

HEALTH INFRASTRUCTURE

Addendum Review of Environmental Factors

Ryde Hospital Temporary Works

1 October 2024

Version Number:2



HI Planning Document Control

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Declaration

This Addendum Review of Environmental Factors (Addendum REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from proposed temporary works at Ryde Hospital.

A REF for the temporary works was endorsed by HI on 13 June 2024. This Addendum 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 Addendum REF provides a true and fair review of the activity in relation to its likely impact on the environment. It addresses to the fullest extent possible, all the factors listed in Section 3 of the Guidelines for Division 5.1 Assessments (June 2022), the EP&A Regulation and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC ACT).

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

Declaration	
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Appendix	Description	Author	Date
A	Updated Decision Statement	Larissa Ozog	1/10/2024
B	TSA Riley Statement	TSA Riley	14/08/2024
C	Exec and Engineering Temp Office Plans	STH Architects	06/09/2024

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 of 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 REF for temporary works at Ryde Hospital approved a series of temporary works to occur at the hospital. Of relevance to this addendum report is the construction of the approved three-storey temporary demountable building that is to become a project, engineering and executive office. It is requested to amend the height of this structure and reduce its scale to two storeys as a three-storey structure was approved under the REF.

The proposed amendment is considered to be small scale and substantially the same development. The reduction in height and scale will create a positive visual impact by enhancing the visual appearance of the stables building and will improve solar access to other spaces around the temporary building. The visual dominance of the temporary structure will also be reduced. During the detailed design phase the project team have found that they do not require a building of this size as outlined in their statement at **Appendix B**.

The amended design will be more sympathetic and in keeping with the lower scaled buildings and development generally across this part of the hospital campus and consistent with immediately surrounding properties.

Given the positive planning, design and environmental impacts of the amendment it is recommended for approval.

1. Introduction

NSW Health Infrastructure (HI) propose to amend the temporary works (the Proposal) at Ryde Hospital, located at 1 Denistone Road, Denistone (the site) as part of their delivery of infrastructure solutions and services to support the healthcare needs of the NSW communities. The works proposed to modify the approved REF involve a reduction in the height of the temporary office building from three storeys to two storeys (amended proposal).

This Addendum Review of Environmental Factors (REF) has been prepared by Larissa Ozog on behalf of HI to determine any changes to the environmental impacts as identified within the REF No.5/2024 approved on 13 June 2024. 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 Addendum REF is to describe the amended proposal, to document the likely altered impacts of the amended proposal on the environment and to detail any changes to the mitigation measures, identified in the REF, to be implemented to negate impacts.

The description of the additional proposed works and associated altered environmental impacts have been undertaken in the context of the Guidelines for Division 5.1 Assessments (June 2022), the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

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

- Whether the amended proposed activity (the amended proposal) is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning and Homes under Part 5 of the EP&A Act; and
- The potential for the amended proposed activity (the amended 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 Addendum 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.

Amended Proposal need and Alternatives

After the Temporary works REF was approved the Project Team began detailing the works and found that a three-storey demountable building was not required and that a two-storey building would satisfy the intended purpose (being to house the project office, engineering and administration office).

The scale of the proposed building is to be reduced by one storey hence the approved height of RL106.28 is to be adjusted and lowered to RL103.03.

During the design development stage all other potential options were explored, and these were outlined in the original REF. Given the layout of the existing hospital this location was considered to be the best and most functional area for this use.

2. Site Analysis and Description

2.1 The Site and Locality

Table 1 below includes site description details in regard to the hospital area and campus.

Table 1: Description of the site

Details	Proposal (endorsed REF)	Amended proposal (this REF)
Address	1 Denistone Road, Denistone	1 Denistone Road, Denistone
Legal Description	Lot 10 and Lot 11 in DP1183279 and Lot A and Lot B DP323458	Lot 10 and Lot 11 in DP1183279 and Lot A and Lot B DP323458
Site Area	7.69ha	7.69ha
Owners	HAC and State of NSW	HAC and State of NSW
Heritage	"Denistone House" and "Trigg House" (I47) pursuant to Ryde Council LEP (Schedule 5)	Impact of the amended proposal will not affect the heritage significance of the existing item.

