

HEALTH INFRASTRUCTURE

Gloucester House Bridge Alterations and Associated Works

Royal Prince Alfred Hospital

Gadigal Country of the Eora Nation

Assessment of Review of Environmental Factors – Prepared by
Architectus Australia Pty Ltd

25 July 2022

Version Number 1

 NSW GOVERNMENT	Health Infrastructure
DETERMINED – APPROVAL	
REF Approval No: 23/2022	
Date: 25/7/2022	
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 Gloucester House Bridge Alterations and Additions and associated road and other works the at Royal Prince Alfred Hospital (RPAH). This review has considered the Review of Environmental Factors (REF) prepared by Architectus dated 5/07/2022 including Appendices A to W.

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 (Resilience and Hazards) 2021*
- k) *Sydney Local Environmental Plan 2012 (SLEP 2012)*
- l) *Guidelines for Division 5.1 Assessments (Feb 2022)*, 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 1000 in DP 1159799.

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 within the southern portion of the East campus.

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 scope of work associated with the proposed activity is:

- 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 connecting Gloucester House to the main hospital, to allow Heavy Rigid Vehicles (HRV's) underneath;
- Gloucester House Plaza (Plaza) and road and road related area works including:
 - Adjustment to the patient drop off traffic island and resurfacing of the roadway in the Plaza area;
 - Associated removal of four (4) Kentia Palm trees located on the traffic island;
 - Replacement tree planting (4 trees) via a mitigation measure; and
 - Minor adjustments to a speed hump on Gloucester House Drive to accommodate HRVs.

Note: Tree pruning is required of one (1) existing tree, a Hills Fig Tree, located on the St Andrew's College site, for only that portion that overhangs the subject site to provide the necessary clearance to allow large vehicles to move between Gloucester House Drive and Missenden Road. The subject tree currently has significant overhang into the road carriage and RPA campus site. This is to be undertaken as Exempt Development following the carrying out of construction works under the REF in accordance with Section 2.63(1)(g) of *State Environmental Planning Policy (Transport and Infrastructure) 2021*. Consent from has been received from St Andrew's College for the proposed pruning and is included at Appendix L for completeness.

Note: a Lilly Pilly shrub / hedge is to be removed associated with the works in Gloucester House Plaza. Due to its size and it not being listed on a Register of Significant Trees, it does not meet the threshold for requiring a permit or approval under the Tree Management Controls listed in the *Sydney Development Control Plan 2012*.

Lambie Dew Drive turning bay / manoeuvring area

The proposed expansion of the loading dock manoeuvring area is to improve the ability for freight vehicles to turn around, particularly HRVs. The expanded footprint is based on swept paths analysis that will allow HRVs to enter and exit with a maximum of a 3-point turn manoeuvre which is a significant improvement to existing conditions.

These works will be supported by the installation of traffic signals. A stop line and traffic signal will be added to the south of the loading dock which will work in conjunction with a stop line and traffic signal in Gloucester House Plaza. This will regulate movement between the main loading docks and Gloucester House Plaza. The traffic signals are not within the scope of the proposed activity as they are exempt development.

Raising of an enclosed overhead pedestrian walkway connecting Gloucester House to the main hospital

Bottom level in the overhead pedestrian bridge located in Gloucester House is to be raised.

The pedestrian bridge is currently located above the carriageway of Gloucester House Drive and limits the clearance to 3.3 metres meaning that HRVs are unable to travel south from the loading dock and go onto Missenden Road via Gloucester House Drive.

This will be possible with the raising of the bridge which will increase the clearance to 4.5 metres. Currently, HRVs going to the loading dock are required to turn around on Lambie Dew Drive and exit the site from where they entered – onto Missenden Road via John Hopkins Drive.

The overall height of the Gloucester House building is not increasing as a result of the proposed activity. This is achieved through creating a step in the lower level on the pedestrian bridge.

Gloucester House Drive and Gloucester House Plaza works

To retain the functionality of the pick-up/drop-off area while facilitating the passageway of HRVs, the central traffic island needs to be reduced, and the pavement replaced with material that is suitable for heavy vehicles.

There are four palm trees located on the traffic island which are required to be removed to allow for these works to occur.

Additionally, a speed bump located on Gloucester House Drive needs to be adjusted to accommodate HRVs passing over.

