

HEALTH INFRASTRUCTURE

Fairy Meadow Ambulance Station – RAIR 2

Dharawal Country

Decision Statement for Review of Environmental Factors –
Prepared by GeoLINK

24/07/2023

Version Number 1

	Health Infrastructure
<i>DETERMINED – APPROVAL</i>	
REF Approval No: 11/2023	
Date: 4/8/2023	
Signed by: 	



Fairy Meadow Ambulance Station – RAIR 2

Project Details	
Project Name	Fairy Meadow Ambulance Station – RAIR 2
Project Location	Wollongong Innovation Campus – 7 Squires Way, Fairy Meadow
REF Prepared by	GeoLINK dated 22 June 2023
Activity Description	Construction of a new ambulance station

Decision Statement

Based on the REF document, the Recommendation report and any other information and any advice from other relevant determining authorities:

- the proposed activity is not likely to have a significant impact on the environment and therefore an Environmental Impact Statement (EIS) is not required;
- the proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a Species Impact Statement (SIS) and/or Biodiversity Assessment Report (BDAR) is not required;
- the proposed activity may proceed subject to the mitigation measures in Schedule 1 below that are required to eliminate, minimise or manage environmental impacts.

Determination

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 5.5 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, and having regard to the Assessment Report, the Statement of Compliance and the Review of Environmental Factors prepared by GeoLINK dated 22 June 2023, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures in Schedule 1 below.



.....

Rebecca Wark
Chief Executive Health Infrastructure

4 August 2023

.....

Date

Schedule 1

Mitigation measures

The following Mitigation Measures have been imposed to ensure that the 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* (EP&A Act). These mitigation measures are required to eliminate, minimise or manage environmental impacts of the activity. They provide measures for the appropriate environmental performance of the activity, including regular monitoring and reporting.

General measures

1. Obligation to prevent impacts to the environment

In addition to meeting the mitigation measures in this determination, all reasonable and feasible measures should be implemented to prevent impacts to the environment that may result from the activity.

2. Development in Accordance with Plans and Documentation

The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 22 June 2023 and prepared by GeoLINK on behalf of NSW Health Infrastructure (including accompanying Appendices A - Z) 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
Cover Page	AR-0000	H	28/4/2023	djrd architects
Site Analysis	AR-0100	F	28/4/2023	djrd architects
Proposed Site Plan	AR-0101	I	28/4/2023	djrd architects
Shadow Diagrams	AR-0102	F	28/4/2023	djrd architects
Demolition Plans	AR-0103	J	28/4/2023	djrd architects
Ground Floor General Arrangement Plan	AR-1101	I	28/4/2023	djrd architects
Roof Plan	AR-1102	H	28/4/2023	djrd architects
Elevations	AR-2001	H	28/4/2023	djrd architects
Sections	AR-2501	H	28/4/2023	djrd architects
Axonometric	AR-9002	I	28/4/2023	djrd architects
Landscape Cover Sheet	000	I	16/11/2022	Site Image
Landscape Plan	101	I	16/11/2022	Site Image
Landscape Details	501	G	30/9/2022	Site Image
<i>Sediment and Erosion Control Plan</i>	C1205	P5	April 2022	Meinhardt Bonacci
<i>Bulk Earthworks Detail Plan</i>	C1210	P4	April 2022	Meinhardt Bonacci
<i>Siteworks and Stormwater Drainage Plan</i>	C1230	P5	April 2022	Meinhardt Bonacci
<i>Pavement Plan</i>	C1260	P5	April 2022	Meinhardt Bonacci

3. 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.

4. National Construction Code of Australia

All building work is to be undertaken in accordance with the National Construction Code of Australia and referenced Australian Standards, including the requirements of AS 1428.1:2021 Design for access and mobility, Part 1: General requirements for access – New building work.

5. Approvals

These conditions do not remove any obligation to obtain all other licences, permits, approvals and land owner consents from all relevant authorities and land owners as required under any other legislation for the Project. The terms and conditions of such licences, permits, approvals and permissions must be complied with at all times. A copy of all approvals is to be kept on site.