2.1.1 Existing Development

The site currently accommodates the existing Ryde Hospital Campus, which is characterised by several one and two storey buildings, connected and built on the site in an ad-hoc manner. These buildings accommodate a range of health and medical uses, including an emergency department, cardiology unit, rehabilitation centre, nurses’ residences and a several administrative uses.

The current hospital campus is located over a relatively flat plateau, which is a part of a continuous ridge, running east west across the precinct. The site slopes significantly from north to south, with a drop of approximately 50m from the highest to the lowest point.

The southern part of the site comprises of dense vegetation which comprises of a plant community type (PCT) identified as *PCT 1237 Sydney Blue Gum, Blackbutt, Smooth barked Apple moist shrubby open forest on shake ridges of the Hornsby Plateau, Sydney basin Bioregion*. **Figure 1** below identifies the hospital site and shows the vegetation onsite.

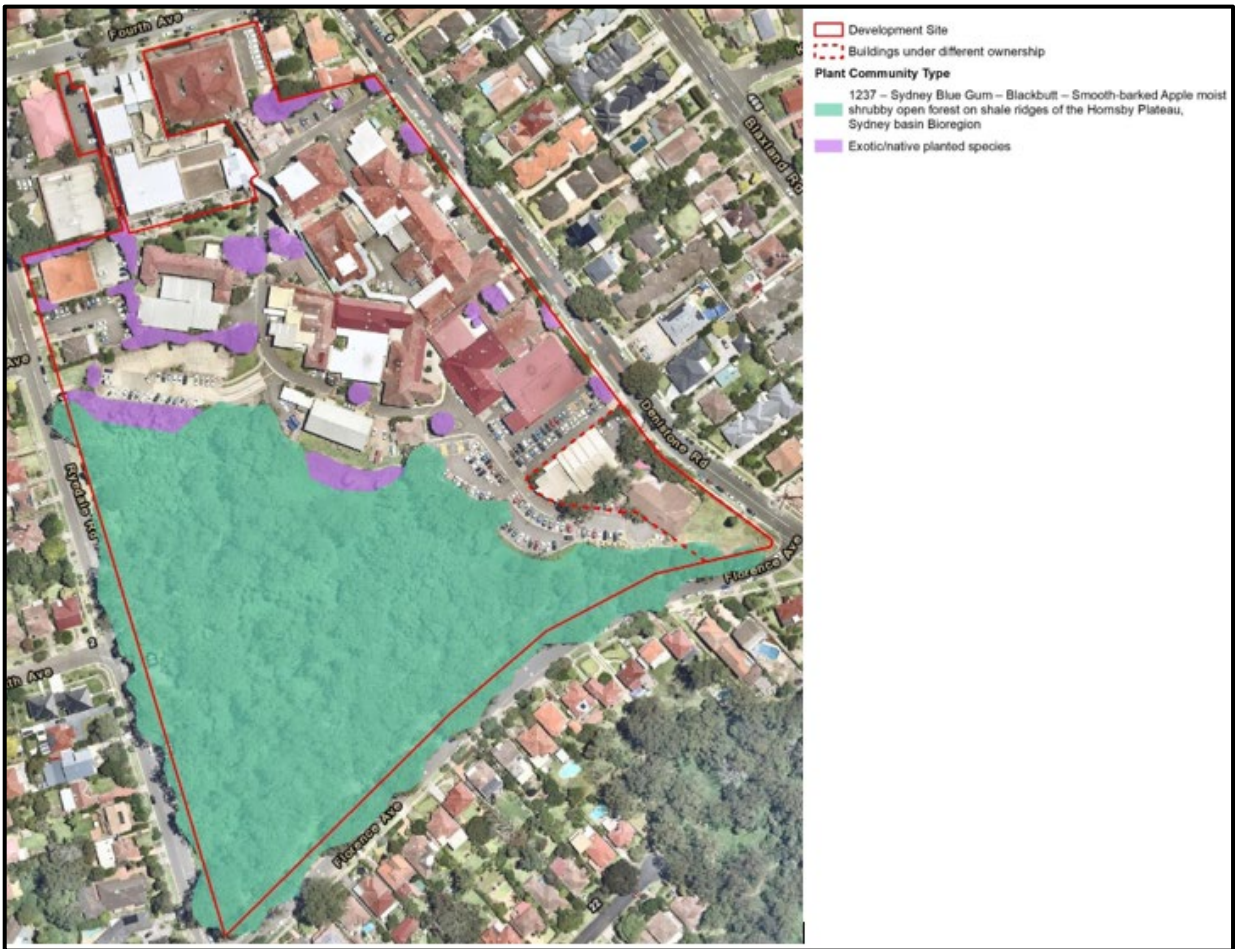


Figure 1: Hospital site boundaries and location of vegetation.

