



Our ref: doc19/744007  
Senders ref: SSD 10339

David Gibson  
Team Leader  
Social Infrastructure Assessments  
Department of Planning, Industry and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Gibson

**Subject: Notice of Exhibition: Prince of Wales Hospital – Addition to approved Acute Services Building for Health Research Use, Hospital Road, Randwick – SSD 10339**

Thank you for your letter dated 23 August 2019, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment on the Notice of Exhibition: Prince of Wales Hospital – Addition to approved Acute Services Building for Health Research Use, Hospital Road, Randwick – SSD 10339.

EES has reviewed the relevant documents and provides the following comments.

Aboriginal Heritage

If the Department determines to grant approval, EES recommends that any conditions recommended by the Aboriginal Cultural Heritage Assessment report prepared by Mary Dallas Consulting Archaeologists dated October 2018 be included as conditions of consent.

Biodiversity

The submitted BDAR states that seven (7) native trees and three (3) exotic trees are to be removed and it is noted that these trees have been planted, but have nevertheless been assessed in accordance with the BAM and EES interpretation of the BAM and attributed to a PCT. The vegetation integrity score of this PCT was low enough as to not warrant an offset.

Unfortunately, it is not clear from either the EIS or BDAR that no existing buildings are to be demolished for this extension/addition. However, please note that if existing buildings are to be demolished, either fully or partly, or if construction of new buildings is close to existing buildings, they should be assessed and searched for their potential as roosting habitat for microbat species, including for the vulnerable species Large Bent-winged bat *Miniopterus orianae oceanensis* and Yellow-bellied Sheath-tail Bat *Saccolaimus flaviventris* which are known to use buildings and other human-made structures for roosting. A search and assessment for these species was not reported in the BDAR.

If the Department determines to grant approval, EES recommends that the following be inserted as a condition of consent:

- Revegetation/replacement of street trees should be to:
  - (a) maximise diversity of trees, shrubs and groundcovers of locally indigenous provenance species, using a mix of species from the majority of plant families that are found in naturally occurring examples of the vegetation community that is most likely to have occurred on the site; and
  - (b) compensate for loss of foraging habitat of Grey-headed Flying-fox *Pteropus poliocephalus*.

#### Flooding

If the Department determines to grant approval EES recommends, though the proponent is not required to provide compensatory measures to mitigate the impacts of the project in events rarer than the design event (1% AEP), that the impact of the project on flood damages and emergency management planning should be assessed and consultation should occur with property owners and relevant councils in the early stage of the planning. This is recommended because Randwick Campus Redevelopment POW Hospital Road Lowering Flood Modelling (BMT, December 2018) shows significant increases in flood level of the PMF on some properties in High Street and Blenheim Street.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or [Bronwyn.smith@environment.nsw.gov.au](mailto:Bronwyn.smith@environment.nsw.gov.au)

Yours sincerely

*S. Harrison 25/09/19*

Susan Harrison

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