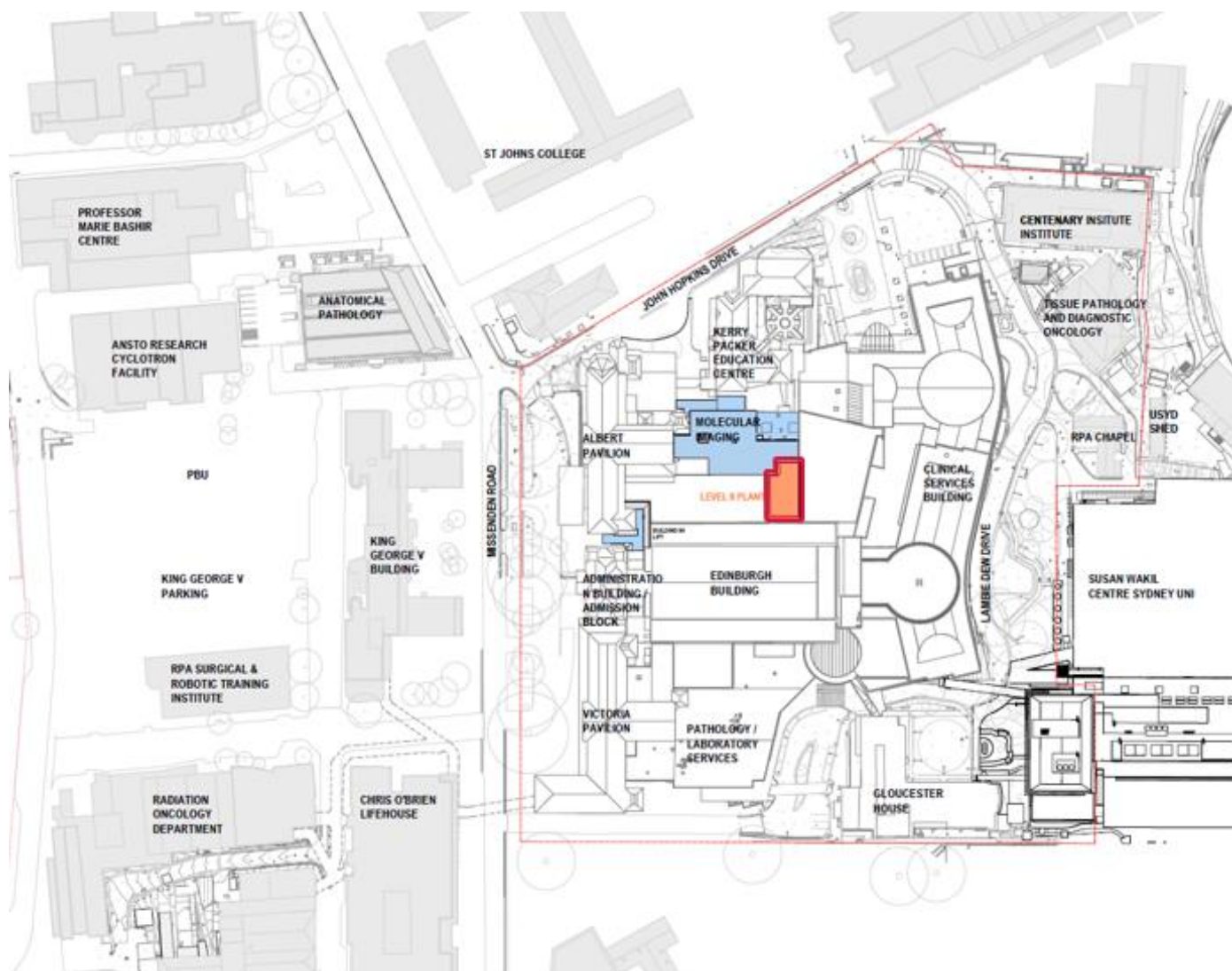


Figure 11 Overall Proposed Site Plan with plantroom outlined in red

The primary location of the proposed works is shaded orange.