2.1.2 Site Considerations and Constraints

Section 10.7 Planning Certificate No. PLN 2024/1713 dated 8 April 2024 identifies that the site is located within the SP2 Infrastructure – Health Services Facility zone under Ryde Local Environmental Plan 2014.

Subject to the extent of time between the REF preparation and the preparation of this REF Addendum an updated 10.7 Planning Certificate was not considered to be required.

Table 2: Section 10.7 Planning Certificate

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

Affectation	Yes	No
	area mapped as bushfire prone)	
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any bio-banking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls		✓

3. Proposed Amended Activity

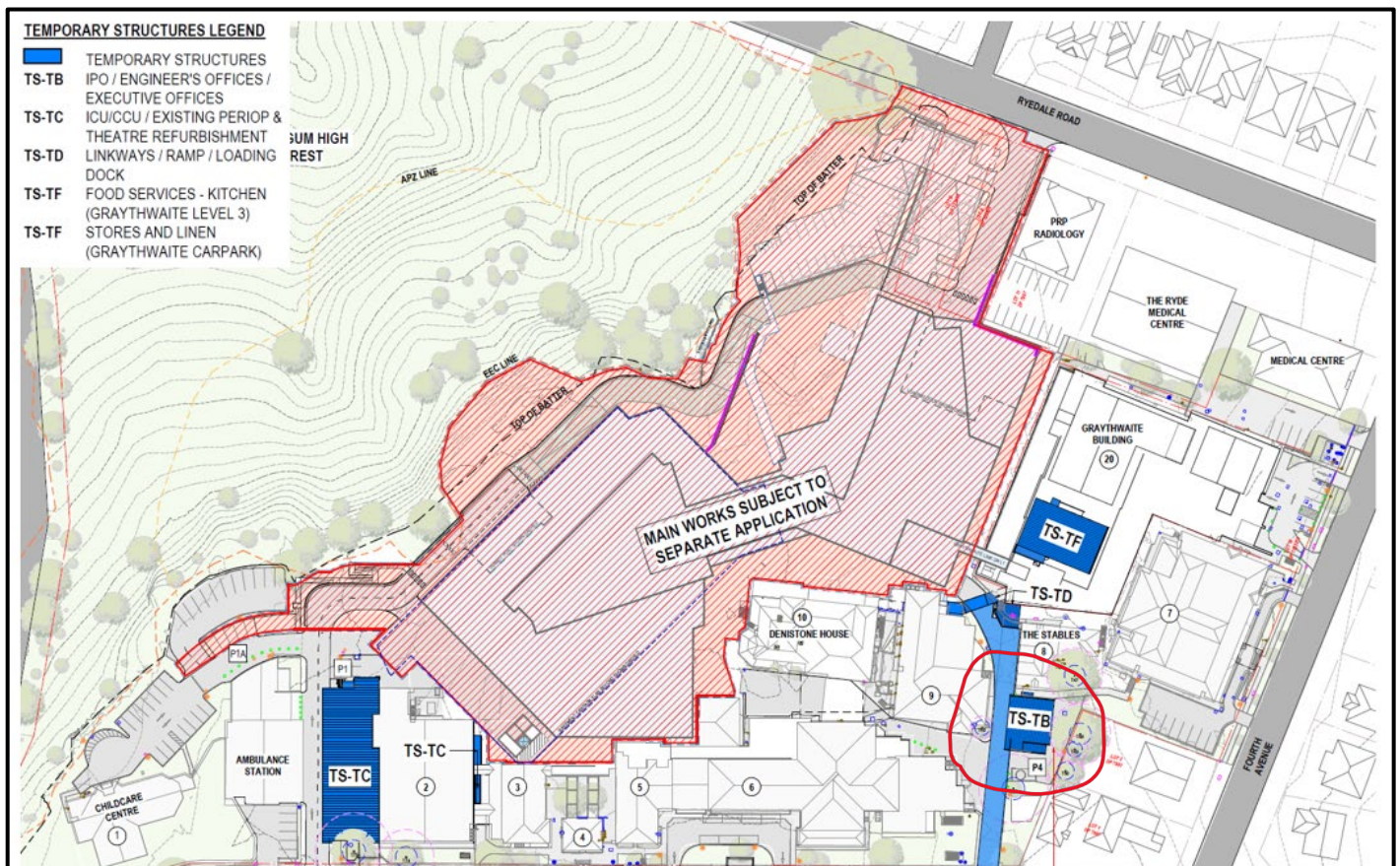
3.1 Proposal Overview

The approved REF works at Ryde Hospital involved a series of temporary works;

- Construction of temporary intensive and critical care building.
- Provisions of a temporary loading dock located off Denistone Road.
- Alterations to the Graythwaite Building rooftop and basement to facilitate new office space, food services, and storage areas.
- **Establishment of two areas to accommodate office space, workshops and storage.**
- Connection of a pedestrian ramp that connects between Trigg House and the Graythwaite Building.
- Connection and augmentation of in-ground services and utilities, as required.
- Temporary acoustic treatments to Trigg House windows.
- Decommissioning and removal of the temporary facilities by the end of 2027.

The proposed amendment to the approved REF No.5/2024 relates to the temporary office space building as highlighted in the description above and as shown in **Figure 2** below. The amendment is small scale and minor in nature providing a benefit to the development in that it will be a reduction in the scale, bulk and floor space as approved.

The proposed change involves a reduction in the height and scale of the temporary site and project office from three-storeys to two storeys (refer to **Figure 3** and **4**). The reduction in height is the only change which will reduce its visual dominance and bulk and improve the appearance of the temporary building.