6. Long Service Levy

The Crown Certificate must not be issued unless the Crown Certifier is satisfied the required levy payable under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid. The levy must be paid by the person liable, as specified in Section 38 of the *Building and Construction Industry Long Service Payments Act 1986*. For further information contact the Long Service Corporation on their Helpline 131441.

7. Tree Management and Landscape

- 7.1 Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- 7.2 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.
- 7.3 Trees proposed to be removed are to be in accordance with the Plans and Documentation approved under this Determination and replaced at a replacement ratio of at least 1:1, as indicated by the Landscape Plans prepared by Site Image and dated 16/11/2022.

8. Prior Notice of Category 2 Remediation Work

Where relevant, all required regulatory notifications and permits are to be obtained including Notification of Category 2 Remediation Works to Council for the remedial work at least 30 days before the commencement of the work. Notice must be given in accordance with clause 4.13 of the *State Environmental Planning Policy (Hazards and Resilience) 2021*.

9. Structural adequacy

All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the activity, must be constructed in accordance with the relevant requirements of the National Construction Code.

10. External walls and cladding

The external walls of buildings, including additions to existing buildings, that are part of the activity, must comply with the relevant requirements of the National Construction Code.

11. External materials

The external colours, materials and finishes of buildings must be consistent with the approved plans under mitigation measure 2. Any minor changes to the colour and finish of the approved external materials may be approved by the Crown Certifier, provided that:

- a. The alternative colour/material is of a similar tone/shade and finish to the approved external materials and colours; and

- b. The quality and durability of any alternative material is the same standard as the approved external building materials.

12. Sustainability

- 12.1 Prior to the commencement of construction, unless otherwise agreed by HI's Program Manager, Sustainability, it must be demonstrated to the Crown Certifier that the project is able to achieve:
 - a) compliance with Section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool, the equivalency of a 5 Star Green Star rating under Design Guidance Note No. 058; or
 - b) that the activity achieves the list of sustainability initiatives that align with Health Infrastructure Sustainability Commitment and Strategy, NSW Government Policy and industry good practice and approved by HI's Program Manager, Sustainability.
- 12.2 Wastewater from the wash bay shall be recycled and reused on site.

13. Compliance with Mitigation Measures

The Proponent engaged by HI, must ensure that all relevant personnel, including contractors (and their subcontractors), are aware of these Mitigation Measures, and the requirement to undertake the activity within these Measures.

14. Non-compliance notification

- 14.1 The HI-Planning Team and the HI-Regional Director must be notified where a non-compliance with a mitigation measure is identified.
- 14.2 The notification should identify relevant activity, set out the mitigation measure that is non-compliant with, the way in which it does not comply, any known reasons for the non-compliance and what actions have been, or will be undertaken, to address the non-compliance.

Prior to commencement of works

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

15. Consultation Approach

- 15.1 Prior to the commencement of work, a consultation approach shall be prepared that:
 - a. Identifies the relevant people that may be consulted during the construction phases of the activity. At the minimum this should include the relevant Council, community (including adjoining affected landowners, businesses and any other directly impacted by the activity);
 - b. Determines the suitable methods of consultation with relevant stakeholders, including the receipt of feedback; and
 - c. Provides the approach access to project information.
- 15.2 Prior to the commencement of any fencing works at 27 Cowper Street, Fairy Meadow, consent from the owner of 27 Cowper Street must be obtained. If not obtained, fencing may be provided to boundary of the subject site.

16. Community Notification

- 16.1 Prior to commencement of work, the Proponent must notify in writing to 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.
- 16.2 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 (if any) were taken.
- 16.3 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.
- 16.4 A site notice board must be located at the entrance or other appropriate location on the site in a prominent position. The notice must be A1 sized, durable and weatherproof and include the following:
- 24-hour contact person for the site;
 - Telephone, facsimile numbers and email addresses;
 - Site activities and time frames; and
 - Details of where accessible project information can be sourced.
- 16.5 The site notice must be placed at eye level and be erected no less than 2 days prior to the commencement of works.

17. Contamination

- 17.1 In accordance with the Detailed (Stage 2) Site Investigation (DSI) dated 5 August 2022, the following recommendations are to be implemented as part of the Activity:
- Further assessment of soils classified as PASS should be undertaken to:

Assess the nature and extent of natural soil layers that have a pH of 5.5 or more, and that would meet the definition of virgin excavated natural material (VENM) even though they contain sulfidic ores. This assessment could facilitate offsite disposal of those soils (if excavated) below the permanent water table without treatment, at a suitably licensed facility.

