

HEALTH INFRASTRUCTURE

Alterations & Additions to Building 12 for Anatomical Pathology – RPA

Assessment of Review of Environmental Factors – Prepared by
Architectus

8 July 2022

Version Number 1

 NSW GOVERNMENT	Health Infrastructure
DETERMINED – APPROVAL	
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Date: 8/7/2022	
Signed by: 	



Overview

This report has been prepared by Health Infrastructure (HI) as the Determining Authority in accordance with Part 5, Division 5.1 of the *Environmental Planning and Assessment Act 1979* for alterations and additions to Building 12 for Anatomical Pathology at Royal Prince Alfred Hospital, Camperdown (RPAH). This review has considered the Review of Environmental Factors (REF) prepared by Architectus dated 9 June 2022 including Appendices A to Q.

The relevant legislation applied in determining the assessment of the REF includes:

- a) *Environmental Protection and Biodiversity Conservation Act 1999 (Cwth)*
- b) *Environmental Planning and Assessment Act 1979, particularly Section 1.3*
- the objects of the Act, and Part 5, Section 5.5 duty to consider environmental impact
- c) *Environmental Planning and Assessment Regulation 2021, Section 171*
- d) *Biodiversity Conservation Act 2016*
- e) *Heritage Act 1977*
- f) *National Parks and Wildlife Act 1974*
- g) *Protection of the Environment Operations Act 1997*
- h) *Water Management Act 2000*
- i) *State Environmental Planning Policy (Transport & Infrastructure) 2021 (T&I SEPP)*
- j) *State Environmental Planning Policy No 55 Remediation of Land*
- k) *Sydney Local Environmental Plan 2012 (SLEP 2012)*
- l) *Best Practice Guidelines for Part 5 of the Environmental Planning and Assessment Act 1979*, prepared by the NSW Department of Planning.

Site Description and Proposed Works

Site

The site forms part of the RPAH campus at Missenden Road, Camperdown NSW 2050 within the City of Sydney Local Government Area (LGA). The subject site is legally known as Lot 101 in DP 1179349.

The campus is located on both sides of Missenden Road and is known as the East and West campus. The proposed activity will be undertaken on the eastern side of the Western campus, within Building 12.

The Eastern campus comprises of the main hospital services and is already highly developed.

The Western campus includes the hospital's main car parks and additional hospital facilities such as administrative buildings, renal dialysis, and radiation oncology.

Scope of Work

The location of the proposed activity is within the Western Campus of the RPAH, Camperdown.

The proposed activity comprises:

- 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 PV cells on the roof of Building 12.

Building 12 is a two-storey building. The Anatomical Pathology fit out will be taking place on Level 5 of Building 12 which is the ground floor. The numbering of floors within B12 aligns with the levels across the RPA Hospital site.

B12 has recently been vacated by the Renal Dialysis Service, which has been relocated to the Marie Bashir Building. Therefore, the location of the proposed activity is not currently in use and no clinical departments will be displaced by the activity.

Planning Pathway

The works are proposed on land zoned SP2 Health Services Facility as specified under the City of Sydney SLEP 2012. As RPAH is defined as a 'health services facility' the provision of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) applies to the proposal. The SP2 Infrastructure zone is a prescribed zone under T&I SEPP for health services facilities. The proposed activity is classified as development without consent as:

- The erection of alteration of, or addition to, a building that is a health services building is consistent with Section 2.61 of T&I SEPP.
- The erection of solar panels is consistent with Section 2.38(4) of the T&I SEPP.

The proposed works become an 'activity' for the purposes of Part 5 of the *Environmental Planning and Assessment Act 1979* and are subject to an environmental assessment (Review of Environmental Factors).

