

HEALTH INFRASTRUCTURE

Child and Adolescent Mental Health Services (CAMHS) project – Nepean Hospital

Decision Statement for Review of Environmental Factors –

Prepared by _planning Pty Ltd

11/07/2023

Version Number 7

Nepean CAMHS project

Project Details	
Project Name	Nepean Hospital CAMHS project
Project Location	Nepean Hospital
REF Prepared by	_planning Pty Ltd and dated 6 June 2023
Activity Description	Demolition of the Nepean 1 and 2 buildings and the Sexual Health building, tree removal, site preparation, construction of a new two-storey building for Child and Adolescent Mental Health Services (CAMHS), new driveway access with associated parking, landscaping and site works.

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 _planning Pty Ltd, dated 6 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

11 July 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

- 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 6 June 2023 and prepared by _planning Pty Ltd on behalf of NSW Health Infrastructure (including accompanying Appendices A - S) 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
Survey Plan	DETL-002 Sheets 1-10	Issue C	13/5/2022	Veris
Demolition Plan	23068-NBRS-0210	Issue B	24/5/2023	NBRS Architects
Site Plan	23068-NBRS-0300	Rev C	24/5/2023	NBRS Architects
Level 02 Plan	NRH-STH-DRW-ARC-MHS-A20-002	Rev B	7/7/2022	STH Architects
Architectural Plans	NHR-STH-DRW-ARC-MHS-A10-002	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A20-001	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A21-001	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A22-001	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A27-001	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A30-001	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A40-001	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A50-001	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A50-002	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A50-003	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A51-001	Issue B	7/7/2022	STH Architects
	NHR-STH-DRW-ARC-MHS-A51-002	Issue B	7/7/2022	STH Architects
Landscape Plans		P4	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L20-003	P3	28/6/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L10-001	P3	28/6/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L20-001	P4	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L20-002	P4	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L20-003	P5	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L20-004	P4	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L20-005	P4	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L20-006	P4	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L20-007	P4	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L30-001	P4	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L30-002	P4	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L30-003	P3	28/6/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L40-001	P3	6/7/2022	Taylor Brammer
	NHR-TBL-DRW-LAN-MHS-L40-003			

3. Design integrity

- 3.1 Necessary arrangements must be implemented by the Project Team to ensure that STH Architects are engaged in any design documentation phase to ensure that the design quality of the CAMHS building is maintained through the construction phase through to completion of the Project.
- 3.2 Any design recommendations in the ESD report prepared by Stantec, dated 21 July 2022 shall be implemented into the detailed design and construction of the development.
- 3.3 The proposed materials and finishes shall not be non-reflective.

4. Crown Certificate

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

5. National Construction Code

- 5.1 All building work is to be undertaken in accordance with the National Construction Code 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.
- 5.2 Any recommendations in the BCA Report prepared by Blackett Maguire and Goldsmith dated 20 June 2022 for the CAMHS building shall be implemented in the final design.

6. Approvals

- 6.1 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.

7. Long Service Levy

- 7.1 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.

8. Design changes

- 8.1 The area to the north of the new car parking spaces (excluding the pedestrian pathways along the western and eastern sides) shall be softly landscaped and include canopy trees reaching minimum heights at maturity of 8m with the space being deep soil and include a series of shrubs and associated plantings which will provide greenery and additional screening. The Landscape Plan shall be updated to address this measure.
- 8.2 The site plan and landscaping plan shall be amended to include a safe, well-defined and clearly demarcated pedestrian pathway linking the northern part of the site through to Derby Street.
- 8.3 The undercroft area of the CAMHS building shall be made inaccessible (apart for access for maintenance) and shall include louvred screens or the like which will be visually appealing. The area immediately in front of the undercroft shall be landscaped to screen and soften the appearance of this area.
- 8.4 The Landscape Plan shall be updated to include the proposed treatment of the space after the Sexual Health Building is removed. The space should be softly landscaped.

9. Geotechnical

- 9.1 The findings and recommendations in Section 4 of the Geotechnical report prepared by JK Geotechnics and dated 17 May 2022 shall be implemented into the detailed design including any recommendations in respect to site classification, excavation and battering, retaining walls, earthworks, footings, pavement design, earthquake design parameters and salinity and the like are considered.
- 9.2 Material to be disposed of offsite shall be suitably classified for waste disposal.