Due to the narrow roadway width and the bends in the road, the connection between Gloucester House Plaza and the main Loading Docks cannot support two-way traffic for any vehicle larger than an SRV. Traffic signals will be installed to prevent any head-to-head conflicts that may result in large freight vehicles reversing through a narrow roadway.

Signals will be installed at the southern point of the main loading docks, and the northbound roadway in Gloucester House Plaza.

Part Removal of Tree Group 59

An Arboricultural Impact Assessment (AIA) Report was prepared by Martin Peacock Tree Care and is appended at Appendix J of the REF.

The plans show part of tree group 59 (*Howea forsteriana* – Kentia Palm) is to be removed as part of the reconfiguration of Gloucester House Drive. The loss of amenity and canopy cover at the site resultant from tree removal can be offset with the planting of advanced size, new trees in an appropriate location(s) within the Hospital campus. The two (2) retained palms within tree group 59 will be subject to encroachment within their Tree Protection Zone (TPZ) areas (as per AS4970) from the reconfiguration of Gloucester House Plaza. A combination of TPZ fencing and trunk and ground protection will be installed during works to protect these trees.

Planning Pathway

The site is zoned SP2 Infrastructure under the *Sydney Local Environmental Plan [2012]*. The SP2 Infrastructure is a prescribed zone under the TISEPP.

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.

Table 1: Description of proposed activities

Division and Section within TISEPP	Description of Works
2.61(1)(a)	The proposed activity includes alterations and additions to an existing health services facility building (Gloucester House Bridge) for that purpose and will be carried out by or on behalf of a public authority (HI), within the boundaries of an existing health services facility.
2.108(1)	<p>The alterations to Gloucester House Drive and Lambie Dew Drive are considered 'development without consent' under Division 17 of Part 2 of the T&I SEPP. Development for the purpose of a road or road infrastructure facilities may be carried out by or on behalf of a public authority without consent on any land under Section 2.108(1) of the T&I SEPP.</p> <p>Section 2.3(2) of the T&I SEPP defines 'consent' as "when used in relation to the carrying out of development without consent, means development consent and any other type of consent, licence, permission, approval or authorisation that is required by or under an environmental planning instrument". This encompasses an approval to remove a tree that is subject to a tree preservation order.</p> <p>Section 2.108(3) provides that, "a reference to development for the purpose of road infrastructure facilities includes a reference to development for any of the following purposes if the development is in connection with a road or road infrastructure facilities –</p> <p>(a) construction works (whether or not in a heritage conservation area)</p> <p>(b) emergency works or routine maintenance works."</p> <p>Section 2.3(3) provides that if development for a particular purpose that may be carried out without consent includes construction works, then this encompasses, "clearing of vegetation (including any necessary cutting, pruning, ringbarking or removal of trees) and associated rectification and landscaping".</p>

The proposal is consistent with any local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1 including;

- The Greater Sydney Region Plan – A Metropolis of Three Cities
- Eastern City District Plan

- City Plan 2036: Local Strategic Planning Statement

Review of Environmental Factors

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

- Aboriginal Heritage
- Non-Aboriginal 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
- Land Use & Services
- Community Impact/ Social Impact
- Cumulative Impacts

Consultation

Notification of the proposed activity to City of Sydney (Council) and adjoining occupiers of land is required under Section 2.11 and 2.62 of the T&I SEPP. Notification letters were sent out to Council and adjoining occupiers on 25 May 2022.

A response was received from Council within the 21 days of issuing the notification letters. City of Sydney raised no objection to the proposed activity. No response was received from adjoining occupiers within the 21 days of issuing the notification letters.

Other Considerations

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, where necessary to reduce the impact on staff and patients at the hospital caused by the temporary closure of Gloucester House Drive and Gloucester House Plaza.

An Acoustic Assessment Report was prepared by Arup and is appended at Appendix P 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 Out of Hours Works (OOHW) be granted for:

- low noise works only, from 7am-8am on Saturdays; and
- any works for extended hours (permitted 24 hours work, 7 days/week), during the temporary closure of Gloucester House Drive and Gloucester House Plaza.

The rationale for the extended Saturday hours is to reduce the construction duration for an essential service site and minimise impacts to patients and staff of the hospital, which must continue to operate uninterrupted.

Gloucester House Road and Gloucester Plaza will be required to be closed off at various stages of construction. This will be disruptive to the existing operation of the hospital. As a result, it has been requested that during the period of works where Gloucester House Road and Gloucester Plaza are required to be closed off, that OOHW works be permitted to allow for these areas to be closed off for a shorter period. This is considered the best way to minimize disruption caused to hospital operations caused by the closure of these areas.