Review of Environmental Factors

Specific environmental factors identified by Architectus as requiring consideration as a result of the proposed activity are:

- Aboriginal Heritage
- Heritage and Archaeology
- Soil and Geology
- Hydrology, Flooding and Water Quality
- Ecology
- Bushfire
- Noise and vibration
- Air quality and Energy
- Visual Amenity
- Traffic, Access and Parking
- Hazardous Materials and Contamination
- Waste Generation

- Cumulative impacts

Consultation

Pursuant to s2.62 of the T&I ISEPP, the proposal was notified to both City of Sydney (Council) and occupiers of adjoining land on the 4 November 2021. A response from Council acknowledging the notification was received and no objection to the proposed work. During this period, no submissions were received from any occupiers of adjoining land.

Other Considerations

State Environmental Planning Policy (Resilience and Hazards) 2021

Hazards

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) requires the consideration of any hazardous chemical issues that could arise as a result of a proposed development, including any proposed transport, generation or storage of hazardous substances. The proposed activity includes storage of hazardous substances associated with the Anatomical Pathology use.

It has been determined by Arup Consultants, that the development is “potentially hazardous” due to the quantities of refrigerated liquid oxygen (class 2.2/5.1) which exceed the threshold quantities. Subsequently, a Preliminary Hazard Analysis (PHA) was prepared by Arup and can be found at Appendix L of the REF. The report concluded as follows:

- *The annual number of generated traffic movements for the dangerous goods does not exceed the transportation screening thresholds therefore a route evaluation study is not necessary.*
- *Through a qualitative assessment of the likelihood and consequences of tank failure, the off-site populations and the risk of fatality, the individual risk of fatality for off-site populations is considered negligible and there is negligible societal risk associated with the dangerous goods (refrigerated liquid oxygen) that exceed the threshold quantities.*
- *Compliance of the storage of dangerous goods with the appropriate Australian Standards will be implemented to provide adequate risk management for the facility. The primary management of off-site risks is by locating goods in appropriate places from the boundary and separating from other reactive or incompatible goods.*
- *Compliance of the storage of dangerous goods with the appropriate Australian Standards will be implemented to provide adequate risk management for the facility. The primary management of off-site risks is by locating goods in appropriate places from the boundary and separating from other reactive or incompatible goods.*
- *The RPA Hospital currently has the appropriate separation distances of oxygen storages from dangerous goods stores, diesel storages from site boundaries and off-site populations that exceed the minimum requirements in the relevant Australian Standards.*

A mitigation measure has been included in the recommendation below regarding dangerous goods storage and compliance with Australian Standards

Contaminated Lands

State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP Resilience and Hazards) (previously known as SEPP 55 Remediation of Land) requires the consideration of whether land is contaminated and whether remediation is required to make the land suitable for the proposed use. While Section 4.6 of the SEPP does not strictly apply to “development without consent” (Part 5) pathways, it remains a relevant consideration for the works as the objective is to provide for a State-wide planning approach to the remediation of contaminated land.

In this regard there is no change of use proposed in relation to the proposed activity. The land is zoned SP2 for the purpose of ‘health services facilities’ and currently the land is already used for the purpose of a health services facility (hospital) and works are primarily for an internal fit out.

As the proposed activity requires land disturbance, albeit minimal land disturbance, for a staircase at the rear, an assessment of contamination and remediation is required prior to commencement of works.

Appropriate mitigation measures have been included in the recommendation below.

Construction hours

The proposed construction hours under the REF are beyond the standard construction hours, as follows;

- Monday to Friday – 8am to 6pm;
- Saturday – 8am to 1pm;
- Saturday – 7am to 8am – for low noise works only including site preparation works.
- Monday to Sunday (7 days) 24 hours/day - internal works only to Building 12.

An Acoustic Assessment Report was prepared by Arup and is appended at Appendix H to the REF. The Acoustic Assessment provides commentary on operational and construction noise and vibration.

Construction noise is anticipated, associated with machinery. Predicted noise levels are provided based on the anticipated intensity, location and types of equipment used during the construction period.

Arup recommends that OOHW be granted:

- For low noise works only, from 7am-8am on Saturdays; and
- For fully internal works within Building 12 only, for extended hours (permit 24 hours work, 7 days/week).