10. Services and utilities

- 10.1 The recommendations of the Hydraulic and Fire Services Statement prepared by Arup dated 28 October 2022 shall be implemented during demolition and construction works.
- 10.2 The recommendations of the Mechanical Services Statement prepared by Arup dated 28 October 2022 shall be implemented during demolition and construction works.
- 10.3 The recommendations of the Civil and Structural Engineering Schematic Design Report prepared by Acor Consultants dated 28 February 2022 shall be implemented during demolition and construction works.

11. Tree Management and Landscape

- 11.1 Only trees numbered 82, 83 and 133 as identified in the Arboricultural Assessment Report are permitted to be removed. All other trees shall be retained and protected.
- 11.2 Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- 11.3 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.
- 11.4 Trees proposed to be removed are to be replaced with seventeen (17) new trees, as indicated by the Landscape Plans prepared by Taylor Brammer and dated 6/7/2022 and 28/7/2022 and as listed in mitigation measure 2.1. Replacement trees shall achieve a minimum height of 8m at maturity and shall be species that are endemic to the area and incorporate locally indigenous Cumberland Plain Woodland plant species in the landscape plan.
- 11.5 The recommendations of the Arboricultural Assessment prepared by Moore Trees dated May 2022 and the Addendum report dated November 2022 shall be implemented as part of the demolition and construction of the activity.
- 11.6 A Project Arborist shall be appointed to oversee the arboricultural related works for the project. The Project Arborist should be used for arboricultural certification services and also used as a point of contact should any questions arise during the project.
- 11.7 Inspection of the trees designated to be removed shall occur prior to removal to ensure there are no hollows and that any native birdlife or fauna if present is appropriately relocated. An Ecologist shall review the trees and provide advice in relation to this.

12. Prior Notice of Category 2 Remediation Work

- 12.1 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*.
- 12.2 All findings and recommendations of the Detailed Site Investigation prepared by JK Environments dated 24 June 2022 shall be implemented prior and during construction.

- 12.3 Development and implementation of an unexpected finds protocol shall occur during the proposed demolition and construction works.

13. Demolition

- 13.1 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.

14. Structural adequacy

- 14.1 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 Building Code of Australia.

15. External walls and cladding

- 15.1 The external walls of any building, including additions to existing buildings, that are part of the activity, must comply with the relevant requirements of the Building Code of Australia and National Construction Code.

16. External materials

- 16.1 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.

17. Sustainability

- 17.1 Prior to the commencement of construction, it must be demonstrated to the Crown Certifier that the ESD initiatives recommended by the ESD Report, prepared by Stantec and dated, 21/7/2022 have been incorporated into the design, construction and operation of the activity.
- 17.2 The activity is to achieve 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.

18. Safer by design

- 18.1 Prior to commencement a Crime Prevention Through Environmental Design/Safer by Design Report shall be prepared and satisfy the provisions of the Crime prevention and the assessment of development applications Guidelines under section 79C of the Environmental Planning and Assessment Act 1979. A copy of the final report shall be provided to the Certifier.

19. Compliance with Mitigation Measures

- 19.1 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.

20. Non-compliance notification

- 20.1 The HI-Planning Team and the HI-Regional Director must be notified where a non-compliance with a mitigation measure is identified.

- 20.2 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.

21. Consultation Approach

- 21.1 Prior to the commencement of work, a consultation approach shall be prepared that:
- 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) and those on an existing hospital site;
 - Determines the suitable methods of consultation with relevant stakeholders, including the receipt of feedback; and
 - Provides the approach access to project information.

22. Community Notification

- 22.1 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.
- 22.2 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.
- 22.3 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 (if any) were taken.
- 22.4 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.
- 22.5 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.
- 22.6 The site notice must be placed at eye level and be erected no less than 2 days prior to the commencement of works.

23. Site contamination

- 23.1 Prior to the commencement of work, an NSW EPA-accredited Site Auditor must be engaged to provide advice throughout the duration of the works to ensure that any work required in relation to contamination is appropriately managed.