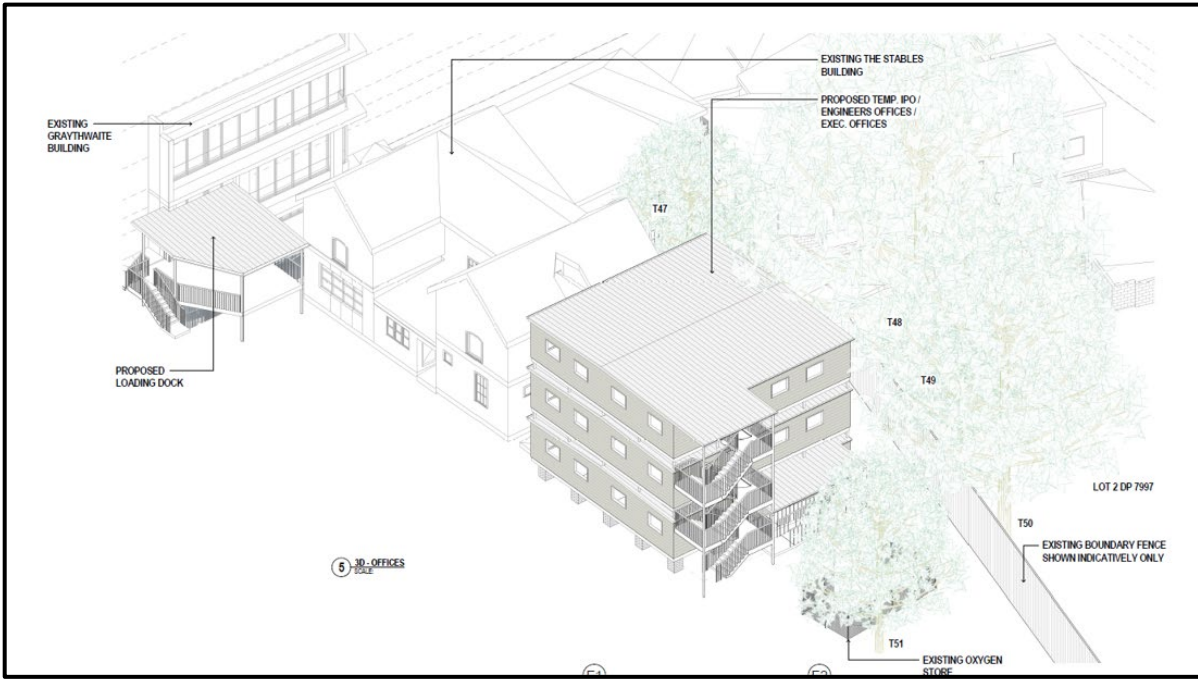


Figure 3: 3D montage of the approved temporary office building

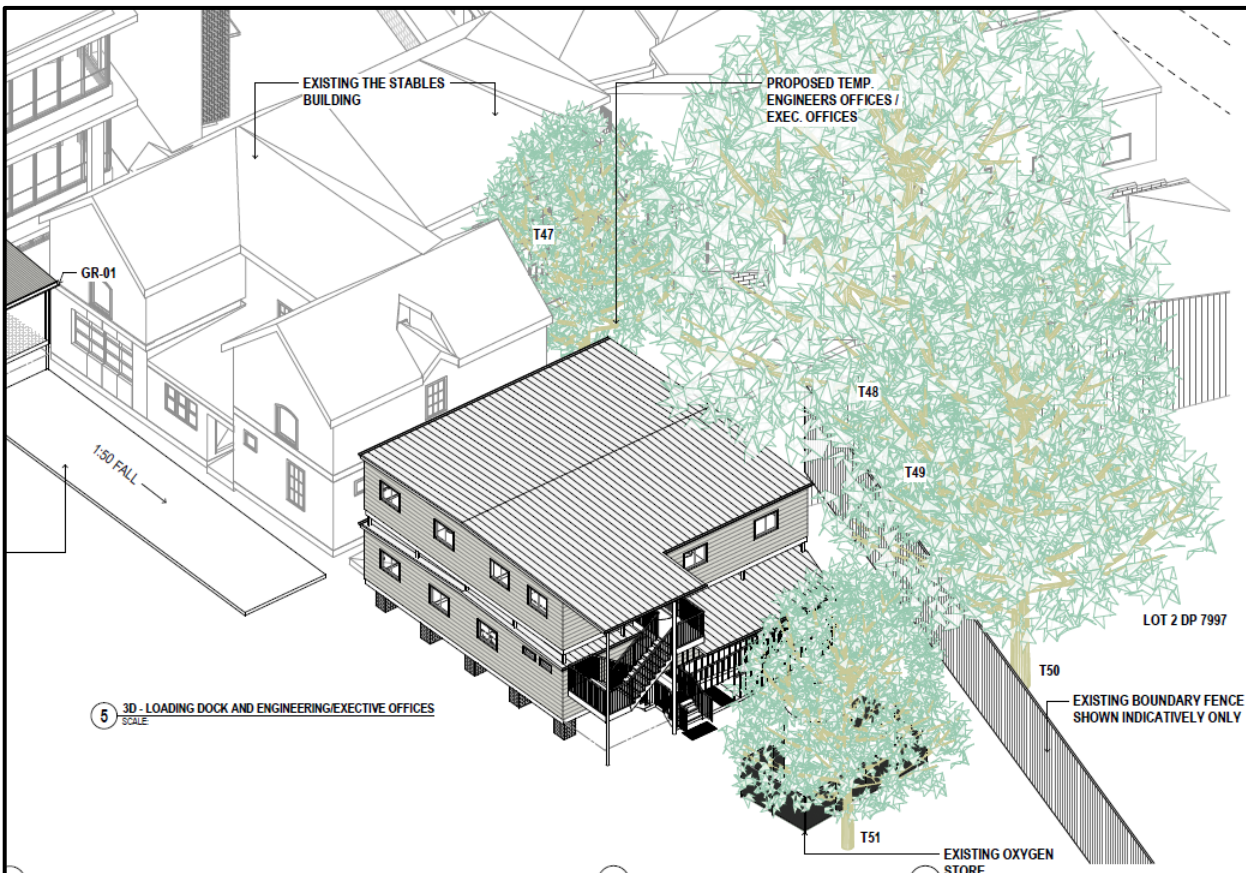


Figure 4: 3D montage of the proposed alteration to the temporary office building

The proposed design change does not affect the operation of the hospital in any other way ie no increase in staff numbers, parking, hours of construction works or operation etc.