Assist with delineation of relevant PASS layers that cannot be disposed of below the permanent water table without treatment, to better inform relevant liming rates for acid sulfate soil treatment of those soils, prior to waste classification and offsite disposal.
 - An acid sulfate soils management plan should be prepared to address identified acid sulfate soils; and
 - Further assessment and management plan works should be undertaken by a suitably experienced environmental consultant.

18. Hazardous Materials

- 18.1 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.
- 18.2 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.
- 18.3 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.

- 18.4 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 18.5 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.

19. Pre-Construction Dilapidation Report

- 19.1 Prior to construction, a dilapidation report is to be prepared for Council or other assets within the zone of influence of the work.
- 19.2 The dilapidation report should:
 - a. Be prepared in consultation with the relevant asset owner or provider of any services and infrastructure that are to be affected by the activity, to make suitable arrangements for access to diversion, protection and support of the affected assets or infrastructure;
 - b. Identify the condition of affected assets or infrastructure in the vicinity of the work; and
 - c. Be provided to the Council, other asset owner or provider and the Crown Certifier.

20. Pre-Construction Survey – Adjoining Properties

- 20.1 Prior to construction, an offer of a pre-construction survey is to be made to adjoining buildings within the zone of influence of the work.
- 20.2 Where the offer of a pre-construction survey is accepted, it should:
 - a. Be prepared prior to the commencement of vibration generating works that could impact on identified buildings; and
 - b. Provided to the owner of identified buildings and Crown Certifier in the form of a Pre-Construction Survey Report.

21. Construction Management

A detailed Construction Environmental Management Plan (CEMP) is to be prepared prior to the commencement of works, provided to the Crown Certifier, and implemented during the undertaking of works. The CEMP must be prepared having regard to the *Environmental Management Plan Guideline: Guideline for Infrastructure Projects (2020)* prepared by the Department of Planning and Environment, and is to include (where relevant), but not be limited to, the following:

- a. Details of:
 - i. hours of work;
 - ii. 24-hour contact details of site manager;
 - iii. management of dust and odour;
 - iv. stormwater control and discharge;
 - v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - vi. any other specific environmental construction mitigation measures detailed in this REF;
 - vii. any requirements outlined in any relevant approvals, permits or licences; and
 - viii. community consultation and complaints handling.

- b. Construction traffic and Pedestrian Management Plan;
- c. Construction noise and vibration management;
- d. Construction waste management, including contaminated waste;
- e. Construction soil and water management;
- f. Flood management;
- g. Tree protection;
- h. Air quality and dust management measures;
- i. Demolition Work Plan;
- j. Unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
- k. Unexpected finds protocol for historical heritage;
- l. Unexpected finds protocol for contamination;
- m. Emergency Management Plan; and
- n. Training of responsibilities under *National Parks and Wildlife Act 1975*, *Heritage Act 1977* and any other relevant legislation.

22. Demolition/Construction Waste Management Plan

- 22.1 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 the Department of Environment and Climate Change (DECC) *Waste Classification Guidelines (2008)* and the *Protection of the Environment Operations Act 1997*. A copy of the plan is to be provided to the Crown Certifier.
- 22.2 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; and
 - e. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
- 22.3 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; and
 - c. Non-recyclable wastes will be collected and disposed of or recycled in accordance with Office of Environment and Heritage (OEH) guidelines.

23. External walls and cladding

- 23.1 Prior to commencement of work, independent advice is required to confirm that the products and systems proposed for use or used in the construction of any external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the National Construction Code.

- 23.2 The independent advice is to be prepared and signed by a suitable qualified expert, such as a façade engineer or other building professional and a copy of the advice is to be provided to the Crown Certifier.

24. Operational noise – Mechanical Plan and Equipment

- 24.1 Prior to the installation of mechanical plant and equipment, independent advice is required to confirm compliance with relevant project noise trigger levels as recommended in the Acoustic Assessment prepared by JHA Services and dated 6/7/2022.
- 24.2 The independent advice should be prepared by suitably qualified expert, such as a practising acoustic engineer, and a copy of the advice is to be provided to the Crown Certifier.