Source: Jacobs

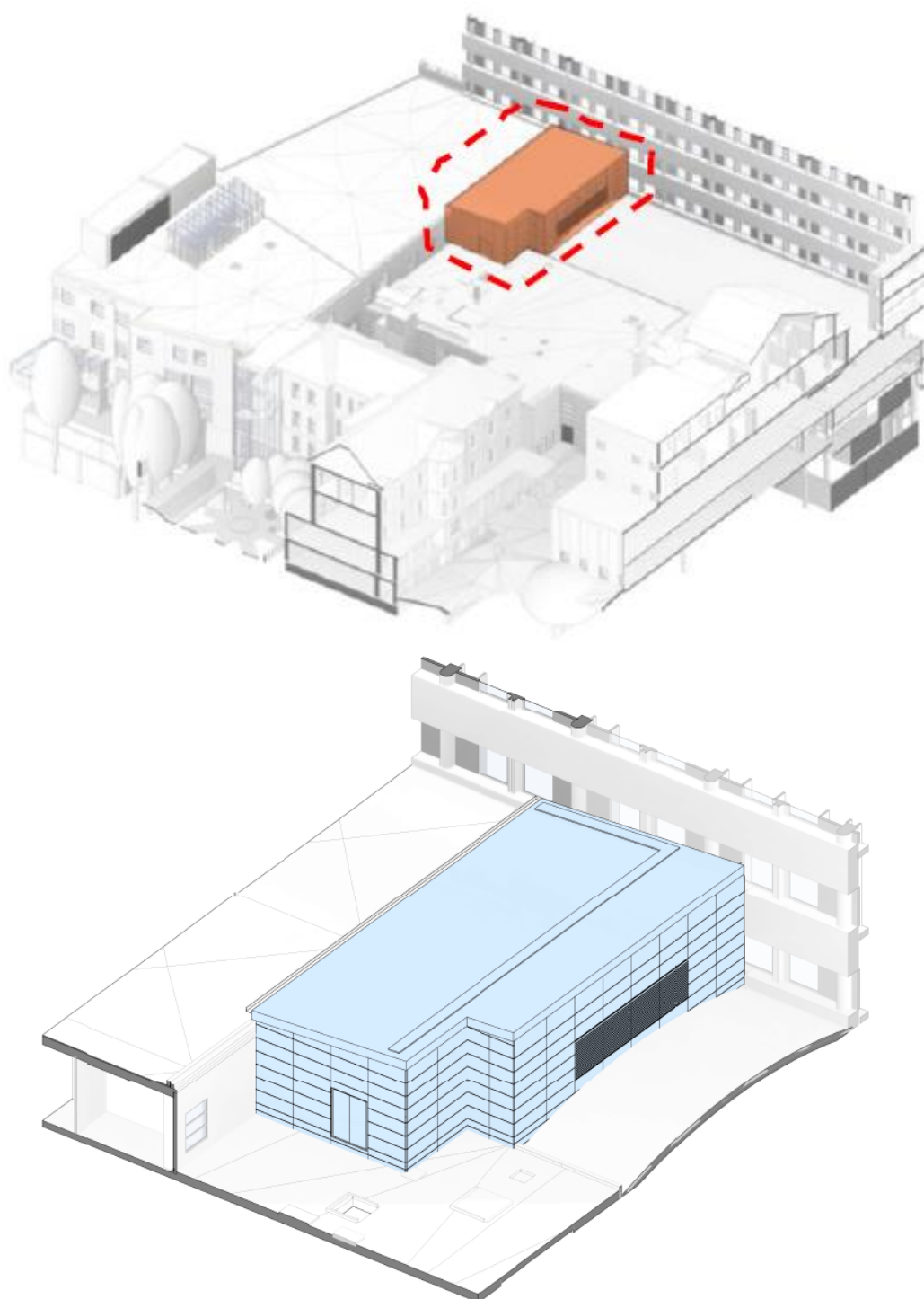


Figure 12 **Indicative view of the proposed Level 6 plant room from above B89**

Source: Jacobs

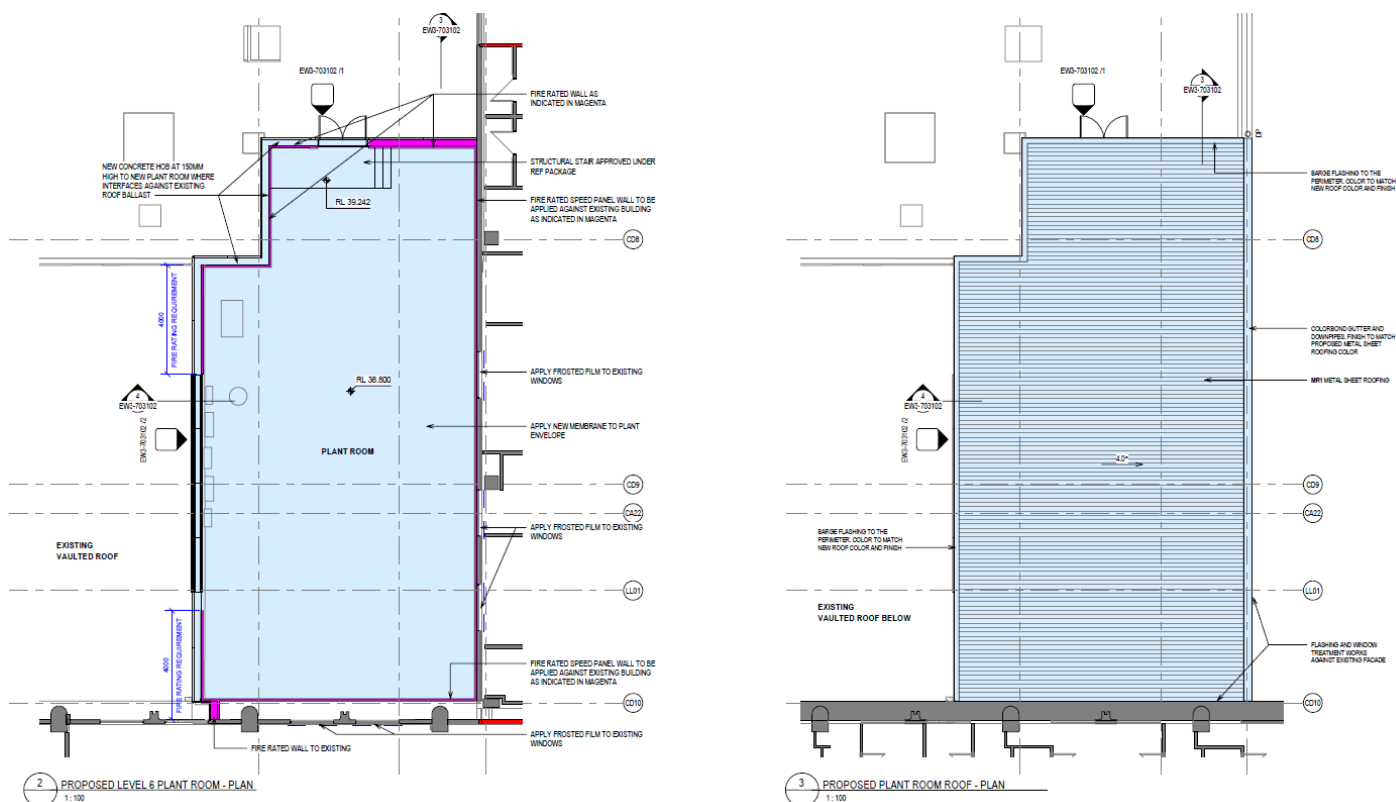


Figure 13 Level 6 Plant Room Plan & Roof Plan

Source: Jacobs

3.1.1 Design Approach

Connecting with Country/Engagement

The project aligns with the NSW Government's Connecting with Country (CWC) Framework and will integrate the design approach to reflect Aboriginal storytelling, histories, and identities in physical and visual forms. The CWC approach to the project is documented in the Communications and Engagement Report provided at **Appendix G**. The report notes that a collaborative engagement approach will be undertaken with Aboriginal Groups through authentic, thorough, and ongoing consultation.

Sustainability and Climate Resilience

The Ecologically Sustainable Development (ESD) approach for the proposed activity considers holistic project aspirations, ESD priorities and a range of sustainable design strategies.

Materials and finishes will be selected based on sustainable performance criteria to reflect HI Design Guide Notice No.58-Environmentally Sustainable Development. Paint finishes will be selected to meet Volatile Organic Compounds (VOC) guidelines. Refer to the Architectural Statement in **Appendix D** for details.

An Ecologically Sustainable Development (ESD) Statement was prepared by LCI consultants (refer Appendix H). This provides the REF-6 MI Plantroom scope of works cannot be assessed as a standalone project on its own for compliance against NSW Health Infrastructure Design Guidance Note No. 058 Revision B (DGN 058 ESD Evaluation Tool). However, some DGN 058 ESD initiatives relevant to the new MI Plantroom scope of works will be implemented where possible and is deemed to be suitable. The ESD initiatives to be implemented where possible include:

- DGN 058 Credit 7.0: Works will be undertaken by contractors in accordance with the approved project Construction Environmental Management Plan;
- DGN 058 Credit 13.1: Use of low VOC paints, adhesives and sealants;
- DGN 058 Credit 13.2: Use of low formaldehyde content engineered wood products;

- DGN 058 Credit 15E.5.2: It is understood that the new building services equipment within the REF-6 MI Plantroom project is proposed to be “all-electric” with the intent of avoiding the on-site burning of fossil fuels during future operation (for these new equipment);
- DGN 058 Credit 20.1: Use of new structural steel sourced from a Responsible Steel Maker (as defined by Green Star);
- DGN 058 Credit 22B: Contractor will maintain high levels of construction waste recycling for the scope and as reported together under Main Works.