24. Hazardous Materials

- 24.1 All asbestos handling shall be carried out consistent with the recommendations of the Hazardous Building Materials Survey prepared by JK Environments and dated 18 February 2021. It should be noted that *asbestos fibre containing construction materials have been identified within the interior and the exterior of the existing building and structures at the site. All asbestos materials were considered to be non-friable. Any materials presumed to contain asbestos must be treated as such.*
- 24.2 Prior to demolition or refurbishment work this document must be provided as a register to the demolition/building contractor.
- 24.3 All works associated with the disturbance and removal of asbestos containing materials must be undertaken by a Licenced Class B Asbestos Removalist.
- 24.4 The asbestos removalist must prepare an Asbestos Removal Control Plan for the proposed works. The control plan should include an allowance for asbestos air fibre monitoring during the removal and thorough clean up works upon completion of the removal works.
- 24.5 A clearance inspection must be undertaken on completion of works and prior to any other construction activities being undertaken. If previously unidentified materials (suspected of containing asbestos) are identified during the demolition phase, works should cease and the material should be inspected and classified by an experienced consultant. The area should be isolated and barricaded until the material has been classified as non-hazardous or removed and the area cleared.
- 24.6 All asbestos containing materials (and materials presumed to contain asbestos) must be removed in accordance with the regulations and codes outlined in Section 3 and by an experienced asbestos removal contractor.
- 24.7 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.
- 24.8 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.
- 24.9 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.
- 24.10 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 24.11 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.
- 24.12 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.
- 24.13 Light fittings potentially housing a Polychlorinated Biphenyls (PCB) containing metal capacitors were identified within external areas of the Nepean 1 building. PCBs are a scheduled waste with strict guidelines regarding transport and handling. PCB work is to be conducted in accordance with the *Environmental Protection & Heritage Council's Polychlorinated Biphenyls Management Plan, Revised Edition April 2003*. This briefly includes:

- Prior to demolition when the power is disconnected, inspect the light fittings;
- Metal PCB containing capacitors are to be removed, placed in plastic lined 200 litre drums and disposed of as PCB Scheduled Waste. Any light fitting that shows signs of oil staining from capacitors is to be disposed of as PCB contaminated;
- Protective clothing including eye protection, PCB resistant gloves and overalls are to be worn;
- Contaminated gloves and disposable coveralls are to be disposed of as PCB waste; and
- Contractors licenced to transport and handle PCBs must be used for transport and disposal. If any metal cased capacitors are found during demolition works that were previously unidentified, they should be treated as containing PCBs.

Details on storing, conveying and disposing of PCB material or PCB wastes can be found in Polychlorinated Biphenyls Management Plan, Environmental Protection & Heritage Council, Revised Edition April 2003.

- 24.14 Sources of Synthetic Mineral Fibre (SMF) containing materials are present as insulation material within the internal areas of the buildings at the site. These SMF materials were in a stable condition at the time of the site inspection. All SMF containing materials must be removed in accordance with the national Standard and code outlined in Section 3 and by an experienced hazardous materials removal contractor.

25. Pre-Construction Dilapidation Report

- 25.1 Prior to construction, a dilapidation report is to be prepared for the hospital, Council or other assets within the zone of influence of the work.
- 25.2 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 hospital, Council, other assets or provider and the Crown Certifier.

26. Pre-Construction Survey – Adjoining Properties

- 26.1 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.
- 26.2 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.

27. Construction Management

- 27.1 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.

27.2 The demolition and construction-related Traffic Management Plan shall be submitted to Penrith City Council's Asset Management Department for endorsement.. Approval of the CTMP may require approval of the Local Traffic Committee. Please contact Council's Asset Management Department on 4732 7777 and refer to Council's website for a copy of the Temporary Road Reserve Occupancy Application Form.

27.3 An approval under s138 of the Roads Act shall be obtained from Penrith City Council for the works within Council's road reserve, including the payment of fees and bonds. These works include driveway construction, road reserve occupancy and road reserve opening/excavation

28. Demolition/Construction Waste Management Plan

28.1 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.

28.2 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.

28.3 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.

29. External walls and cladding

29.1 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.

29.2 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.

30. External lighting

30.1 Prior to commencement of work, independent advice is required to confirm that the proposed external lighting design would be in accordance Australian Standards AS/NZS 1158.3.1:2020 Lighting for roads and public spaces – Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements and AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.

30.2 The independence advice is to be prepared and signed by a suitably qualified expert, such as a practising lighting engineer, and a copy of the advice is to be provided to the Crown Certifier.