The rationale for this is that extended hours are required to shorten the construction duration for an essential service site. It is recommended that low-noise and site preparation works be undertaken during the 7am – 8am time period on Saturdays.

Arup concluded that a detailed Construction Noise Vibration Management Plan (CNVMP) is to be prepared, with specific attention to mitigating and managing potential impacts upon the surrounding receiver locations and internal occupations within the offices on Level 6. The CNVMP is required to be prepared when a contractor is appointed, prior to the commencement of works.

Some internal fit out activities to Building 12 and other works such as connecting and disconnecting services will need to be completed outside of standard construction hours to ensure minimal disruption to hospital operations. These works are to be planned in consultation with stakeholders and subject to Disruption Notice applications to ensure all aspects of the works are clearly understood by all parties to minimise disruption to critical hospital operations. A mitigation measure to this effect is included in the recommendation below.

Conclusion and Recommendation

The review of the REF and recommendations against the relevant legislation and the Best Practice Guidelines concurs with the finding that, subject to the mitigation measures shown below, the proposal will not have a significant impact on the environment. On that basis, an Environmental Impact Statement is not required.

Below are the final mitigation measures which must be implemented as part of this approval.

Mitigation measures

The following Mitigation Measures have been imposed to ensure that any development activity is carried out in accordance with the plans/documentation and any amendment approved under Part 5 of the *Environmental Planning and Assessment Act 1979*.

General measures

1. Development in Accordance with Plans and Documentation

The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 9 June 2022 and prepared by Architectus on behalf of NSW Health Infrastructure (including accompanying appendices A - Q) and generally in accordance with the following plans/documentation as modified below and by any of the under-mentioned measures:

Drawing Title	Drawing Ref	Revision	Date	Prepared by
REF 4 Existing Site Plan	RPA-ARC-JAC-DRG-REF4-3401	C	06/05/2022	Jacobs
REF 4 – Floor Plan	RPA-ARC-JAC-DRG-REF4-3402	C	06/05/2022	Jacobs
REF4 - Elevations	RPA-ARC-JAC-DRG-REF4-3403	C	06/05/2022	Jacobs
REF 4 – Roof Plan	RPA-ARC-JAC-DRG-REF4-3404	C	06/05/2022	Jacobs

2. Crown Certificate

- 2.1 A Certificate under Section 6.28 of the *Environmental Planning and Assessment Act 1979* is to be obtained prior to any work commencing.

3. Building Code of Australia

- 3.1 All building work is to be undertaken in accordance with the Building Code of Australia and referenced Australian Standards, including the requirements of AS 1428.1 General Requirements for Access.

4. Approvals

- 4.1 The applicant is to obtain all other necessary approvals required by State and Commonwealth legislation and relevant Council policies. A copy of all approvals is to be kept on site.

5. Long Service Levy

- 5.1 For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information contact the Long Service Payments Corporation on their Helpline 131441.

6. Tree Management and Landscape

- 6.1 Trees not proposed to be removed are to be protected in accordance with AS 4970 -2009 Protection of Trees on Development Sites.
- 6.2 No building materials, builder sheds and the like are permitted to be stored under the canopy of existing trees.

Prior to commencement of works

Note: The following Measures are to be complied with prior to the commencement of works on the subject site, and at other stages where stated.

7. Community Notification

- 7.1 Prior to commencement of work, the proponent must notify in writing Council and the occupier of any land within 40 metres of the boundary of the site works. The notification should outline the project, the expected timing for commencement and completion of construction works.

- 7.2 Where practicable, work programs for noisy work should be coordinated with the hospital, at least two (2) weeks prior to commencement to minimise impacts on their operations.
- 7.3 Complaints received prior to and during the undertaking of works shall be recorded and attended to promptly. On receiving a complaint, works shall be reviewed to determine whether issues relating to the complaint can be avoided or minimised. Feedback shall be provided to the complainant explaining what remedial actions were taken.
- 7.4 The proponent shall develop a complaints management system and record details of all complaints received and the means of resolution of those complaints. The Complaints Register shall be made available on request.
- 7.5 A site notice board must be located at the entrance or other appropriate location on the site in a prominent position and must including the following:
- a. 24-hour contact person for the site;
 - b. Telephone, facsimile numbers and email addresses;
 - c. Site activities and time frames.
- 7.6 The site notice must be erected no less than 2 days prior to the commencement of works.