25. Erosion and Sediment Control

- 25.1 Implement the recommendations contained in the Geotechnical Assessment prepared by Alliance, dated 5 August 2022.
- 25.2 Erosion and sediment controls will be implemented in accordance with the Landcom/Department of Housing *Managing Urban Stormwater, Soils and Construction Guidelines* (Blue Book) and ensure any water diversion or control outlets associated with the works do not result in scouring.
- 25.3 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.
- 25.4 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.

26. 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.

27. Monitoring and Reporting

- 27.1 Prior to the commencement of works, a program for the monitoring and reporting of compliance with these mitigation measures shall be prepared. The timing and scope of these are to be defined in the program, however, must be undertaken at least every 6 months following the commencement of works.
- 27.2 The compliance reporting should:
- Provide a summary and analysis of the monitoring undertaken;
 - Details of any complaints received, and responses and actions to these;
 - Any strategies to reduce the recurrence of such complaints; and
 - Results from any other monitoring and/or audit undertaken, and any actions taken in response to these.
- 27.3 The compliance reports are to be provided to the HI-Planning Team and the relevant HI-Regional Director.
- 27.4 Refer also to Advisory Note AN1.

During construction/undertaking of work

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

28. Site notice

The Site Notice(s) required by mitigation measure 16.4 must be prominently displayed during the construction of the activity.

29. Construction Site Management

- 29.1 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.
- 29.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 29.3 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 1940:2017 The Storage and Handling of Flammable and Combustible Liquids; and
 - Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.
- 29.4 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.
- 29.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 29.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 29.7 No batching plant is permitted on the site.
- 29.8 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.
- 29.9 All contractor(s) must meet all workplace safety legislation and requirements.
- 29.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 29.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

30. Erosion and Sediment Control

- 30.1 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.
- 30.2 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.
- 30.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

31. Air Quality and Dust Management

- 31.1 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.

- 31.2 No burning of materials is permitted.
- 31.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- 31.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 31.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 31.6 Exposed areas are to be progressively revegetated as soon as practical.
- 31.7 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 31.8 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.
- 31.9 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.

32. Services

- 32.1 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.
- 32.2 Where services are found not to be adequate to support the activity they shall be appropriately augmented.

33. Traffic Management

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

34. Contamination (Unexpected Finds)

- 34.1 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.
- 34.2 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 and Hazards) 2021 and if required prepare a Remediation Action Plan (RAP) which details the necessary remedial work or management required to render the site suitable for the proposed development.
- 34.3 Following completion of the remediation, a Site Remediation and Validation Report (SRVR) which documents the completeness of the remedial work is to be submitted to HI and the EPA, if required.
- 34.4 Any contaminated materials or hazardous substances that need to be removed from the site are to be classified first and then stored, transported and disposed of in accordance with EPA requirements at an EPA licensed waste facility.
- 34.5 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 Safe Work Australia Code of Practice *How to Manage and Control Asbestos in the Workplace February 2016*, including being undertaken by contractors who hold a current Safe Work Asbestos or Demolition Licence and any other current Safe Work Licence required

- 34.6 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.
- 34.7 Construction works should not result in the contamination of the site.
- 34.8 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.
- 34.9 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.
- 34.10 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

35. Noise and Vibration Management

- 35.1 All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- 35.2 Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.
- 35.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 35.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 35.5 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.
- 35.6 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.
- 35.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 35.8 Any equipment not used for extended periods is to be switched off.
- 35.9 Construction vehicles (including concrete agitator trucks) are to not arrive at the site or any surrounding residential precincts outside of the construction hours of work outlined under mitigation measure 38.

36. Non Aboriginal Heritage

- 36.1 All personnel working on site will receive training in their responsibilities under the *Heritage Act 1977*.
- 36.2 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.
- 36.3 Work shall not recommence until the significance of the find is established.

37. Aboriginal Heritage

- 37.1 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).

- 37.2 Should human remains 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.
- 37.3 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.
- 37.4 All efforts 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.