3.1.2 Proposed Activity

Materials & Finishes

The following materials and finishes are proposed as part of the works, including:

- Lightweight steel;
- Aluminium;
- Steel frame and metal stud framing;
- Solid aluminium cassette cladding with colour to match Building 63;
- Painted structured steel; and
- Metal louvres.

Access to Natural Light

The Architectural Design Statement (refer **Appendix D**) provides the proposed plant room abuts the external wall of Building 75. On the Level 7 patient care area where a 4-bed bedroom is impacted, there is a void between the plant room and the recessed external walls of Building 75 such that the existing natural light provision to existing windows is maintained. Windows will receive a translucent film applied up to the roof line, to avoid the view of the plant room wall, but retain the view to sky. On Level 6 where several windows to the Cardiac Vascular Day Stay waiting zone are impacted, the windows will be retained, but treated with film to obscure the view of the plantroom wall.

The BCA Statement (refer **Appendix N**) provides the installation of the Plant Room will result in the loss of natural light to the rooms comprising, Sanitary Facilities, Equipment Stores, Tea Rooms, Storerooms, Clean Utilities, Dirty Utilities and Dispensary Rooms etc. Furthermore, the plant room results in the loss of natural light to the Cardiac Vascular Day Stay Unit.

The BCA requires natural light to be provided to all patient bedrooms within ward areas in accordance with Clause F6D2. None of the rooms detailed above are patient bedrooms within a ward area and thus are permitted to be provided with artificial lighting in accordance with AS 1680.0 in lieu of natural light.

3.2 Proposal Need, Options and Alternatives

3.2.1 Strategic Justification

The proposed activity aligns with key Local and State planning policies and strategies. Refer to **Table 6** below.

Table 6 Policies and Strategies

Policy/ strategy	Overview	How the proposed activity aligns?
State Infrastructure Strategy 2018-2038 – Building the Momentum	The State Infrastructure Strategy 2018-2038, released in February 2018 by Infrastructure NSW, is a 20-year strategy that outlines the NSW Government’s major long term infrastructure plans across all key sectors – transport, energy, water, health, education, justice, social housing, culture, sport and tourism.	<p>The Strategy notes the demand for healthcare will grow by over 50 per cent by 2036, highlighting that there is a need to expand and deliver more health infrastructure and services to support the State’s medical needs.</p> <p>A strategic objective for health is included in the Strategy to ‘Plan and deliver world-class health infrastructure that supports a 21st century health system and improved health outcomes for the people of NSW’.</p> <p>The proposed activity aligns with the strategic objectives of the Strategy as the proposed scope of works will</p>

		support the State's medical needs by providing new infrastructure capacity for the RPA Hospital campus to serve ongoing and projected growth for the Emergency Department.
The Greater Sydney Region Plan – A Metropolis of Three Cities	The Greater Sydney Region Plan – A Metropolis of Three Cities, was released by the Greater Sydney Commission in March 2018 and is the NSW Government's 40-year plan for the Sydney metropolitan area.	<p>The proposed activity aims to assist in meeting Sydney's growing health needs. The proposed activity is consistent with the objectives and directions of the Metropolis of Three Cities Plan, including:</p> <ul style="list-style-type: none"> • Objective 1: Infrastructure supports the three cities; • Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact; • Objective 3: Infrastructure adapts to meet future need; • Objective 5: Benefits of growth realised by collaboration of governments, community and business; • Objective 6: Services and infrastructure meet communities changing needs; and • Objective 21: Internationally competitive health, education, research and innovation precincts. <p>The RPA Hospital redevelopment will facilitate growth of health facilities in the Sydney Local Health District and provide more jobs in the health and education sector, ultimately contributing to the economic productivity of the area.</p> <p>Overall, the project aligns with Greater Sydney Region Plan as it will expand and support health facilities to meet the growing needs of the Sydney Local Health District.</p>
Eastern City District	The Eastern City District Plan was released by the Greater Sydney Commission in March 2018. The Plan identifies that the Eastern District has an anticipated population growth of 325,000 people. This population increase can only occur with associated infrastructure such as Hospitals.	<p>The proposed activity aligns with the following planning priorities:</p> <ul style="list-style-type: none"> • Planning Priority E1: Planning for a city supported by infrastructure; • Planning Priority E3: Providing services and social infrastructure to meet people's changing needs; and • Planning Priority E8: Growing and investing in health and education precincts and the Innovation Corridor. <p>The proposed activity aims to support the RPA Hospital redevelopment, which will assist in providing health care to the Eastern City District's population for years to come.</p>
City Plan 2036: Local Strategic Planning Statement	City of Sydney's Local Strategic Planning Statement (LSPS), known as City Plan 2036, sets out the 20-year vision for land use planning in the city and provides planning priorities and actions needed to achieve the vision.	<p>The LSPS sets 13 priorities. In particular the proposed activity aligns with the following principles:</p> <ul style="list-style-type: none"> • Align development and growth with supporting infrastructure; and • Growing a stronger, more competitive Central Sydney. <p>The proposed activity contributes to the overall expansion and redevelopment of the RPA Hospital and is consistent with the above principles.</p>

3.2.2 Alternatives and Options

An overview of the alternatives, and an identification of the preferred alternative for the proposed activity are provided within **Table 7** below.

Table 7 Alternatives considered for the proposal

Alternative description	Preferred Option/ Advantages and Disadvantages
Expansion of the plant room	
Option A: Relocate the existing plant to the roof of Building 89.	Option A is the preferred option.
Option B: To not redevelop the site (i.e., do nothing).	Option B was rejected as the existing plant is currently exposed and is required to be enclosed as per the Australian Health Facility Guidelines.

3.3 Construction Activities

The works are considered long term. Refer to anticipated timeframes in **Table 8** below. A PCMP prepared by CPB Contractors is provided in **Appendix D**.

The works will take place in one distinct zone upon the roof of Building 89.

Interface with the operating hospital will be required for the following construction activities:

- 1. Drilling into the level 06 slab for structural steel hold down bolt installation.
- 2. Structural steel roof & metal roof installation to be carried out adjacent to live hospital areas.
- 3. Services shutdowns required to amalgamate the new services scope with existing hospital service infrastructure.

Figure 14 below shows the proposed location for the new plant room in proximity to surrounding hospital structures.

