

HEALTH INFRASTRUCTURE

Shoalhaven Hospital Temporary Helipad

Decision Statement for Review of Environmental Factors

Prepared by _planning Pty Ltd

13/06/2023

Version Number 02



Shoalhaven Hospital Temporary Helipad

Project Details	
Project Name	Shoalhaven Hospital Temporary Helipad
Project Location	92 A batross Road, South Nowra
REF Prepared by	_planning Pty Ltd, 24 May 2023
Activity Description	To use the existing helipad at the Emergency Management Centre (EMC) as a temporary helipad by the NSW Ambulance/ Toll Ambulance Rescue Helicopter for a period of three (3) years until 2026 whilst the Shoalhaven Hospital is being built.

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 in this case;
 - 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* (EP&A Act), 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 _planning Pty Ltd, dated 24 May 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

26 June 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 and reporting.

General measures

1. Obligation to prevent impacts to the environment

- 1.1 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

- 2.1 The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 24 May 2023 and prepared by _planning Pty Ltd on behalf of NSW Health Infrastructure (including accompanying Appendices A – M) 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
Site Plan – Location of the Fire fighting equipment, windstock and floodlight	SK001	0	22 May 2023	JSP

3. Crown Certificate

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

4. Long Service Levy

- 4.1 The Crown Certificate must not to 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.

5. National Construction Code of Australia

- 5.1 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.

6. Terms of the Approval

- 6.1 This approval permits the temporary use of the existing helipad for a period of three (3) years up to and including 31 December 2026.
- 6.2 An extension of the temporary use may occur if the construction and completion of the helipad at the Shoalhaven Hospital redevelopment (subject to approval under SSDA-35999468) is delayed and this shall be subject to prior consultation with Council and the communication strategy required under Mitigation Measure 12 below.

7. Approvals

- 7.1 These conditions do not remove any obligation to obtain all other licences, permits, approvals and landowner consents from all relevant authorities and landowners 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.

8. Tree Management and Landscape

- 8.1 No trees are permitted to be removed as part of this application.
- 8.2 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.

9. Demolition

- 9.1 Any demolition work must be undertaken in accordance with the provisions of Australian Standard AS 2601: 2001 The Demolition of Structures. The Demolition Work Plan must comply with the safety requirements of this standard.

10. Compliance with Mitigation Measures

- 10.1 The Proponent 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.
- 10.2 Refer also to Advisory Note AN1.

11. Non-compliance notification

- 11.1 The HI-Planning Team and the HI-Regional Director must be notified where a non-compliance with a mitigation measure is identified.
- 11.2 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 subject site, and at other stages where stated.

12. Communication Strategy

- 12.1 A communication strategy shall be prepared to provide mechanisms to facilitate communication between the contractor, Council, key stakeholders (RFS, SES and Surf Lifesaving Service) and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), prior to the operation commencing.
- 12.2 The communication strategy must;
- (a) Identify people to be consulted during the construction and operation phase;
 - (b) Set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
 - (c) Set out procedures and mechanisms:
 - (i) Through which the community can discuss or provide feedback to the operator;

- (ii) Through which the operator will respond to enquiries or feedback from the community and;
- (iii) To resolve any issue and mediate any disputes that may arise in relation to the operation of the development.
- (iv) The community communication strategy shall be made public and updated regularly and where required.

13. Complaints register

- 13.1 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.
- 13.2 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.

14. Site notice

- 14.1 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 size, durable and weatherproof and include the following:
 - a. 24-hour contact person for the site;
 - a. Telephone, facsimile numbers and email addresses;
 - b. Site activities and time frames; and
 - c. Details of where accessible project information can be sourced.
- 14.2 The site notice must be placed at eye level and erected no less than 2 days prior to the commencement of works.
- 14.3 The following mitigation measures will be implemented in order to prevent adverse impacts in relation to waste generated by the proposed works:
 - d. 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;
 - e. Unnecessary resource consumption will be avoided; and
 - f. Non-recyclable wastes will be collected and disposed of or recycled in accordance with Office of Environment and Heritage (OEH) guidelines.