38. Restriction on Hours during Construction

- 38.1 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; and
 - Sundays and Public Holidays: No work permitted.
- 38.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 38.3 Activities may be undertaken outside of hours in measure 38.1 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.
- 38.4 Consideration will be given to extending these hours to allow for specific work tasks on a case by case basis, subject to approval from HI being sought prior to this occurring and the assessment of any impact of this extension.

39. Access and pedestrian movements

- 39.1 Safe pedestrian access and movement shall remain unimpeded at all times.
- 39.2 Appropriate signage and directional information shall be provided.

Prior to commencement of operation

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

40. Works as Executed

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

41. Structural certification

- 41.1 All new buildings and structures, and any alterations or additions to existing buildings and structures, shall have a structural certificate prior to the use of the facility.

41.2 The structural certificate must be prepared by a qualified and practicing Structural Engineer and confirms that the structural work is compliant with the structural drawings.

41.3 A copy of the structural certificate is to be provided to the Crown Certifier.

42. Fire safety certification

42.1 Prior to the use of the facility, a Fire Safety Certificate must be obtained for all Essential Fire or Other Safety Measures required as part of the operation of the activity.

42.2 A copy of the Fire Safety Certificate is to be provided to the Crown Certifier.

43. Post-construction dilapidation report

43.1 Prior to use of the facility, a post-construction dilapidation report is to be prepared.

43.2 The post-construction dilapidation report should:

- a. Identify whether the construction work created any structural damage to affected infrastructure, as identified in the pre-construction dilapidation report at mitigation measure 19;
- b. Have written confirmation from the relevant infrastructure authorities that there is no damage to their infrastructure; and
- c. Be provided to Council, asset owner or other provider and the Crown Certifier in the form of a Post-Construction Dilapidation Report.

43.3 Where the post-construction dilapidation report determines that there is damage to infrastructure as a result of construction activity, the Proponent must repair any damage caused by carrying out the works.

44. Post-construction survey – adjoining properties

44.1 Prior to the use of the facility, a post-construction survey report is to be prepared.

44.2 The post-construction survey should:

- a. Identify whether construction work caused any damage to affected buildings identified in the pre-construction survey at mitigation measure 20; and
- b. Be provided to the owner of identified buildings and Crown Certifier in the form of Post-Construction Survey Report.

44.3 Where the post-construction survey report determines that there is damage to a building as a result of construction activity, the Proponent must repair any damage caused by carrying out the works.

45. Operational waste management

45.1 Prior to the use of the facility, any operational waste management measures necessary for the activity shall be finalised in an Operational Waste Management Plan. This plan should outline how waste would be minimised, handled, stored and disposed of appropriately, including in accordance with any relevant guidelines.

45.2 A copy of the Operational Waste Management Plan is to be provided to the Crown Certifier.

46. Stormwater operation and maintenance plan

46.1 Prior to the use of the facility, a Stormwater Operation and Maintenance Plan is to be prepared and submitted to the satisfaction of the Crown Certifier. The Stormwater Operation and Maintenance Plan shall ensure that stormwater quality measures remain effective and contain the following:

- a. Maintenance schedule of all stormwater quality treatment devices;
- b. Record and reporting details; and

- c. Work Health and Safety requirements.