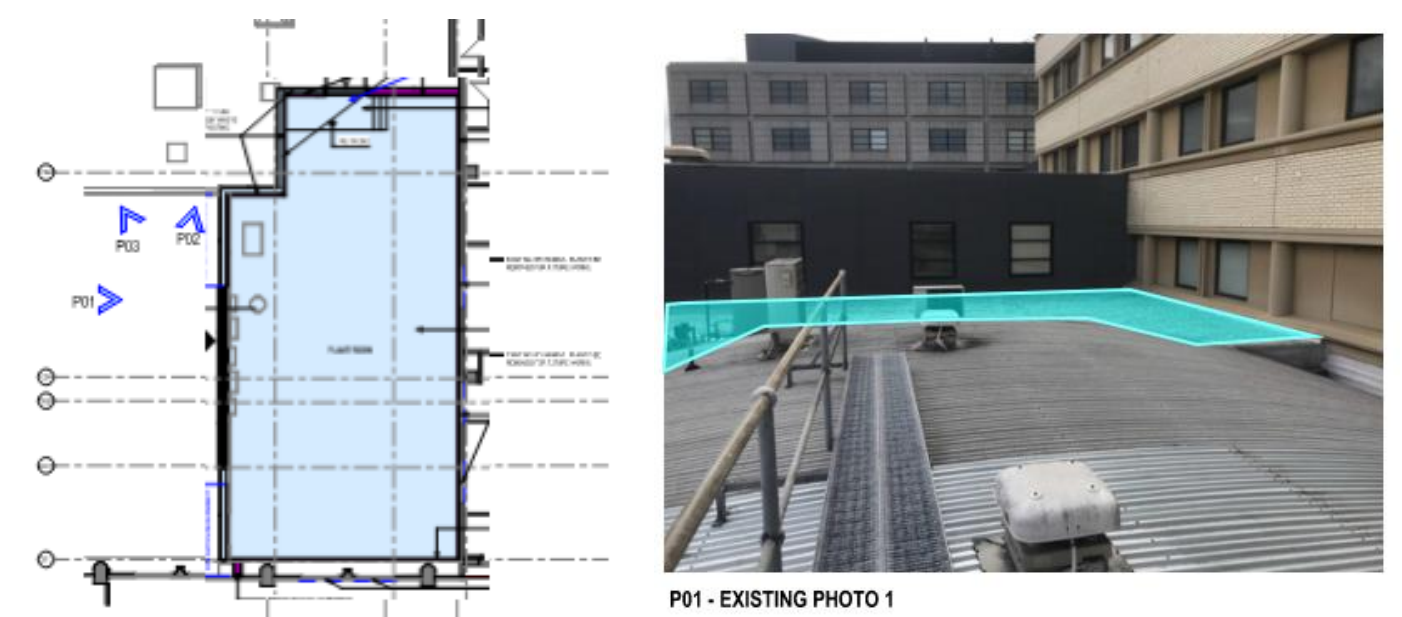


Figure 14 Proposed plant room proximity to surrounding structures

The construction of the proposed works will be carried out in two stages:

- 1. The structural steel and roof installation.
- 2. The façade, services, and finishes.

A construction zone will be established on John Hopkins Drive to accept material deliveries to service the works. Deliveries will be managed to ensure minimal impact on hospital vehicle and pedestrian traffic.

Table 8 below outlines relevant timeframes and construction details.

Table 8 Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	May 2026- April 2027
Work Duration/Methodology	52 Weeks
Work Hours and Duration/Construction	Monday- Friday 7am to 6pm + OOHW as required for access Saturday 7am-1pm + OOHW as required for access Sunday and Public Holiday: No work other than OOHW as required for access
Workforce/Employment	10
Ancillary Facilities	<ul style="list-style-type: none"> Car parking for workers will not be provided as part of this work. No additional temporary site amenities will be required for this work. Works will utilise existing temporary site amenities for the SSD-47662959 approved works. No canteen will be provided for this work.
Plant Equipment	The work will rely on plant and equipment already in place to serve the SSD-47662959 works, including tower and mobile craneage.
Earthworks	Due to the nature of the proposed works occurring on an existing buildings rooftop, no earthworks are anticipated to be required.
Source and Quantity of Materials	<p>The following materials and finishes are proposed:</p> <ul style="list-style-type: none"> Metal roof sheeting supported by a structural steel frame. External façade to be metal clad. Internal walls to be fire rated speed panel construction.
Traffic Management and Access	<ul style="list-style-type: none"> Access for construction vehicles will be via John Hopkins Drive. All vehicles accessing the site shall be limited to a suitable size for the road geometry. Given the constrained road conditions and pedestrian activity in the areas, Traffic Control personnel shall be in place to assist construction vehicle access and egress and manage any potential conflicts that may arise. Existing traffic control resources for the SSD-47662959 works will be utilised for traffic control.

3.4 Operational Activities

Use

The proposed activity does not aim to alter or change the land use. The proposed activity is all health/hospital related.

Operation Hours

No changes to the existing operational hours are proposed.

Staff/Patients

There will be no change to hospital staff or patients as a result of the works.

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.

The site is zoned SP2 (Health Services Facility) under the *Sydney Local Environmental Plan 2012* (LEP). The SP2 zone is a prescribed zone under the TI SEPP.

Therefore, the proposal is considered an ‘activity’ for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an ‘activity’ in accordance with Section 5.1 of the EP&A Act because the proposal involves the erection of a building, a carrying out of a work and the demolition of a building or work.

TI SEPP consultation is discussed within Section 5 of this REF.

Table 9 Description of proposed activities

Division and Section within TI SEPP	Description of Works
Section 2.61	
(1) Any of the following development may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility	The proposed activity is for the purpose of supporting health infrastructure, specifically to provide mechanical plant infrastructure to support the needs of hospital operation.
(a) the erection or alteration of, or addition to, a building that is a health services facility;	The proposed activity (comprising alterations and additions) will be carried out by or on behalf of a public authority (Heath Infrastructure) within the boundaries of an existing health services facility:
(c) demolition of buildings carried out for the purposes of a health services facility,	The land on which the proposed activity is being carried out:
(2) This section does not permit the erection of any building that exceeds 15 metres in height or is located closer than 5 metres to any property boundary (or an addition to a building resulting in the building exceeding that height or being closer than that distance to any property boundary).	<ul style="list-style-type: none">Is located in the east campus of RPA Hospital;Is owned by HAC;Is zoned SP2 Infrastructure for the purpose of Health Services Facility;Is associated with a building (Building 89 - MI Department) that is used by the SLHD; andThe MI Department directly provides utility infrastructure to support the hospital.
	The proposed plant room does not exceed 15m in height measured from ground (RL30.630) to the highest point of the plant room (RL44.726). The overall height above ground level is 14.096m.

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) do not affect the proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency, nor does the proposed activity affect any matters of national significance. An assessment against the EPBC Act checklist is provided at Table 10 below.

Table 10 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

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community?	No
Will the activity have, or likely to have, a significant impact on listed migratory species?	No
Will the activity involve 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

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 11 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 11 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.	Not applicable as the site is not located within nor is it in proximity to any wilderness area.