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 staff and patients and minimising risk to patients. The CNVMP is required to be prepared when a contractor is appointed, prior to the commencement of works. 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 sensitive receiver locations both within the hospital campus and sensitive receiver's at adjoining sites. The CNVMP is required to be prepared when a contractor is appointed, prior to the commencement of works. This requirement is included in the mitigation measures below.

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 does not propose any changes to current arrangements for the storage, use or transport of hazardous substances.

Contaminated Lands

Resilience and Hazards SEPP 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.

The current contamination assessment by Cardno (Appendix W of the REF) recommends a combination of additional testing beneath the Gloucester House Plaza, construction environmental management plans, unexpected finds protocol and materials being removed from site to be classified for off-site disposal in accordance with the EPA (2014) Waste Classification Guidelines.

Appropriate mitigation measures have been included in the recommendation below.

Tree Removal & Pruning

The plans show part of tree group 59 (*Howea forsteriana* – Kentia Palm) (Aboricultural Report at Appendix J of the REF) is to be removed as part of the reconfiguration of Gloucester House Drive. The loss of amenity and canopy cover at the site resultant from tree removal can be offset with the planting of advanced size, new trees in an appropriate location(s) within the Hospital campus.

The two (2) retained palms within tree group 59 will be subject to encroachment within their Tree Protection Zone (TPZ) areas (as per AS4970) from the reconfiguration of Gloucester House Plaza, however a combination of TPZ fencing and trunk and ground protection will be installed during works to protect these trees.

Access

The proposed works to the Link Bridge on Level 4 will result in the loss of level access in the pedestrian bridge through the creation of a step to create the required road clearance.

A user who requires level access will be required to be directed via way finding signage installed throughout Level 4 (directing them to the passenger lift and then to Level 5) and Level 5 of Gloucester House (directing them to the link bridge from the passenger lift).

Wayfinding signage will be installed within the atrium of the Main Hospital on Level 4 directing occupants to use the passenger lift to Level 5 to access the link bridge on Level 5 leading to Gloucester House. This was the recommendation of the BCA consultant in their report (Appendix V of the REF) and is reflected in the mitigation measures 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 5 July 2022 and prepared by Architectus on behalf of NSW Health Infrastructure (including accompanying appendices A - W) 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 2 – Cover Sheet	RPA-ARC-JAC-DRG-REF2-0000	D	17/05/2022	Jacobs
REF 2 – Existing Site Plan	RPA-ARC-JAC-DRG-REF2-3221	G	17/05/2022	Jacobs
REF 2 – Proposed Site Plan	RPA-ARC-JAC-DRG-REF2-3222	I	01/07//2022	Jacobs

REF 2 – Demolition Plan- Level 2	RPA-ARC-JAC-DRG-REF2-3223	I	01/07//2022	Jacobs
REF2 - Demolition Plan - Level 4	RPA-ARC-JAC-DRG-REF2-3224	H	01/07//2022	Jacobs
REF 2 – Proposed Plan- Level 2	RPA-ARC-JAC-DRG-REF2-3225	H	01/07//2022	Jacobs
REF 2- Proposed Plan- Level 4	RPA-ARC-JAC-DRG-REF2-3226	H	01/07//2022	Jacobs
REF 2- Elevation/ Sections	RPA-ARC-JAC-DRG-REF2-3230	G	17/05/2022	Jacobs
REF 2- Section/ Rendering	RPA-ARC-JAC-DRG-REF2-3231	B	17/05/2022	Jacobs

2. Crown Certificate

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

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

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

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.
- 6.3 Replacement tree planting must be provided on site for with four (4) new trees. The professional advice of a registered landscape architect or arborist must be sought to inform of the suitability of the species and their placement on site.

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. Hazardous Materials

- 8.1 All asbestos handling shall be carried out consistent with the recommendations of the Hazardous Materials Survey prepared by Sydney Environmental Group and dated 25 May 2022.
- 8.2 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.
- 8.3 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.
- 8.4 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.
- 8.5 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 8.6 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.
- 8.7 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'.

9. Dilapidation Report

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

10. Construction Management

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.
- 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.

11. Demolition/Construction Waste Management Plan

- 11.1 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.
- 11.2 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.
- 11.3 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.

12. Noise Management Measures

- 12.1 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.).
- 12.2 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.