4. Statutory Framework

4.1 Activity Description under TI SEPP

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

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

The site is zoned SP2 Infrastructure (Health Services Facility) under the Ryde *Local Environmental Plan 2014*. The SP2 Infrastructure zone is a prescribed zone under the TI SEPP.

Therefore, the proposal was considered an ‘activity’ for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an ‘activity’ in accordance with Section 5.1 of the EP&A Act because the proposed works are for the purpose for the use of land, erection of a building and carrying out of a work.. The amended proposal does not alter this planning approval pathway.

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

TI SEPP consultation was not required for this Addendum REF since the impact of the amendment is less than the works as approved.

Table 3: Description of proposed activities

Division and Section within TI SEPP	Proposal (endorsed REF)	Amended proposal (this REF)
Section 2.61(1)(a) – ‘the erection or alteration of, or addition to, a building that is a health services facility’	The proposed erection of a temporary intensive and critical care building and alterations to the Graythwaite Building and basement can be carried out by and on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority) within the boundaries of the existing Ryde Hospital. The proposal is therefore consistent with Section 2.61(1)(a) of the TI SEPP.	The reduction in the height of the temporary office building is smaller scaled works which will have a lesser impact than the approved REF works. The amended proposal is substantially the same as the approved works.
Section 2.61(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).’	The proposed development will not result in any building exceeding 15m in height or being closer than 5m to the site boundary. Specifically, the provision of the food services structure on the rooftop of the Graythwaite Building will result in a maximum height of 14.78m. The proposed office building will be setback by 5m from the adjoining site boundary.	The amended proposal is lower in scale and height and will still comply with Section 2.61(2),

4.2 Environmental Protection and Biodiversity Conservation Act 1999

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

The amended proposal does not trigger any additional aspects of the EPBC Act.

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. HI 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.

Table 6 of the REF demonstrated the effect of the proposed activity on the matters listed for consideration in Subsection 3 of Section 5.5 of the EP&A Act. The proposal will not affect any Endangered or Threatened Species and there will be no impact on any vegetation at the site.

4.4 Environmental Planning and Assessment Regulation 2021

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 were considered in Section 6 of the original REF. This addendum does not add to the factors or create any new environmental factors that need to be considered.

In addition, Section 171A of the EP&A Regulation requires the consideration of the impact an activity in a defined catchment. This was considered in Section 4.5 of the REF. It is considered that these impacts do not require to be reassessed given the minor nature of the amendments.

4.5 Other NSW Legislation

The alteration does not trigger assessment against any new legislation.

5. Consultation

As previously mentioned, given the minor nature of the amendment no formal consultation or stakeholder engagement is required as the impacts of the alteration are reduced, and the amendment will improve the visual appearance of the building within the context of the site and its surrounds.

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 of the environment, the determining authority must take into account the environmental factors specified in the environmental factors guidelines that apply to the activity.

The Guidelines for Division 5.1 Assessments (June 2022) apply to the activity. A comparison of the impacts of the proposal and the amended proposal against Section 3 of these Guidelines is provided below in **Table 6**.