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) 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 12 Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
Commonwealth Legislation		
Environmental Protection and Biodiversity Conservation Act 1999	Due to the minor area of impact and low value of the vegetation to native biodiversity, the proposed activity is not expected to impact on any EPBC Act listed species.	No
State Legislation		
Rural Fires Act 1997	The site is not identified on the Bushfire Land Map.	No
Biodiversity Conservation Act 2016	Due to the minor area of impact and the proposed work taking place on already developed land, the proposal is not expected to impact on any BC Act or EPBC Act listed species.	No
Water Management Act 2000	The site is not within 40 metres of a watercourse.	No
Contaminated Land Management Act 1997	The site is not listed on the register of contaminated sites.	No
Heritage Act 1977	As outlined in 2.1.2.1 the subject site is within proximity to a number of local and state significant heritage items. Despite this, the proposed activity is designed such that all key built forms of heritage value would be retained, and the new plant room would be set back from all main facades to prevent dominating any heritage items. Additionally, the works would be appropriately integrated into the existing built form of Building 89 and would not alter the relationship of the building with the surrounding heritage context. As summarised in a Heritage Impact Letter prepared by Heritage 21 (Appendix I) the proposal would comply with all relevant policies of the <i>Conservation Management Plan 1997</i> and would have an overall neutral impact on the heritage value of the subject site and surrounding context.	Yes
Roads Act 1993	No ground works are proposed.	No
Local Government Act 1993	There are no water or sewer supply head works that require contribution payment, per Section 64 of the Act.	No
Other Acts as required	-	No
Section 171A of the Environmental Planning and Assessment Regulation 2021	There are no impacts to catchments, as defined for consideration under Section 171A of the EP&A Regulation.	No
State Legislation Planning Policies		
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Refer to Section 6.2 of this report for assessment.	Yes
State Environmental Planning Policy (Sustainable Buildings) 2022	N/A to the proposed activity.	No
State Environmental Planning Policy (Resilience and Hazards) 2021	No ground works are proposed.	No
State Environmental Planning Policy (Transport and Infrastructure) 2021	Refer to Section 6.2 of this report for assessment.	Yes
Sydney Local Environmental Plan 2012		
Clause 2.2 – Zoning of land to which Plan applies – SP2 Infrastructure	The proposed activity is related to the use of the site for the purposes of a health services facility, consistent with the objectives of the SP2 Infrastructure zone.	Yes

Legislation	Comment	Relevant? Yes/No
Clause 4.3 – Height of Buildings	The site is not subject to a maximum building height standard.	N/A
Clause 4.4 – Floor Space Ratio	The site is not subject to a maximum floor space ratio standard.	N/A
Clause 5.10 – Heritage Conservation	<p>The site of the proposed activity is located within the confines of a State listed heritage item under the LEP, and a conservation area.</p> <p>Refer to the Heritage Impact Assessment Letter, appended at Appendix I. The letter concludes that, “the proposal would engender a neutral impact on the heritage significance of Building 89 and the wider RPA Hospital precinct”.</p>	No
Clause 5.12 – Infrastructure development and use of existing buildings of the Crown	<p>As per Section 4.1 of this report, the alterations and additions to a building within an existing health services facility may be carried out by the proponent without consent pursuant to Section 2.61 of the TISEPP.</p> <p>As at Section 5.12 (1), the SLEP 2012 does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development under the TISEPP.</p>	N/A
Clause 5.21 Flood Planning	The proposed works fall outside of the flood affected parts of the wider hospital site and will not impact existing flood behaviour.	No
Clause 7.14 Acid Sulfate Soils	<p>The site is in a Class 5 Acid Sulphate Soils (ASS) area as identified in SLEP 2012. Areas classified as Class 5 denotes land within 500 metres of Class 1, 2, 3 or 4 areas – where the presence of ASS is considered to occur.</p> <p>A DSI was prepared for the site and is found to adequately cover the proposed works. The DSI found indicators of ASS were not observed within excavated soils.</p>	No
Clause 7.16 Airspace Operations	The proposed activity will not penetrate the Limitation or Operations Surface.	No

5. Consultation

5.1 Community and Stakeholder Engagement

Notification of the proposed activity to Council and adjoining occupiers of land is required under Section 2.62 of the TISEPP. Notification letters were sent out to adjoining occupiers on 22 May 2024. Refer to the notification letters at **Appendix G**.

The stakeholders required to be notified of the proposed activity are outlined in **Table 13** below.

Table 13 Stakeholders required to be notified

Stakeholder	Relevant Section of TISEPP
119-143 Missenden Road, Camperdown (Chris O'Brien Lifehouse)	Section 2.62
19 Carillon Avenue, Camperdown (St Andrews College)	Section 2.62
10 Missenden Road, Camperdown (St Johns College)	Section 2.62
GPO Box 191 Sydney NSW 2001 (City of Sydney Council)	Section 2.62
Shop 3/8B Missenden Road, Camperdown (Missenden Road Post Office)	Section 2.62
90-92 Church Street, Camperdown (Buddhist Library)	Section 2.62
59 Missenden Road, Camperdown (Institute of Rheumatology & Orthopaedics)	Section 2.62
130 Carillon Avenue, Camperdown	Section 2.62
10 Missenden Road, Camperdown (7-Eleven)	Section 2.62
8 Missenden Road, Camperdown (Sancta Sophia College)	Section 2.62
22-33 Carillon Avenue, Camperdown (Residential)	Section 2.62
3 Parramatta Road, Camperdown (Sydney University Post Office)	Section 2.62
3010 Parramatta Road, Camperdown (Charles Perkins Centre)	Section 2.62
114 Church Street, Camperdown (RPA Staff and Visitor Car Park)	Section 2.62

During the 21 day notification period, there were nil responses received from the neighbours. A response was received from City of Sydney Council during the notification period. Details are provided in **Table 14** below.

Table 14 Issues raised and responses

Issue raised	Date received	Response	Reference
City of Sydney responded and requested a copy of the REF and architectural plans.	12 June 2024	<p>In response to request for further information. The following was provided:</p> <ul style="list-style-type: none"> Proposed site plan Plans & roof layout Elevations & sections Heritage impact letter <p>City of Sydney then provided the following to HI on receipt of response:</p> <p>Thank you for notifying the City of RPA's intention to undertake the below works permitted without consent. The City has reviewed the documentation you provided and raises no objection.</p> <p>No further action required.</p>	Closed out

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)* apply to the activity. The relevant assessment considerations under Section 3 of these Guidelines are provided below:

Table 15 Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment	Impact
a) Any environmental impact on a community	Refer to Chapter 6 of this report.	-ve Nil ✓ +ve
(b) Transformation of a locality	Refer to the proposed activity in Chapter 3 of this report. The proposed activity is concentrated in the east campus and will not disrupt surrounding hospital activities or impact the surrounding locality. The proposed activity will help improve utility service infrastructure for RPA Hospital.	-ve Nil ✓ +ve
(c) Any environmental impact on the ecosystem of the locality	Refer to Sections 6.2.4, 6.2.9, and 6.2.10 of this report. As the works are taking part within a disturbed and developed area of RPA Hospital, the environmental impact of the proposed activity is minimal.	-ve Nil ✓ +ve
d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.	The proposed activity is considered to have nil impact on the recreational, scientific or other environmental quality of the locality. While there may be aesthetic (visual) impact from addition of new plant room, there will be no visibility from ground level because of the adjoining taller campus buildings in all directions. The plant room will only be visible from above, where windows overlook the roof scape below. Therefore, the visual impact will be minor to negligible.	-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.	Refer to Sections 6.2.7 and 6.2.8 of this report. The proposed activity has been found to comply with all relevant policies of the Conservation Management Plan 1997. Further, in Heritage 21's opinion, the proposed new plant room would have a neutral impact on the heritage value of the subject building and the wider site. The proposed works would not adversely affect any state listed heritage items, including the Albert Pavilion (SHR #00829).	-ve Nil ✓ +ve
(f) the impact on the habitat of protected animals, within the meaning of the Biodiversity Conservation Act 2016,	Refer to Section 6.2.9 of this report.	-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	Refer to Section 6.2.9 of this report.	-ve Nil ✓ +ve
(h) Any long-term effects on the environment	Refer to Section 6.2.9 of this report. The proposed activity will not adversely impact the environment, neither in the immediate or long term.	-ve Nil ✓ +ve