8. Contamination

- 8.1 Site investigations must be finalised in accordance with the Hazards and Resilience SEPP (previously known as SEPP 55) and the contaminated land planning guidelines. The site investigation report must be prepared, or reviewed and approved, by a suitably qualified contaminated land specialist (i.e. a Certified Environmental Practitioner) to investigate and assess the category of the contamination in accordance with Hazards and Resilience SEPP.
- 8.2 Where remediation is deemed necessary, all remedial works are to be carried out in accordance with a Remediation Action Plan prepared, or reviewed and approved by, a Certified Environmental Practitioner, which details the necessary remedial work or management required to render the site suitable for the proposed development. All remedial work is to be completed prior to the commencement of relevant works.

9. Hazardous Materials

- 9.1 All asbestos handling shall be carried out consistent with the recommendations of the Hazardous Materials Survey prepared by Sydney Environmental Group and dated 6 May 2022.
- 9.2 An Asbestos Management Plan is to be prepared to provide a procedure to control the risk of exposure from asbestos and lead impacted topsoil during the work.
- 9.3 An unexpected finds procedure is to be included in an overarching Construction Management Plan (CMP) for the work, in the event that other contamination is encountered which have not been identified during this assessment.
- 9.4 Waste must be transported by an appropriately licensed transporter, and disposed to a facility that is licensed to receive that class of waste. It is recommended that this report is sent to the proposed receiving facility to confirm their acceptance of the material prior to off-site disposal. If the description of the soil differ from that described within, then further assessment for waste classification purposes may be required prior to off-site disposal.
- 9.5 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 9.6 Air monitoring devices shall be put in place, around the site, during the demolition. A qualified environmental hygienist shall be on site to supervise the work to ensure the safety of workers and the public are not compromised in anyway. Daily monitoring and results will be taken and analysed to ensure safe air quality levels ensue.

- 9.7 A Lead Removal Control Plan will be developed and implemented by the contractor. Lead based paint is defined as paint containing more than 1% lead by weight, and is classified as hazardous waste according to EPA NSW 'Waste Classification Guidelines. Part 1: Classifying Waste'.

10. Dilapidation Report

- 10.1 Prior to construction, a dilapidation report is to be prepared for hospital, Council, or other assets within the zone of influence of the work.

11. Construction Management

- 11.1 A detailed Construction Management Plan is to be prepared prior to the commencement of works and implemented during the undertaking of works. The Construction Management Plan is to include, but not be limited to:
- a. How compliance with the environmental controls and mitigation measures detailed in this REF is to be achieved.
 - b. Construction noise management measures.
 - i. Include the 'mitigation measures' detailed in the Acoustic Assessment prepared by ARUP, dated 28 January 2022, to mitigate potential noise impacts.
 - c. Vibration management measures.
 - d. Sediment and erosion control measures.
 - e. Construction site management measures.
 - f. Construction traffic management measures.
 - g. Air quality and dust management measures.
 - h. Restrictions on hours during construction.
 - i. Unexpected finds protocols
 - j. Training of responsibilities under National Parks and Wildlife Act 1975, Heritage Act 1977 and any other relevant legislation.