Table 4: Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration	Response/Assessment	Impact	Proposal	Amended proposal
(a) Any environmental impact on a community	The amended proposal whilst still impacting the community during the construction phase will be an improvement given the office building component will be lower and will take less time to construct.	-ve	✓	
		Nil		
		+ve		✓
(b) Any transformation of a locality	The proposed work is consistent with the scale and use of existing development at the Ryde Hospital. As such, it will not result in a transformation of the Ryde locality. The lower scale of the building will improve the built form and visual impact of this part of the development	-ve	✓	
		Nil		✓
		+ve		
(c) Any environmental impact on the ecosystem of the locality	No impact or effect on any ecosystems.	-ve		
		Nil	✓	✓
		+ve		
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	The amendment will not impact the environmental quality of the area and locality as the lower scale of the temporary office building will be an improvement as the two-storey scale is more in keeping with the existing hospital buildings.	-ve		
		Nil	✓	✓
		+ve		
(e) Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, or social significance or other special value for present or future generations	The changes do not impact on the locality from an aesthetic, anthropological, architectural, cultural, historic or scientific significance. The amendment is a positive outcome.	-ve	✓	
		Nil		
		+ve		✓
(f) Any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	No impact on the habitat of any protected species or existing vegetation and trees.	-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	No impact to any endangered species, animal, plant or other form of life.	-ve		
		Nil	✓	✓
		+ve		
(h) Any long-term effects on the environment	The proposal relates to temporary structures that will be removed after some time and therefore no longer-term impacts will occur.	-ve		
		Nil	✓	✓
		+ve		
(i) Any degradation of the quality of the environment	No degradation to the quality of the environment is envisaged	-ve		
		Nil	✓	✓
		+ve		
(j) Any risk to the safety of the environment	No risk to the safety of the environment from the works	-ve		
		Nil	✓	✓

Relevant Consideration	Response/Assessment	Impact	Proposal	Amended proposal
		+ve		
(k) Any reduction in the range of beneficial uses of the environment	There will be no reduction in the range of beneficial uses of the environment as a result of the proposed works.	-ve Nil	✓	✓
		+ve		
(l) Any pollution of the environment	Appropriate construction mitigation measures will be implemented to ensure that the environment will not be polluted during construction.	-ve Nil	✓	✓
		+ve		
(m) Any environmental problems associated with the disposal of waste	No additional waste removal or disposal is proposed by the changes.	-ve Nil	✓	✓
		+ve		
(n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	The activity will maintain access to essential services and will not significantly impact demand for scarce resources.	-ve Nil	✓	✓
		+ve		
(o) Any cumulative environmental effect with other existing or likely future activities	Unlikely for any cumulative environmental effects are envisaged	-ve Nil	✓	✓
		+ve		
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	No impact	-ve Nil	✓	✓
		+ve		
(q) Any applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	The activity as amended is consistent with the main strategic planning policies and controls.	-ve Nil	✓	✓
		+ve		
(r) Any other relevant environmental factors	Nil	-ve Nil	✓	✓
		+ve		

6.2 Summary of Impacts

Any likely impacts relating to the amended proposal from those presented for the proposed activity (within the REF) have been considered and are discussed in **Table 13** below. All issues relating to the amended proposal are largely minor and will not cause significant impact as a result of the proposed activity. The originally approved mitigation measures relating to the project remain unaltered.

Table 5: Summary of Impacts relating to the activity (as amended)

Issue	Discussion
Traffic and parking	The amendment does not impact on the existing and proposed traffic and parking arrangements.
Built form and visual appearance	The reduction in the height and scale of the temporary building to two-storeys will improve the visual appearance of the building and its relationship to adjoining developments within the hospital as well as being more sympathetic with development in the immediate area and locality.

The reduction in the scale of the temporary building will improve solar access to adjoining buildings and will reduce the potential for overlooking to the adjoining residential area.

Ecology and tree loss

There will be no additional impact to existing vegetation or trees across the site. In fact the reduced height of the building will have less potential impact on the adjoining trees.

7. Summary of Mitigation Measures and Impacts

No additional mitigation measures are proposed in addition to the existing measures in the approved REF apart from reference to the plan numbers being updated. The Decision Statement and the rewording of mitigation measure No.2 is included as **Appendix A**.

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

- The extent and nature of potential impacts are negligible, and will not have significant adverse effects on the locality, community and the environment;
- These identified impacts do not vary from those presented with the REF. Where these impacts vary changes to mitigation measures have been proposed.
- 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.
- The proposed amendment presents a better urban design and built form outcome on the site.

8. Justification and Conclusion

The amended proposal at Ryde Hospital is subject to assessment under Part 5 of the EP&A Act. A REF for a series of temporary works was endorsed by HI on 13 June 2024 (REF No.5/2024). This Addendum 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 amended proposed activity.

As discussed in detail in this report, the amended 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 Addendum REF, the amended 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 considered all potential impacts (changed from those identified within the REF) and has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The environmental impacts of the amended proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5 of the EP&A Act. On this basis, it is recommended that HI determine the amended 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.