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 with minimal disruption caused.

16. Operational Management

- 16.1 A detailed Operational Management Plan shall be prepared and shall be based on the Operational Procedure prepared by AviPro which accompanies the application. The Plan shall outline the process of collection and drop off of patients, Ambulance procedures, access to and from the site and general Helicopter protocols and processes that will need to be adhered to in order to ensure the safe, compliant and efficient functioning of the facility and service. It should outline how any potential land use conflicts will be minimised and managed (ie any clash with the use of the helipad with the other land uses being RFS, SES and Surf Lifesaving).
- 16.2 A copy of the Operational Plan of Management shall be provided to Council and the existing land uses onsite at the EMC (SES, RFS and Surf Lifesaving) and a meeting or workshop to explain the procedures prior to commencement should occur.

17. Construction Management

- 17.1 A detailed Construction Environmental Management Plan (CEMP) (if deemed to be required) 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. Unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
 - c. Unexpected finds protocol for historical heritage;
 - d. Unexpected finds protocol for contamination or hazardous material;
 - e. Emergency Management Plan; and

18. Waste Management Plan

- 18.1 A Waste Management Plan shall be prepared (if deemed to be required) 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*.

During construction/undertaking of work

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

19. Construction Site Management

- 19.1 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.
- 19.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 19.3 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
 - SafeWork NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.

- 19.4 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.
- 19.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 19.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 19.7 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.
- 19.8 All contractor(s) must meet all workplace safety legislation and requirements.
- 19.9 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 19.10 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

20. Air Quality and Dust Management

- 20.1 No burning of materials is permitted.
- 20.2 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- 20.3 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 20.4 Any exposed areas are to be progressively revegetated as soon as practical.
- 20.5 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 20.6 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.
- 20.7 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.

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. Noise and Vibration Management

- 23.1 All works will be in accordance with AS 2436-2010 Guide to Noise and Vibration Control on Construction, Demolition and Maintenance 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 Unnecessary noise is to be avoided when carrying out manual operations and operating plant equipment.
- 23.6 Any equipment not used for extended periods is to be switched off.
- 23.7 Construction vehicles are to not arrive at the site or any surrounding residential precincts outside of the construction hours of work outlined under mitigation measure 25.1.

24. Non Aboriginal Heritage

- 24.1 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.
- 24.2 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 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 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.

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; and
 - Sundays and Public Holidays: No work permitted.

- 26.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 26.3 Activities may be undertaken outside of hours in condition 24.1 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.

27. Access and pedestrian movements

- 27.1 Safe pedestrian access and movement to the Shoalhaven Emergency Management Centre (EMC) and surrounding buildings shall remain unimpeded at all times.
- 27.2 Appropriate signage and directional information shall be provided (if required).

Prior to commencement of operation

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

28. Fire safety certification

- 28.1 Prior to the use of the facility, a Fire Safety Certificate must be obtained for all Essential Fire or Other Safety Measures (if required) for the fire safety equipment and services that are to be provided as part of the operation.

29. Signage

- 29.1 Prior to the use of the facility, signage and directional information shall be installed. This includes any necessary advisory signage, and/or wayfinding and identification signage provided on the plans.

During operation

30. Ongoing operation

- 30.1 The Operational Management Plan prepared in accordance with mitigation measure 14.1 shall be adhered to at all times. The Plan shall be updated if any processes or operations change.

31. Preferred Flight Path

- 31.1 The designated easterly flight path shall be utilised whenever possible as this is the preferred path for helicopters arriving and departing from the site.

32. Ambulance parking

- 32.1 The proposed ambulance waiting/parking bay/s shall be appropriately signposted.

33. Hours of operation

- 33.1 The helipad is permitted to operate 24 hours a day only when the *Corymbia maculata* (Spotted Gum) tree, located at the at the corner of Albatross Road and Coral Sea Drive, and marked by Council's Tree Management Officer with a yellow 'X', has occurred. This is because the tree poses a risk to safe night-time flying. The removal of the tree is subject to a separate planning approval process. Prior to the removal of the tree the helipad must operate during daytime hours only.

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.