30.3 Spaces and accessways shall be well lit and compliant.

31. Operational noise – Mechanical Plan and Equipment

31.1 Prior to the installation of any new mechanical plant and equipment, independent advice is required to confirm compliance with relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment titled Noise Impact Assessment, prepared by Indigeco and EMM Consultants and dated July 2022. Some plant may require additional acoustic screening.

31.2 The independent advice should be prepared by a suitably qualified expert, such as a practising acoustic engineer, and a copy of the advice is to be provided to the Crown Certifier.

32. Noise Management Measures

32.1 The recommendations and findings of the Noise and Vibration Assessment report prepared by EMM and Indigeco Consultants and dated July 2022 shall be implemented during demolition, construction and operation of the development.

32.2 A detailed Construction Noise and Vibration Management Plan (CNVMP) shall be prepared and shall include all the recommendations of the Acoustic Assessment that was prepared by Indigeco and EMM Consultants dated July 2022 and shall include (but not be limited to) the following measures;

- Development of clear and ongoing community consultation and complaints handling procedure.
- Construction of effective site hoarding which will provide some additional buffer and benefit to single level noise sensitive uses along Somerset and Derby Street.
- Installation of temporary noise barriers around particularly noisy static equipment to minimise noise being transmitted to surrounding noise sensitive locations.

- Schedule noisy works to times which are more mutually agreeable to surrounding noise receptors.
- Where possible, choose quieter and less vibration intensive plant and equipment based on the optimal power and size to most efficiently perform the required tasks.
- Operate plant and equipment in the quietest and most efficient manner.
- Inspect and maintain plant and equipment regularly to minimise noise and vibration levels.
- Ensure that all noise and vibration reduction devices are operating effectively.
- Establish consistent and strict work practices around the use of radios and loud and noisy equipment.
- Additional acoustic treatment to the rooftop fans in the new building shall include internally lined discharge duct or an acoustic attenuator.
- A detailed review of mechanical plant should be undertaken as part of the detailed design and construction phases to ensure that cumulative noise emissions comply with the standards.
- Noise from the compressor enclosure will likely require acoustic treatment to the air intake path where it is drawn from the eastern façade. This may include internally lined duct work, an attenuator or acoustic louvre.
- Any additional ventilation or extraction equipment (eg dust extraction) is to be acoustically treated to meet a noise target 10dB below the PNTLs at receivers.
- Regular consultation with workers to ensure they understand, follow and adhere to all procedures outlined in the CNVMP.

A copy of the CNVMP shall be provided to the Certifier for their approval.

- 32.3 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.).
- 32.4 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.
- 32.5 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.
- 32.6 The Sexual Health Building shall be made vacant before any construction activity will occur that will cause vibration.

33. Erosion and Sediment Control

- 33.1 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.
- 33.2 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.
- 33.3 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.

34. Stormwater management

- 34.1 The proposed stormwater drainage design shall satisfy Penrith City Council's requirements in respect to stormwater management.

35. Services and Utilities

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

36. Construction Traffic Management

- 36.1 A Construction Traffic Management Plan shall be prepared in consultation with Council prior to commencement of works. A copy of the plan is to be provided to the Crown Certifier and Council.

37. Construction worker transport strategy

- 37.1 Prior to the commencement of works, a construction worker transport strategy shall be prepared. The strategy is to detail the provision of sufficient parking facilities or other travel arrangements for construction worker for the activity, in order to minimise parking in adjacent areas. A copy of the strategy is to be provided to the Crown Certifier.

38. Monitoring and Reporting

- 38.1 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.
- 38.2 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.
- 38.3 The compliance reports are to be provided to the HI-Planning Team and the relevant HI-Regional Director.
- 38.4 Refer also to Advisory Note AN1.

39. Independent Audit

- 39.1 Prior to the commencement of works, a program of independent audits shall be prepared for the activity generally in accordance with the *Independent Post Approval Requirements 2020* (published on the Department of Planning and Environment website) and AS/NZS ISO 19011-2019 Guidelines for Auditing Management Systems.
- 39.2 The timing and scope of each audit is to be defined in the program.
- 39.3 Audits should be undertaken by suitably qualified personnel independent to the activity ('independent auditor') and documented in an audit report which:
- Assesses how the mitigation measures of the Determination are being satisfied;
 - Adequacy of any documents required under the mitigation measures;
 - Outlines the performance of the activity with respect to any impacts on the surrounding environment including local community; and
 - Recommends any measures or actions to improve the performance of the activity, if deemed required.

