

## Appendix X

### Recommended Mitigation Measures – September 2023

Issue	Mitigation Measure	Timing
Approved Documentation	The works / activity shall be carried out in accordance with the report, plans, and documents as set out in the Appendix Schedule of the REF proper.	At all times
Traffic, Access and Parking (Construction)	A Construction Traffic Management Plan (CTMP) shall be developed in consultation with Transport for NSW and Wentworth Council to seek to minimise traffic, transport and parking impacts during the construction stages of the project. The CTMP shall address such matters as the type of construction vehicles, construction transport routes, on-site construction parking, pedestrian management, dilapidation surveys, traffic control plans, including detours and signage, and details of measures to minimise conflicts with other road users or users of the site.	Prior to the commencement of works.
Noise and Vibration (Construction)	<p>A final Construction Noise and Vibration Management Plan shall be prepared addressing physical and noise management measures to be employed during works to limit the likely impacts upon receiver within and outside of the hospital.</p> <p>Measures shall include, but not be limited to the followings as set out in Section 6.4 of Stantec's assessment:</p> <ul style="list-style-type: none"><li>• Managing noise levels</li><li>• Implementation of screening</li><li>• Crane silencing</li><li>• Reverse and warning alarms</li></ul> <p>A Noise and Vibration Monitoring Strategy shall also be prepared consistent with the details as set out in Section 6.5 of Stantec's assessment</p>	Prior to the commencement of works / certification
Noise and Vibration (Operation)	<p>With respect to the choice of mechanical plant, a detailed review of mechanical plant should be undertaken as part of the detailed design and construction phases to ensure that cumulative noise emissions are able to comply with the Project Noise Trigger Level (PNTLs) provided in Section 5 of the Stantec assessment.</p> <p>Measures are as set out in Section 5.1.1 of the Stantec assessment shall be applied, as relevant and requirement, to minimise operational noise generation or impacts.</p>	Prior to the commencement of works / certification
Dust and Air Quality	<p>A final Construction Management Plan (CMP) shall be prepared, addressing dust and air quality measures (amongst a fuller range of construction impact mitigation measures) to limit the potential for dust and air quality impacts upon the hospital and sensitive receivers outside of the hospital.</p> <p>The works shall be undertaken in accordance with relevant legislative requirements and as specified in the tender documents related to the awarding of the Main Contract.</p> <p>With respect to air quality these would include:</p> <ul style="list-style-type: none"><li>• Protection of the Environment Operations Act and Regulations.</li><li>• Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) Environmentally Hazardous Chemicals Act 1985.</li><li>• Protection of the Environment Administration Act and Regulations.</li></ul>	Prior to commencement of works.

The Principal Contractor undertaking the Works shall prepare a comprehensive Environmental Management Plan (EMP) to ensure compliance with all statutory requirements as well as NSW Health's requirements. Management of dust prevention and air quality on site would be developed by the Main Contractor, and will form part of the EMP.

All reasonable steps shall be undertaken to minimise dust or reduced air quality generated during the works which may affect current and adjacent occupants of land.

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Management procedures, to be undertaken by the Contractor, shall include:

- Ensuring measures to prevent tracking of soil onto roadways outside of the site. These may include the provision of measures such as a shaker grid, wheel wash facilities, hosing and general manual cleaning.
- Ensuring all trucks leaving and entering the site have their loads covered.
- Undertaking construction activities in a manner that minimizes dust including emission of windblown or traffic generated dust.
- Controlling dust generation with sprayed water where necessary at the source of origin and surrounding areas to prevent airborne dust particles migrating into the surrounding environment. Management of dust prevention is to be developed by the Principal Contractor and agreed by the project stakeholders.
- Stabilisation of bare soil to prevent dust and erosion. This may include use of mulch or other cover precautions including weather monitoring.
- Ensuring land stabilisation works are carried out progressively on site to minimize exposed surfaces.
- Developing contingency plans to prevent any foreseeable impacts from dust.
- Ensuring that dust or odour emissions do not adversely affect the health or visual amenity of the WHS or the surrounding communities.
- Ensuring compliance with State and Local regulatory requirements in relation to dust management.
- Implementing measures for works immediately adjacent to the live hospital environment to separate the construction works from the hospital operations to reduce the impacts of dust.