12. Demolition/Construction Waste Management Plan

- 12.1 A Demolition/Construction Waste Management Plan shall be prepared by an appropriately qualified contractor prior to the commencement of works. The Waste Management Plan should be prepared in accordance with DECCW's "Waste Classification Guidelines (2008)" and the Protection of the Environment Operations Act 1997.
- 12.2 The Demolition/Construction Waste Management Plan is to include the following requirements and details:
- a. The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified.
 - b. Cleaning out of batched concrete mixing plant is not permitted within any construction compound.
 - c. Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified.
 - d. No burning or burying of waste is permitted on the site.
 - e. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
- 12.3 The following mitigation measures will be implemented in order to prevent adverse impacts in relation to waste generated by the proposed works:

- a. No materials will be used in a manner that will pose a risk to public safety and waste generated from the proposed works will be recycled where possible.
- b. Unnecessary resource consumption will be avoided.
- c. Non-recyclable wastes will be collected and disposed of or recycled in accordance with Office of Environment and Heritage (OEH) guidelines.

13. Noise Management Measures

- 13.1 During preparation of the construction program, consult with the hospital to determine what areas (if any) of the hospital is particularly noise sensitive, and at what time (ward rooms, operating theatres, etc.).
- 13.2 Identify feasible acoustic controls or management techniques (use of screens, scheduling of noisy works, notification of adjoining land users, respite periods) when excessive levels may occur.
- 13.3 For activities where acoustic controls and management techniques still cannot guarantee compliant noise levels, implement a notification process whereby nearby development is made aware of the time and duration of noise intensive construction processes.

14. Erosion and Sediment Control

- 14.1 Erosion and sediment controls will be implemented in accordance with the Landcom/ Department of Housing Managing Urban Stormwater, Soils and Construction Guidelines (the Blue Book) and ensure any water diversion or control outlets associated with the works do not result in scouring.
- 14.2 Works will only commence once all erosion and sediment controls have been established. The controls will be maintained in place until the works are complete and all exposed erodible materials are stable.
- 14.3 Erosion and sedimentation controls will be checked and maintained (including clearing of sediment from behind barriers) on a regular basis (including after any precipitation events) and records kept and provided on request.

15. Services and Utilities

- 15.1 Prior to the commencement of works, any services and utilities that may be impacted by the works are to be appropriately relocated.

16. Construction Traffic Management

- 16.1 A Construction Traffic Management shall be prepared in consultation with Council prior to commencement of works.

During construction/undertaking of work

Note: The following Conditions are to be complied with during the approved construction/the undertaking of works.

17. Construction Site Management

- 17.1 Construction site fencing is to be installed around the construction site. Vehicle and workforce access points and roads to the construction compounds are to be clearly designated and controlled for authorised access only. Vegetation clearance is to be minimised.
- 17.2 The worksite should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 17.3 The use and storage of hazardous materials and dangerous goods, including petroleum, distillate and other chemicals, shall be in accordance with the relevant legislation including, but not limited to:
 - Protection of the Environment Operations Act 1997

- Work Health and Safety Regulation 2017
- AS 1940 The storage and handling of flammable and combustible liquids
- Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.

17.4 All materials on-site or being delivered to the site must be wholly contained within the site. The requirements of the Protection of the Environment Operations Act 1997 are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.

17.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

17.6 All equipment and machinery should be secured against vandalism outside of working hours.

17.7 No batching plant is permitted on the site.

17.8 A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council.

17.9 Any contractor(s) must meet all workplace safety legislation and requirements.

17.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.

17.11 Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

18. Erosion and Sediment Control

18.1 Disturbance of sediment during the construction phase of the development and the design management and implementation of pollution controls must be consistent with “Managing Urban Stormwater: Soils and Construction” (NSW Landcom, 2004), (Blue Book), and “approved Methods for the Modelling and Assessment of air pollutants in NSW (EPA)”.to ensure containment of sediment to the immediate work site.

18.2 All sediment control measures must be regularly inspected and cleaned out and/or repaired as necessary, and all collected silt disposed of appropriately. Stockpiles should also have adequate sediment control measures in place.

18.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

19. Air Quality and Dust Management

19.1 Spraying of paint and other materials with the potential to become air borne particulates is only to be undertaken on days with still or light wind conditions.

19.2 No burning of materials is permitted.

19.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties

19.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.