The independent audit reports are to be provided to the HI-Planning Team and the HI-Regional Director.

During construction/undertaking of work

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

40. Landscaping

- 40.1 Should the site be found to contain asbestos, specific soil remediation will be required. Asbestos soil remediation often involves either capping of the contaminated soil or total soil removal. When trees are involved this can often slow if not stop construction whilst remediation processes are undertaken. Remediation also involves altering the soil up to the base of the tree which in turn can affect the health and or structure of the tree. Should the soil on site be found to be contaminated further Arboricultural advice will be required.
- 40.2 The Aboriginal Reconciliation Garden shall be formally relocated in consultation with relevant Stakeholder Groups, and construction completed prior to the occupation of the CAMHS building.

41. Tree protection/removal

- 41.1 All tree work shall be carried out by a qualified Arborist and work shall be completed following AS 4373 (Pruning of Amenity Trees, 2007).
- 41.2 If the retained trees are damaged a qualified Arborist should be contacted as soon as possible. The Arborist will recommend remedial action so as to reduce any long term adverse effect on the tree's health.
- 41.3 Trees not located near the works (south of Tree 87) will require tree protection fencing.
- 41.4 Trees 78-81 shall be fenced prior to demolition works occurring. Trees 78-81 shall also require trunk protection and is achieved by attaching lengths of timber (75mm x 50mm x 2000mm) fastened around the trunk. Geotextile fabric or carpet underlay shall be wrapped around the trunk prior to the timbers being attached. These timbers are to be fastened with hoop iron strapping and not attached directly into the bark of the tree. These timbers are only to be removed when all construction is complete.
- 41.5 Any area set aside for the stockpiling of soil and waste shall have the appropriate erosion control measures around this area as specified by an engineer. These erosion control measures shall be monitored and maintained regularly throughout the construction period of the site. These measures are to restrict any waste material entering the TPZ areas of the trees to be retained.
- 41.6 All tree work shall be carried out by a qualified Arborist and work shall be completed following AS 4373 (Pruning of Amenity Trees, 2007).
- 41.7 All tree protection works should be carried out before the start of demolition or building work. It is recommended that chain mesh fencing with a minimum height of 1.8 metres be erected as shown in the Tree Protection Plan as shown in the Arboricultural assessment.
- 41.8 Following demolition Ply sheeting should be placed over the root zone of Trees 78-81 to reduce compaction over the root zone whilst works are occurring. The area for ply sheeting can be seen in the Tree Protection Plan.
- 41.9 The following activities shall be avoided within the TPZ and SRZ of trees to be retained;
- Erecting site sheds or portable toilets.
 - Trenching, ripping or cultivation of soil (with the exception of approved foundations and underground services).
 - Soil level changes or fill material (pier and beam or suspended slab construction are acceptable).
 - Storage of building materials.
 - Disposal of waste materials, solid or liquid.
- 41.10 TPZ signage is recommended on every second panel of TPZ fencing. TPZ signage is attached to the tree protection fencing. A sample sign has been attached in Appendix 6. This sign may be copied and laminated then attached to any TPZ fencing.
- 41.11 If excavations are required within a TPZ this excavation shall be done by hand to expose any roots. Any roots under fifty (50) millimetres in diameter may be pruned cleanly with a sharp saw. Tree root systems are

essential for the health and stability of the tree. A hand dig area can be seen in the Tree Protection Plan, Plan 2. Severed roots shall be treated with Steriprune®, available at most large Hardware Stores.

- 41.12 The Contractor is recommended to supply the Principal Certifying Authority with certification from the Project Arborist three (3) times during the construction phase of the development (as outlined in Council's Development Control Plan, 2009), in order to verify that retained trees have been correctly retained and protected as per the conditions of consent and Arborist's recommendations. The certification is to be conducted by a Qualified Consulting Arborist with AQF level 5 qualifications that has current membership with either Arboriculture Australia (AA) or Institute of Australian Consulting Arboriculturists (IACA). Arborist certification is recommended:

- (1) Before the commencement of demolition or construction to confirm the fencing and trunk protection has been installed;
- (2) At mid point of the construction phase;
- (3) At completion of the construction phase.