Relevant Consideration	Response/Assessment	Impact
(i) Any degradation of the quality of the environment	Refer to Section 6.2.9 of this report. The proposed activity will not degrade the surrounding environment.	-ve
		Nil ✓
		+ve
j) Any risk to the safety of the environment	Refer to Section 6.2.9 of this report. The proposed activity will not provide risk to safety of the environment.	-ve
		Nil ✓
		+ve
(k) Any reduction in the range of beneficial uses of the environment	Refer to Section 6.2.9 of this report. The proposed activity will not reduce the range of beneficial uses of the environment.	-ve
		Nil ✓
		+ve
(l) Any pollution of the environment	Refer to Section 6.2.13 of this report. The proposed activity will not result in pollution of the environment with application of the mitigation measures at Appendix A .	-ve
		Nil ✓
		+ve
(m) Any environmental problems associated with the disposal of waste	Refer to Section 6.2.12 of this report. Waste generated by the proposed during construction and operation will be either recycled or appropriately disposed of. Refer to the Waste Management Plan at Appendix E .	-ve
		Nil ✓
		+ve
n) Any increased demands on natural or other resources that are, or are likely to become, in short supply	N/A	-ve
		Nil ✓
		+ve
(o) Any cumulative environmental effects with other existing or likely future activities.	Refer to Section 6.2.16 of this report.	-ve
		Nil ✓
		+ve
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions.	N/A	-ve
		Nil ✓
		+ve
q) Applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	Refer to Section 6.2.15 of this report. The proposed activity aligns with the strategic vision and direction provided in local and state strategic plans.	-ve
		Nil ✓
		+ve
(r) Other relevant environmental factors	Refer to Section 6.2 of this report.	-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?	✓ (Note 1)	
Will the works disrupt access to private properties?		✓ (Note 2)
Are there likely to be any difficulties associated with site access?	✓ (Note 3)	
Are the works located in an area that may be highly sensitive to movement of vehicles or machinery to and from the work site (i.e. schools, quiet streets)?	✓ (Note 4)	
Will full or partial road closures be required?	✓ (Note 3)	
Will the proposal result in a change to onsite car parking?		✓ (Note 5)
Is there onsite parking for construction workers?		✓ (Note 6)

Note 1: As outlined in the PCMP at **Appendix E**, the Principal Contractor will develop a Construction Pedestrian and Traffic Management Plan which will detail how traffic, pedestrian and cyclist access will be managed during the construction phase of the proposed works.

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 Management Plan.

Pedestrian and vehicular movements into and around the site will be maintained, or alternate routes determined where necessary, and be defined by clear signage. Where necessary, physical traffic management personnel will be used to guide pedestrians and vehicles safely. The contractor may be required to plan for night works.

Temporary hoarding appropriate to the interaction between pedestrians and construction works (as per relevant codes and standards) will be constructed to prevent unauthorised access to the construction site. These hoardings and fences may be staged to allow for appropriate construction methodologies to be planned.

Deliveries to within the site will be managed through the existing road within the hospital as agreed with the Project Manager and SLHD. Relevant management controls to be implemented as required.

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 safely within the work area or site compound. While loading and unloading vehicles, it will be clearly stated that vehicles must not obstruct roads, driveways and paths of egress from surrounding buildings or fire protection equipment.

Finally, a Traffic Impact Statement was prepared for REF 3 which outlines similar traffic management requirements relevant to the proposed works and is appended to the PCMP at **Appendix E**.

Note 2: No disruption to private property access is expected from the proposed activity.

Note 3: The extent of closures and access difficulties will be dependent on the volume and types of construction vehicles used during the works. The extent of road closures will be confirmed as part of the CPTMP that will be prepared prior to the start of any construction.

Note 4: The proposed activity is in close proximity to the ED entry and will be located along the main access to the Mothers' and Babies. These are critical hospital facilities that must not be disrupted by movement of vehicles and machinery accessing the construction site.

Note 5: No on-site parking will be displaced during construction.

Note 6: Construction workers are encouraged not to drive to site. However, for those who do, the existing secure carparks on Hospital Road and St John's College are expected to have enough capacity to service this demand. Impact to on-street parking is minimal as it is already near maximum capacity and the time restrictions are not suitable for most construction workers.

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)?	✓ (Note 1)	
Will any receivers be affected by noise for greater than three weeks?	✓ (Note 2)	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation?		✓ (Note 3)
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. 	✓ (Note 4)	
Will the works result in vibration being experienced by any surrounding properties or infrastructure?	✓ (Note 5)	

Note 1: A Noise and Vibration Impact Statement has been prepared for the proposed activity by Acoustic Logic at **Appendix J**. The statement relies on the Molecular Imaging Extension and B63/64 Lift Acoustic Assessment Report prepared by Arup and dated 3 August 2022, that was prepared for the REF for the MI Expansion and Lift (**Appendix K**). The Arup report details surrounding noise sensitive receivers, baseline noise monitoring results, and assessment criteria for construction and operational noise. Acoustic Logic confirm that the Arup report remains applicable to the subject activity under this REF.

The report prepared by Arup determined the works are located within proximity to multiple sensitive uses, the nearest being St Andrew's College (residential) and two RPA Hospital buildings, being the Chris O'Brien Lifehouse and the Radiation Oncology Department. Note these are located quite a distance away from the proposed activity.

Where required, acoustic attenuation measures and controls will be implemented throughout the construction and operation phases of the proposal in order to maintain noise and vibration levels with regards to the NSW Interim Construction Noise Guidelines.

Note 2: The proposed activity is expected to have a construction timespan of 52 weeks. Mitigation measures proposed to be implemented to reduce noise emissions throughout the RPA Hospital campus and surrounding receivers can be found in **Appendix A**.

Note 3: The operation of the mechanical plant should not affect the receivers identified above, but only the hospital. Noise attenuation measures will be applied if required.

Note 4: The table below outlines the Out of Hours Works (OOHW) that Arup recommends be granted.