19.5 Excessive use of vehicles and powered construction equipment is to be avoided.

19.6 Exposed areas are to be progressively revegetated as soon as practical.

- 19.7 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 19.8 All vehicles involved in any excavation and/or demolition and departing the site with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.
- 19.9 Vehicles, machinery and equipment will be maintained in accordance with manufacturer's specifications in order to meet the requirements of the Protection of the Environment Operations Act 1997 and associated regulations.

20. Construction

- 20.1 No blasting shall be permitted during construction.
- 20.2 The use of any rock excavation machinery or any mechanical pile drivers or the like is restricted to the hours of 7.00am to 5.00pm (maximum) on Monday to Friday only, to minimise the noise levels during construction and loss of amenity to the surrounding area.

21. Services

- 21.1 All services and utilities in the area of construction must be appropriately disconnected and reconnected as required. The contractor is required (if necessary) to consult with the various service authorities regarding their requirements for the disconnection of services.
- 21.2 Where services are found not to be adequate to support the development, they shall be appropriately augmented.

22. Traffic Management

- 22.1 Existing traffic access and arrangements should be maintained during construction as much as practicable.

23. Contamination (Unexpected Finds)

- 23.1 Should any new soil contamination information or contaminants be identified during the undertaking of works which have the potential to alter previous conclusions about site contamination, then the Managing Contractor and HI must be immediately notified and works must cease in the location of the contamination.
- 23.2 Works must not recommence until a suitably qualified contaminated land specialist (i.e. a Certified Environmental Practitioner) has investigated and assessed the category of the contamination in accordance with Hazards and Resilience SEPP (previously known as SEPP 55) and if required prepared a Remediation Action Plan (RAP) which details the necessary remedial work or management required to render the site suitable for the proposed development.
- 23.3 Following completion of the remediation, a Site Remediation & Validation Report (SRVR) which documents the completeness of the remedial work is to be submitted to HI and the EPA, if required.
- 23.4 Any contaminated materials or hazardous substances that need to be removed from site are to be classified first and then stored, transported and disposed of in accordance with EPA requirements at an EPA licensed waste facility.
- 23.5 Asbestos removal and management in NSW is regulated under the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2017. The handling of asbestos work must be carried out in accordance with Safework Australia Code of Practice "How to Manage and Control Asbestos in the Workplace" February 2016, including being undertaken by contractors who hold a current Safework Asbestos or Demolition Licence and any other current Safework Licence required
- 23.6 If soils are to be disposed offsite during construction, they are required to be disposed in accordance with the waste classification, subject to additional sampling and analysis.

- 23.7 Construction works should not result in the contamination of the site.
- 23.8 A spill containment kit will be available at all times. All personnel will be made aware of the location of the kit and trained in its effective deployment.
- 23.9 The contractor shall develop a procedure for the management of acid sulfate material (ASM) including identification, testing and treatment of ASM encountered during the works and opportunities for reuse of treated ASM within the site.
- 23.10 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

24. Remediation

- 24.1 All remediation if required is to be undertaken of contaminated land in accordance with the approved Remediation Action Plan (RAP). Amendments to the approved RAP required as a result of further investigations must be prepared by a suitably qualified and experienced expert and approved by the relevant authority.
- 24.2 All required regulatory notifications and permits are to be obtained including Notification of Category 2 remediation Works to Council for the remedial work.
- 24.3 Prepare a Validation Assessment (VA) report in accordance with the requirements of the RAP.
- 24.4 Construction works should not result in the contamination of the site.
- 24.5 Any materials imported on site by the Contractor to re-establish ground levels or to be applied as a capping layer must be validated, environmentally suitable material.
- 24.6 In a storm or an extended rainfall event, the structures located on site for sediment control shall be monitored and replaced or altered if necessary, by the Contractor. Collected material shall be managed in accordance with remediation works by the Contractor.