- 41.13 Areas on the site shall have to be set aside for the exclusive use of:

- Construction access points
- Position of site sheds and latrines and temporary services
- Storage of materials

These points are to be outside of any TPZ area. Any area set aside for the stockpiling of soil and waste shall have the appropriate erosion control measures around this area as specified by an engineer. These erosion control measures shall be monitored and maintained regularly throughout the construction period of the site. These measures are to restrict any waste material entering the TPZ areas of the trees to be retained.

- 41.14 A Project Arborist should be appointed to oversee the arboricultural related works for the project. The Project Arborist should be used for arboricultural certification services and also used as a point of contact should any questions arise during the project. As specified in AS 4970, 2009, a Project Arborist is a person with a minimum Australian Qualification Framework (AQF) level 5 Diploma of Arboriculture or Horticulture qualification.

42. Demolition

- 42.1 The buildings/structures that are to be demolished will require clearance certificates to be prepared following removal of any hazardous building materials. All demolition and clearances should occur prior to removal of the hardstand in order to reduce the potential for cross contamination with the underlying soils. Copies of the Clearance certificate/s shall be provided to the Certifier.

43. Contamination

- 43.1 Following completion of the demolition works, undertake an 'emu pick' of the site for fragments of FCF/ACM at the surface of the site. The pick should be conducted by a suitably licensed asbestos contractor. On completion of the pick, a clearance certificate should be issued by a competent person or SafeWork NSW Licensed Asbestos Assessor to ensure the area is free of visible asbestos. A copy of the Certificate/s shall be provided to the Certifier.
- 43.2 An unexpected finds protocol shall be developed and implemented during the construction phase of the development.

44. Site notice

- 44.1 The Site Notice(s) required by mitigation measure 22.5 and 22.6 must be prominently displayed during the construction of the activity.

45. Construction Site Management

- 45.1 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.
- 45.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 45.3 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.
- 45.4 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.
- 45.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 45.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 45.7 No batching plant is permitted on the site.
- 45.8 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.
- 45.9 All contractor(s) must meet all workplace safety legislation and requirements.
- 45.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 45.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

46. Erosion and Sediment Control

- 46.1 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.
- 46.2 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.
- 46.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

47. Air Quality and Dust Management

- 47.1 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.

- 47.2 No burning of materials is permitted.
- 47.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- 47.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 47.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 47.6 Exposed areas are to be progressively revegetated as soon as practical.
- 47.7 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 47.8 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.
- 47.9 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.

48. Construction

- 48.1 No blasting shall be permitted during construction.
- 48.2 To minimise the noise levels during construction and loss of amenity to the surrounding area, the use of any rock excavation machinery or any mechanical pile drivers or the like is restricted to the hours of:
 - a. 9am to 12pm, Monday to Friday;
 - b. 2pm to 5pm Monday to Friday; and
 - c. 9am to 12pm Saturday.

49. Services

- 49.1 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.
- 49.2 Where services are found not to be adequate to support the activity they shall be appropriately augmented.

50. Stormwater management system

- 50.1 Within three months of the commencement of construction, the operational stormwater management system for the activity must be designed and submitted to the satisfaction of the Crown Certifier. The system must:
 - d. Be in accordance with the applicable Council controls and Australian Standards;
 - e. Ensure that the system capacity has been designed in accordance with Australian Standards; and
 - f. Ensure that the system has been designed in accordance with *Australian Rainfall and Runoff (Engineers Australia, 2016)* and *Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines*.

51. Traffic Management

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

52. Contamination (Unexpected Finds)

- 52.1 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.
- 52.2 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.
- 52.3 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.
- 52.4 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.
- 52.5 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
- 52.6 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.
- 52.7 Construction works should not result in the contamination of the site.
- 52.8 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.
- 52.9 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.
- 52.10 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

53. Noise and Vibration Management

- 53.1 All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- 53.2 Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.
- 53.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 53.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 53.5 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.
- 53.6 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.

- 53.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 53.8 Any equipment not used for extended periods is to be switched off.
- 53.9 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 47.2.

54. Non Aboriginal Heritage

- 54.1 All personnel working on site will receive training in their responsibilities under the *Heritage Act 1977*.
- 54.2 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.
- 54.3 Work shall not recommence until the significance of the find is established.

55. Aboriginal Heritage

- 55.1 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).
- 55.2 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.
- 55.3 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.
- 55.4 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.

56. Restriction on Hours during Construction

- 56.1 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.
- 56.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 56.3 Activities may be undertaken outside of hours in measures 56.1 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.