47. Flood management

- 47.1 Prior to occupation of the site a Business Continuity Plan shall be prepared by a suitably qualified person outlining how the ambulance station would be managed during an extreme flood event. The Plan is to consider and address the following matters:
- i. During a flood, it would be safe to shelter-in-place in the building at the site (provided that the floor level is constructed above the PMF as intended).
 - ii. The duration of inundation across the catchment may range from as little as 30 minutes through to several hours depending on the location and the nature of the storm event. The site itself may experience inundation of 1 to 4 hours duration in events of a 2% AEP magnitude or larger.
 - iii. Do not attempt to drive through floodwater. Driving through floodwater is the major cause of death during floods. Floodwater may be deeper or faster flowing than it appears and can contain hidden snags or debris, or the road beneath may be damaged. Ambulance drivers who may be required to drive through floodwaters should be provided with specialist training.
 - iv. If evacuation of the site is being considered during a storm or flood event, water levels at the Cabbage Tree Creek gauge should be monitored (<https://mhl.nsw.gov.au/Station-214405>) and consideration given to the following:
 - A level of 5.3 mAHD is used by the SES as a response trigger level, indicating that some roads are likely to begin experiencing inundation soon thereafter. At a level of 5.5 mAHD the Princes Highway at Hungry Jacks is likely to be inundated, as is Montague Street. These levels could be considered as a threshold for determining whether it is appropriate to complete an early evacuation.
 - If floodwaters have begun to spill across the site from the south-west, it is expected that hazardous road conditions would be encountered during evacuation and it would be preferable to remain at the site until conditions abate.
 - The safest route out of the local floodplain is to the north along Carters Lane via Storey Street and Holder Street. If significant inundation is encountered on local roads (e.g., Elliots Road, Carters Lane or Squires Way) when leaving the site, it is likely that hazardous road conditions would be encountered elsewhere during the journey. Accordingly, it would be preferable to return to the site and shelter-in-place until conditions abate.
 - v. On receipt of a Bureau of Meteorology (BoM) Preliminary Flood Warning, Flood Warning, Flood Watch, Severe Thunderstorm Warning or a Severe Weather Warning for Flash Flooding consider whether it is appropriate to complete an early evacuation of the site prior to flooding by:
 - Monitoring the BoM website (<http://www.bom.gov.au/nsw/warnings/index.shtml>) and local radio stations for updates; and,
 - Checking water levels at the Cabbage Tree Creek gauge (<https://mhl.nsw.gov.au/Station-214405>).
 - vi. The SES may advise the community to evacuate. The SES will issue an 'Evacuation Warning' when the intent is to warn the community of the need to prepare for a possible evacuation. The SES will issue an 'Evacuation Order' when the intent is to instruct the community to immediately evacuate in response to an imminent threat. In such case, follow the instructions issued by the SES. The SES will issue an "All clear" notification when return to evacuated areas is safe after floodwaters have receded and reliable access is available.
- 47.2 No potentially polluting or hazardous materials shall be stored externally below the 1% AEP level plus 0.5m.

48. External Lighting

- 48.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the external lighting complies with Australian Standard AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.

49. Mechanical ventilation

- 49.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the mechanical ventilation systems complies with:
- Australian Standard AS 1668.2-2012 The use of ventilation and air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and
 - Any dispensation granted by Fire and Rescue NSW.

50. Operational Noise – Plant and Machinery

Prior to the use of the facility, it must be demonstrated to the Crown Certifier that noise associated with the operation of any mechanical plant or machinery does not exceed the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment prepared by JHA Services and dated 6/7/2022.

51. Landscaping

Prior to the use of the facility, landscaping of the site in accordance with the landscape plans under mitigation measure 2 must be completed to the satisfaction of the Crown Certifier.

Post operation

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

52. Operation of plant and machinery

All plant and equipment used as part of the activity must be maintained and operated in proper and efficient condition.

53. Operation Noise

- 53.1 Whenever possible, the pressure washer and other power tools shall be operated between 7 am to 8 pm during Monday and Friday and between 8 am to 8 pm on Saturdays, Sundays, and Public Holidays.
- 53.2 Use of ambulance sirens within the Ambulance Station lot and surroundings should be minimised whenever possible and their operation be addressed in the Management Plan.
- 53.3 To minimise impact on the surrounding amenity, Waste Collection movements are recommended to occur during the day-time.

54. External Lighting

Should the external lighting result in any impacts on the amenity surrounding sensitive receivers, the Proponent must provide appropriate measures to reduce the impacts. Such measures may include adjusting light mounting and direction, and/or screening devices such as shades.

55. Stormwater management

Stormwater management systems, including any water treatment systems, must be maintained and operated in a proper and efficient condition.

56. Hazards and risks

Chemicals, fuel and oils that could be used on the site are to be handled in accordance with:

- The requirements of relevant Australian Standards; and/or

- b. The EPA Storing and Handling of Liquids: Environmental Protection – Participants Manual if the chemicals are liquids.

57. Dangerous goods

Dangerous goods, as defined by the Australian Dangerous Goods Code, are to be stored and handled in accordance with all relevant Australian Standards.

Advisory Notes

AN1 Project Compliance – Town Planning Approvals – Guide to Post Approval Management (Feb 2023)

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 HI's *Town Planning Approvals – Guide to Post Approval Management (Feb 2023)* is required.