25. Noise and Vibration Management

- 25.1 All works will be in accordance with AS2436-1981: Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- 25.2 Building contractors are to implement the requirements of the Office of Environment “Interim Construction Noise Guideline (July 2009)” as far as practicable.
- 25.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 25.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 25.5 Plant and equipment is to be maintained, checked and calibrated in accordance with the appropriate design requirements and to ensure that maximum sound power levels are not exceeded.
- 25.6 Plant and equipment (where possible) is to be strategically positioned on site to reduce the emission of noise from the site to the surrounding area, users of the site and on-site personnel.
- 25.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 25.8 Any equipment not used for extended periods is to be switched off.

26. Non Aboriginal Heritage

- 26.1 All personnel working on site will receive training in their responsibilities under the Heritage Act 1977.
- 26.2 If any item of European heritage is discovered during works, work shall cease immediately and the project heritage consultant, the relevant Council and/or Office of Environment and Heritage notified.
- 26.3 Work shall not recommence until the significance of the find is established.

27. Aboriginal Heritage

- 27.1 If suspected Aboriginal material has been uncovered as a result of development activities within the Project Area:
- work in the surrounding area is to stop immediately
 - a temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site
 - an appropriately qualified archaeological consultant is to be engaged to identify the material, and
 - if the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010).
- 27.2 Should Human Remains will be located at any stage during earthworks within the Project Area, all works must halt in the immediate area to prevent any further impacts to the remains. The Site should be cordoned off and the remains themselves should be left untouched. The nearest police station, the relevant Local Aboriginal Land Council and the OEH Regional Office are all to be notified as soon as possible.
- 27.3 If Aboriginal cultural materials are uncovered as a result of development activities within the Project Area, they are to be registered as Sites in the Aboriginal Heritage Information Management System (AHIMS) managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.
- 27.4 All effort must be taken to avoid any impacts on Aboriginal Cultural Heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the Proponent, OEH and the Aboriginal community.

28. Restriction on Hours during Construction

- 28.1 The undertaking of any construction activity on the subject site is to be limited to the following hours:
- Monday to Friday inclusive: 7.00am to 6.00pm
 - Saturdays: 7.00am to 1.00pm
 - Sundays and Public Holidays: No work permitted.

Additionally, the following construction hours are permitted for specified construction activities:

- Saturday – 7am to 8am – for low noise works only including site preparation works.
- 28.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 28.3 Activities may be undertaken outside of hours in condition 28.1 and 28.2 if required
- 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.

- Where the works are inaudible at the nearest external sensitive receiver, a disruption notice has been issued by the relevant LHD or Hospital and a letter of support has been provided from the relevant LHD or Hospital for the Out of Hours Works.

28.4 Consideration will be given to extending these hours to allow for specific work tasks on a case by case basis, subject to approval from Health Infrastructure being sought prior to this occurring and the assessment of any impact of this extension.

29. Access and pedestrian movements

29.1 Safe pedestrian access and movement to the hospital and surrounding buildings shall remain unimpeded at all times.

29.2 Appropriate signage and directional information shall be provided.

Prior to commencement of operation

Note: The following Conditions are to be complied with prior to commencement of operation of the facility.

30. Works as Executed

30.1 Prior to use of the facility, "Works as Executed" drawings are to be submitted to HI.

31. Dangerous Goods Storage

31.1 The recommendations set out in the Preliminary Hazards Analysis prepared by Arup dated 18 May 2022 are to be implemented during the operational phase of the development. These include, but are not limited to, compliance with Australian Standards relating to the storage and handling of dangerous goods, and requirements relating to cryogenic oxygen storages and compressed oxygen tanks.

Advisory Note:

AN1 Project Compliance – DGN 40

Health Infrastructure (HI) is responsible for ensuring that the conditions of consent are complied with during the course of the delivery of the project. To ensure that HI is complying with its legal obligations, compliance with the requirements of DGN 40 – Compliance with Planning Approval Conditions is required.

Determination

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 5.5 (formerly s111) of the Environmental Planning and Assessment Act 1979, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures above.



Rebecca Wark

Chief Executive Health Infrastructure

8 July 2022

Date