Table 16 Proposed construction hours

Day	Standard Construction Hours	Proposed Construction Hours
Monday to Friday	7am to 6pm	7am to 6pm
Saturday	8am to 1pm	7am to 1pm
Sunday and Public Holiday	No work	No work other than Out of Hours Works (OOHW) as required
OOHW - low impact	-	Only low impact works may be undertaken Saturdays 7.00am to 8.00am for low noise activities.
OOHW - essential work	-	OOHW may be permitted for essential work. For example, work may be required to avoid certain hospital hours.
OOHW - emergency access	-	Activities may be undertaken outside of hours if required: <ul style="list-style-type: none"> • By the police or a public authority for the delivery of vehicles, plant or materials; or • In an emergency to avoid the loss of life, damage to property or to prevent environmental harm.

Note 5: However note there are no ground works proposed.

6.2.3 Air Quality and Energy

Questions to consider	Yes	No
Could the works result in dust generation?	✓ (Note 1)	
Could the works generate odours (during construction or operation)?		✓ (Note 1)
Will the works involve the use of fuel-driven heavy machinery or equipment?	✓ (Note 2)	
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?		✓

A PCMP has been prepared by CPB (refer **Appendix E**). The CMP outlines preliminary parameters for site management practices during construction to a sufficient detail to support the REF, prior to design finalisation and engagement of specialised subcontractors. It is the responsibility of the contractor to prepare detailed Environmental and Site Management Plans in accordance with the REF, for approval and implementation during construction.

Note 1: The PCMP provides that any potential odours, fumes/smoke associated with demolition and construction for the site will be assessed and minimised. The Works will be undertaken in accordance with “Approved Methods for the Modelling and Assessment of Air Pollutants in NSW” (EPA), and other required legislation and guidelines for air quality.

Note 2: Details of plant equipment and machinery will be provided at the time of contract award for the works to ensure alignment with the proposed methodologies and construction staging of the Contractor. Equipment is to be appropriately selected and operated based on noise and vibration requirements.

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? ✓
(Note 1)

Are the works within an area affected by salinity? ✓

Is there potential for the works to encounter any contaminated material? ✓

Note 1: The site is mapped as a Class 5 Acid Sulfate Soils (ASS) area under SLEP 2012. However, the proposed activity will take place on the roof of existing Building 89 and as such, no land disturbance will occur.

6.2.5 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse?		✓
Are the works within a Sydney Drinking Water Catchment?		✓
Are the works located within a floodplain?		✓
Is the development activity located above Probable Maximum Flood Levels?		✓
Will the works intercept groundwater?		✓
Will a licence under the <i>Water Act 1912</i> or the <i>Water Management Act 2000</i> be required?		✓
Has stormwater management been adequately addressed?		✓ (Note 1)

Note 1: The proposed activity will take place on the roof of existing Building 89 and as such, no land disturbance will occur.

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?		✓ (Note 1)
Will the works be visible from the public domain?		✓ (Note 1)
Are the works located in areas of high scenic value?		✓
Will the works involve night work requiring lighting?	✓ (Note 2)	

Note 1: The site for the proposed works on the roof of Building 89 is situated within an open space at the centre of Buildings 75, 89 and 63. Therefore, the chosen location is surrounded on nearly all sides, out of site from the public domain with minor visibility. Additionally, the Architectural Statement at **Appendix C** outlines the chosen façade finishes to ensure the finalised plant room integrates seamlessly with the surrounding buildings, concluding the introduction of the proposed plant room has a negligible impact on the existing content and amenity of the RPA Hospital.

Note 2: The planned work hours for the construction and finalisation of the proposed plant room are outlined in **Table 16**. OOHW may be required for low impact night-time construction and access. OOHW are likely to require the use of lighting, however, will only be conducted where necessary to minimise impacts to staff and patients.

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)?		N/A

Questions to consider	Yes	No
		(Note 1)
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)?		N/A
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed?		N/A
<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?	N/A	
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?		N/A
Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?		N/A
Is the activity likely to affect the cultural value or significance of the site?		✓

Note 1: There are no ground works proposed and as such there is nil potential for the proposed works to impact known items of Aboriginal heritage.

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?	✓ (Note 1)	
<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?	✓ (Note 2)	

Note 1: A Heritage Impact Assessment Letter prepared by Heritage 21 (at **Appendix I**) identified the subject site contains several items listed under the NSW State Heritage Register, as well as the NSW Health s.170 Register, and is located within the boundaries of the University of Sydney Heritage Conservation Area listed under Schedule 5 of the SLEP 2012. Despite numerous surrounding heritage items, Building 89 is deemed to possess little heritage value and is considered to be of little significance in the context of the wider RPA Hospital Precinct Site. The proposed works would take place on a previously heavily modified site, and in its new form, given its modest scale and compatible materials, would not noticeably alter the relationship of Building 89 with the surrounding heritage context. Further, given the little significance of the subject building there would be no loss or alteration of significant fabric or architectural features.

Note 2: Based on the Heritage Impact Assessment Letter prepared by Heritage 21 (at **Appendix I**), although Building 89 does make up part of the wider RPA Hospital precinct within the boundaries of the University of Sydney Heritage Conservation Area, the building itself is determined to have little historical significance. The proposed activity does involve the removal of the existing Level 6 Mechanical Plant; however, Heritage 21 determines that due to the low overall significance of Building 89, the proposal would not result in the loss or alteration of significant fabric or architectural features. The proposal would have a neutral impact on the heritage value of Building 89 and the surrounding context.

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?		✓

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?		N/A

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?	✓ (Note 1)	

Note 1: The Structural Report prepared by TTW at **Appendix L**, finds that the key construction considerations relating to the proposal would include the existing roof slab capacity, disruption to existing hospital operations, and any temporary construction requirements in relation to overhead protection during construction. The necessary risk assessments and mitigation measures will be implemented during and following the construction of the proposal in order to minimise any potential harm.

6.2.12 Waste Generation

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

Note 1: The storage of waste created by the site through demolition, and general construction works will be specified within the site establishment zones in the Contractor's detailed Construction Management Plan.

Note 2: A Hazardous Materials Advice letter was prepared by JBS&G and is appended at **Appendix M**. The purpose of the letter is to provide advice on any potential hazardous materials present at the site of the proposed works. A summary of the hazardous materials identified are presented below.

- Non-asbestos containing fibre cement sheet debris within the gutters of the roof.
- Non-asbestos containing felt membrane within the roof sections underlying the surface pebble layer.
- Internal synthetic mineral fibre insulation within a number of hot water systems located on the roof of B89.
- Internal synthetic mineral fibre insulation along the metal cased pipework associated with the air conditioning units.
- Fluorescent light fittings on the external roof which are suspected to contain PCB capacitors.

The proposed works are not expected to produce any hazardous waste. However, based on the conclusions made by JBS&G, hazardous materials are currently present at the site, therefore the removal of any of these materials must be done so in accordance with the mitigation measures outlined in **Appendix A**.