- 12.3 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.
- 12.4 In accordance with the recommendations of the Royal Prince Alfred Hospital REF #2 Acoustic Assessment Report, prepared by ARUP, dated 7 June 2022, prior to the commencement of works, a detailed Construction Noise and Vibration Management Plan (CNVMP) must be prepared for the project, in which specific attention must be given to mitigating and managing potential impacts upon the surrounding receiver locations. The CNVMP should identify any vibration sensitive equipment within the site boundary and associated vibration criteria then identify appropriate construction equipment, method of construction and/or mitigation measures to be implemented including vibration monitoring if required.

13. Erosion and Sediment Control

- 13.1 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.
- 13.2 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.
- 13.3 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.

14. Services and Utilities

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

15. Construction Traffic Management

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.

16. Construction Site Management

- 16.1 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.
- 16.2 The worksite should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 16.3 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.

- 16.4 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.
- 16.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 16.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 16.7 No batching plant is permitted on the site.
- 16.8 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.
- 16.9 Any contractor(s) must meet all workplace safety legislation and requirements.
- 16.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 16.11 Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

17. Erosion and Sediment Control

- 17.1 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.
- 17.2 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.
- 17.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

18. Air Quality and Dust Management

- 18.1 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.
- 18.2 No burning of materials is permitted.
- 18.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties
- 18.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 18.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 18.6 Exposed areas are to be progressively revegetated as soon as practical.
- 18.7 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 18.8 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.

- 18.9 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.

19. Construction

- 19.1 No blasting shall be permitted during construction.
- 19.2 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.

20. Services

- 20.1 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.
- 20.2 Where services are found not to be adequate to support the development they shall be appropriately augmented.

21. Traffic Management

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

22. Contamination (Unexpected Finds)

- 22.1 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.
- 22.2 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 *SEPP (Resilience & Hazards) 2021* 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.
- 22.3 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.
- 22.4 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.
- 22.5 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
- 22.6 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.
- 22.7 Construction works should not result in the contamination of the site.
- 22.8 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.

- 22.9 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.
- 22.10 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

23. Noise and Vibration Management

- 23.1 All works will be in accordance with AS2436-1981: Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- 23.2 Building contractors are to implement the requirements of the Office of Environment “Interim Construction Noise Guideline (July 2009)” as far as practicable.
- 23.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 23.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 23.5 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.
- 23.6 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.
- 23.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 23.8 Any equipment not used for extended periods is to be switched off.

24. Non Aboriginal Heritage

- 24.1 All personnel working on site will receive training in their responsibilities under the Heritage Act 1977.
- 24.2 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.
- 24.3 Work shall not recommence until the significance of the find is established.

25. Aboriginal Heritage

- 25.1 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).
- 25.2 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.

- 25.3 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.
- 25.4 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.

26. Restriction on Hours during Construction

- 26.1 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: 8.00am to 1.00pm
 - Sundays and Public Holidays: No work permitted.
 - Monday to Sunday (7 days) 24 hours/day, where necessary to reduce the impact on staff and patients at the hospital, only during the temporary closure of Gloucester House Drive and Gloucester House Plaza, subject to all recommendations of the Acoustic Assessment Report prepared by ARUP (07/06/2022), and where 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.
- 26.2 Low noise works only (including site preparation works) are permitted on Saturdays between 7am – 8am in accordance with the recommendations of the Acoustic Assessment Report prepared by ARUP (07/06/2022)
- 26.3 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 26.4 Activities may be undertaken outside of hours in condition 27.1 and 27.2 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.
- 26.5 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.

27. Access and pedestrian movements

- 27.1 Safe pedestrian access and movement to the hospital and surrounding buildings shall remain unimpeded at all times.
- 27.2 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.

28. Wayfinding

Prior to the use of the facility, wayfinding signage is to be installed in compliance with Australian Standard 1428.4.2 (2018) (Design for access and mobility, Part 4.2: Means to assist the orientation of people with vision impairment - Wayfinding signs) within the atrium of the Main Hospital on Level 4 directing occupants to use the passenger lift to Level 5 to access the link bridge on Level 5 leading to Gloucester House

29. Greening our Facilities – Tree Planting Reporting

30. Within six month of the completion of the works the placement, a report on the number of trees planted as required under this approval shall be demonstrated by logging the relevant information with HI-Planning.

31. Works as Executed

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

Advisory Notes

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.



25 July 2022

Rebecca Wark

Date

Chief Executive Health Infrastructure