56.4 Where the works are inaudible at the nearest sensitive receiver, a disruption notice has been issued by the relevant Local Area Health District (LHD) or hospital and a letter of support has been provided from the relevant LHD or hospital for the Out of Hours Works.

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

57. Access and pedestrian movements

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

57.2 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.*

58. Works as Executed

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

59. Structural certification

59.1 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.

59.2 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.

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

60. Warm water systems and cooling systems

60.1 Prior to the use of the facility, the installation of warm water systems and water cooling systems (as defined under the *Public Health Act 2010*) must comply with the *Public Health Act 2010*, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance, and NSW Health Code of Practice for the Control of Legionnaires' Disease.

60.2 Documentation demonstrating compliance must be submitted to the Crown Certifier.

61. Fire safety certification

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

61.2 A copy of the Fire Safety Certificate is to be provided to the Crown Certifier, the hospital and/or the LHD.

62. Post-construction dilapidation report

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

62.2 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;
- b. Have written confirmation from the relevant infrastructure authorities that there is no damage to their infrastructure; and
- c. Be provided to the hospital, Council, asset or other provider and the Crown Certifier in the form of a Post-Construction Dilapidation Report.

62.3 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.

63. Post-construction survey – adjoining properties

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

63.2 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 25.1 and 25.2 and
- b. Be provided to the owner of identified buildings and Crown Certifier in the form of Post-Construction Survey Report.

63.3 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.

64. Operational waste management

64.1 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.

64.2 A copy of the Operational Waste Management Plan is to be provided to the Crown Certifier, hospital and/or LHD.

65. Safer by Design

65.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the relevant and reasonable recommendations of the Crime Prevention Through Environmental Design/Safer By Design prepared in accordance with mitigation 18.1 have been incorporated into the activity. This includes safer by design operational measures (where provided).

65.2 A copy of any Crime Prevention Through Environmental Design/Safer by Design operational measures is to be provided to the hospital and/or LHD.

66. Stormwater operation and maintenance plan

66.1 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.

66.2 A copy of the Stormwater Operation and Maintenance Plan is to be provided to the hospital and/or LHD.

67. External Lighting

- 67.1 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.

68. Mechanical ventilation

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

69. Operational Noise – Plant and Machinery

- 69.1 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 Indigeco and EMM Consultants and dated July 2022.

70. Landscaping

- 70.1 Prior to the use of the facility, landscaping of the site in accordance with the landscape plans under mitigation measure 2.1 must be completed to the satisfaction of the Crown Certifier.

71. Landscape Management Plan

- 71.1 Prior to the use of the facility, a Landscape Management Plan must be prepared that provides measures for on-going operation and management of landscaping.
- 71.2 A copy of the Landscape Management Plan is to be provided to the Crown Certifier, hospital and/or LHD.

72. Car Parking

- 72.1 Prior to the use of the facility, the existing at-grade fleet parking spaces that are not affected by the new driveway access shall be reinstated.

73. Signage

- 73.1 Prior to the use of the facility, signage and directional information must be installed to the satisfaction of the Crown Certifier. This includes any necessary advisory signage and/or wayfinding and identification signage provided on the plans under mitigation measure 2.1.

Post operation

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

74. Operation of plant and machinery

- 74.1 All plant and equipment used as part of the activity must be maintained and operated in proper and efficient condition.
- 74.2 If noisy works are occurring in the TAM building such as grinding, cutting, sawing and associated electrical and carpentry the windows and doors to the building shall remain closed until the noisy works are completed.

75. External lighting

- 75.1 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.

76. Stormwater management

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

77. Discharge limits

- 77.1 The activity must remain compliant with Section 120 of the POEO Act, which prohibits the pollution of waters.

78. Sustainability

- 78.1 Within 6 months of operation of the facility, the Crown Certifier is to be provided with evidence that the activity attains the minimum number of ESD points as required by mitigation measure 17.1 and 17.2.

79. Landscape management

- 79.1 Landscaping must remain appropriately maintained, and cared, for in accordance with the Landscape Management Plan required at mitigation measure 70.1.

80. Hazards and risks

- 80.1 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
 - The EPA Storing and Handling of Liquids: Environmental Protection – Participants Manual if the chemicals are liquids.

81. Dangerous goods

- 81.1 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.