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?		✓ (Note 1)
Is the work site located on land that is known to be or is potentially contaminated?		✓
Will the works require a Hazardous Materials Assessment?	✓ (Note 1)	
Is a Remediation Action Plan (RAP) required to establish the proposed activity?		✓
Is the remediation work category 2 works under Resilience and Hazards SEPP?		N/A

Note 1: A Hazardous Materials Advice letter was prepared by JBS&G based on site survey of RPA Hospital completed in August 2023 (appended at **Appendix M**). The purpose of the letter is to provide advice on any potential hazardous materials present at the site of the proposed works. JBS&G concluded that the site does have hazardous materials present as a result of visual identification and later laboratory analysis. For the purposes of Building 89 specifically, the following contaminated materials were identified:

- Non-asbestos containing fibre cement sheet debris within the gutters of the roof.
- Non-asbestos containing felt membrane within the roof sections underlying the surface pebble layer.
- Internal synthetic mineral fibre insulation within a number of hot water systems located on the roof of B89.
- Internal synthetic mineral fibre insulation along the metal cased pipework associated with the air conditioning units.
- Fluorescent light fittings on the external roof which are suspected to contain PCB capacitors.

Based on the Hazardous Materials Advice Letter prepared by JBS&G there are no asbestos containing materials present at the site. As such, there is minimal potential for the proposed works to disturb or require the removal of asbestos, however, the implementation of the mitigation measures outlined in **Appendix A** should still be adopted to minimise any potential risks.

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)?	✓ (Note 1)	
Does the activity use any sustainable design measures?	✓ (Note 1)	

Note 1: The Architectural Statement (**Appendix D**) outlines the proposals sustainability strategy guided by ecologically sustainable development principles and priorities. The finishes and materials used for the finalisation of the plant room expansion will be selected based on sustainable performance criteria reflecting the Health Infrastructure DGN 58- Environmentally Sustainable Development. The paint finishes will also be selected to meet Volatile Organic Compounds guidelines.

The ESD Statement (**Appendix H**) refers the REF-6 MI Plantroom scope of works cannot be assessed as a standalone project on its own for compliance against NSW Health Infrastructure Design Guidance Note No. 058 Revision B (DGN 058 ESD Evaluation Tool). However, some DGN 058 ESD initiatives relevant to the new MI Plantroom scope of works will be implemented where possible and is deemed to be suitable.

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?	✓ (Note 1)	
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?		✓

Note 1: The proposed activity will assist in providing essential infrastructure to increase service capacity at the RPA Hospital, thereby supporting hospital growth and expansion, generating additional jobs, and creating a positive impact on the economy.

6.2.16 Cumulative Impact

Questions to consider	Yes	No
Has there been any other development approved within 500m of the site?	✓ (Note 1)	
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?		✓

Note 1: The proposed activity will occur concurrently with main works approved under SSD 47662959 and previously approved REFs. Five (5) previous REF packages have already been prepared for the RPA Hospital, within 500 metres

of the proposed site. A summary of all these REF packages is detailed in **Table 17** below. Similarly, a summary of proposed works under existing SSDA approval, and associated construction timeframes, are provided in **Table 18** below.

Construction of the proposed activity is intended to commence in May 2026, subject to a detailed programme provided by the Contractor.

Table 17 Work Program for previous REF packages

REF Package	Summary of Proposed Scope	Works program	Determination
REF Package 1	<ul style="list-style-type: none"> Construction of a new mortuary pick up location within existing B89 Level 1, including a new lift between Levels 1 and 2; and The relocation of an existing roller shutter door on the eastern side of the clinical services building to enable improved access control for hearse movement. 	<p>Commencement: June 2022</p> <p>Completed: December 2023</p>	Approved on the 11 th of May 2022
REF Package 2	<ul style="list-style-type: none"> Installation of a turning bay adjacent to the main loading dock and adjustment to footpath alignments to improve truck manoeuvrability at this location; The raising of an enclosed overhead pedestrian walkway within Gloucester House; and Gloucester House Plaza and Drive roadworks including; <ul style="list-style-type: none"> Adjustment to the patient drop off traffic island and resurfacing of the roadway in the Plaza area; Associated removal of four (4) palm trees (Part Tree Group 59) located on a traffic island; Replacement tree planting (4 trees) via a condition of approval; and Minor adjustments to a speed hump on Gloucester House Drive to accommodate HRVs. 	<p>Commencement: August 2022</p> <p>Completed: November 2023</p>	Approved on the 25 th of July 2022
REF Package 3	<ul style="list-style-type: none"> Installation of an external glass lift and lift lobby within a void between Building 63 (B63) and Building 64 (B64) providing lift access within B63; MI Department: Two-level vertical expansion of Building 89 (B89) attaching to the rear of B63 at L6 and L7; MI Department: Internal refurbishment / new fit out of existing office space on L6 and L7 of B63; and Installation of PV Panels on the roof of Building 72 (B72). 	<p>Commencement: January 2023</p> <p>Proposed works are currently under development pending REF Addendum for Molecular Imaging</p>	Approved on the 18 th November 2022
REF Package 4	<ul style="list-style-type: none"> New internal fit out for the relocated Anatomical Pathology department on Level 5 of Building 12; New external additions to the western elevation of Building 12 including storage of dangerous goods; Minor works to the external façade and roof including new external egress stairs, new entry door, new roller door, infill of an existing door and removal of existing brickwork to two blocked in windows to reinstate to former condition; and Installation of Photovoltaic cells on the roof of Building 12. 	<p>Commencement: August 2022</p> <p>Completed: October 2023</p>	Approved on the 8 th of July 2022
REF Package 5	<ul style="list-style-type: none"> Demolition of existing structures and equipment; Removal of nine (9) existing trees; Installation of two (2) new vaporisers and new 30kL primary oxygen tank; New natural finish reinforced concrete slab; Provision of fire rated enclosure to be provided for compliance with fire rating requirements; Installation of new pedestrian/trolley ramp; Installation of new security fencing and access gate to new store area; Installation of new flammable gas cylinder storage bay; 	<p>Commencement: May 2024</p> <p>Completed: September 2024</p>	Approved on the 18 th of July 2024

- New landing at top of ramp flush with existing storage level for loading/unloading trucks; and
- Planting of nine (9) replacement trees in alternative locations within the Hospital campus.

Table 18 Program of approved SSDAs

SSD approval	Summary of Proposed Scope	Works program	Determination
SSD-47662959	Redevelopment of the hospital including: a new 15 storey hospital building; 3 storey extension to the east of the existing clinical services building; 2 storey vertical expansion of RPA Building 89; refurbishment works; demolition; temporary helipad.	Stage 1: October 2023 – October 2026 (3 years) Stage 2: November 2023 – February 2026 (2 years & 4 months) Stage 3: November 2026 – July 2028 (1 year & 9 months)	Approved on the 26 th of September 2023

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 A**.

8. 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.

9. Justification and Conclusion

The proposed construction of a new Mechanical Plant Room on Level 6 of Building 89 (Molecular Imaging) in the East Campus of RPA Hospital at 12 Missenden Road, Camperdown, 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 and Public Spaces 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.