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Soil Management	<p>To manage run-off from stormwater during works, the Erosion and Sediment Control Plan for the site as prepared and provided by TTW shall be employed.</p> <p>The measures applied shall be consistent with Erosion and sediment control - Managing Urban Stormwater: Soils and Construction (Landcom, 2004) (the Blue Book).</p>	During works.
Aboriginal heritage matters	<p>The proposed work may proceed within the study areas without further archaeological investigation under the following conditions:</p> <p>a) All land and ground disturbance activities must be confined to within the study area, as this will eliminate the risk of harm to Aboriginal objects in adjacent landforms. Should the parameters of the proposal extend beyond the assessed areas, then further archaeological assessment may be required.</p> <p>b) All staff and contractors involved in the proposed work should be made aware of the legislative protection requirements for all Aboriginal sites and objects.</p>	During works.

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If during works Aboriginal artefacts or skeletal material are noted, all work should cease and the procedures in the Unanticipated Finds Protocol (Appendix 2 of the OzArk assessment) be followed.

Inductions for work crews shall include a cultural heritage awareness procedure to ensure they recognise Aboriginal artefacts (see Appendix 3 of the OzArk assessment) and are aware of the legislative protection of Aboriginal objects under the *National Parks and Wildlife Act 1974* (NPW Act) and the contents of the Unanticipated Finds Protocol.

The information presented in the OzArk assessment meets the requirements of the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales and it shall be retained as shelf documentation for five years as it may be used to support a defence against prosecution in the event of unanticipated harm to Aboriginal objects.

Non-Aboriginal cultural heritage matters	Recording and documentation of the site shall be undertaken, including:	Prior to the commencement of demolition
	a. Preparation of a labelled site plan showing the location, function, and date of buildings (if able to be deduced) currently present	
	b. Archival photographic recording shall be carried out prior to the proposed works. This will provide a record of the current health precinct prior to modification for future generations. This should include the interior and exterior of the primary buildings. A record of this recording should be deposited with NSW Health Infrastructure, the Wentworth Shire Council, and the Wentworth Library.	
	To correct accuracy issues with the 'Original Buildings' listing relating to the Wentworth Hospital, this listing should be removed from the Department of Health's Heritage and Conservation s170 Register.  As per Heritage Council (2005) requirements, all state agencies are required to notify the Heritage Council at least 14 days prior to removing, transferring or ceasing to occupy any asset on their s170 register.	Prior to the commencement of demolition
Arboricultural matters	All works must be contained within the assessed study area, particularly along the southern boundary that intersects with the Wentworth Water Tower LEP listing curtilage.	During works
	The recommended Unanticipated Finds Protocol from OzArk's Heritage Impact Statement (see Appendix 1 of the OzArk Report) shall be followed if potential significant heritage items are encountered during construction.	
	The only trees able to be removed are Trees 23 and 24; Trees 50, 51, 52, 53 and 54; and Trees 56 and 57; as well as any tree labelled as 'dead', as set out in the TreeIQ Arboricultural Report.	During works.
	Replacement tree planting is to be carried out consistent with the relevant plans and schedules of the approved NBRS landscaping drawings and specifications.	During works.
	All other trees must be retained and protected consistent with the TreeIQ Arboricultural Report as set out in Section 3 and relevant Appendices of the report.	During works.

Ecological / Biodiversity matters	<p>Table 7-1. All 38 mitigation measures and environmental safeguards of the OzArk Biodiversity Assessment Report shall be implemented in full with respect to:</p> <ul style="list-style-type: none"> <li>• General matters</li> <li>• Clearing of native vegetation</li> <li>• Direct impacts upon fauna</li> <li>• Indirect impacts upon fauna</li> <li>• Light</li> <li>• Soil Management</li> <li>• Introduction and spread of priority weeds and pathogens</li> <li>• Disturbance of fallen timber, dead wood, and bush rock</li> <li>• Rehabilitating cleared areas</li> <li>• Exacerbating invasive fauna</li> <li>• Increased risk of fire</li> <li>• Degradation of riparian vegetation and water quality</li> </ul>	<p>Variously:</p> <ul style="list-style-type: none"> <li>• prior to construction,</li> <li>• during works,</li> <li>• prior to the commencement of operation, and</li> <li>• ongoing during the operation of the new hospital.</li> </ul>
Bushfire	<p>Asset Protection Zones (APZs) are to be applied to the proposal as mapped on Figure 4 of the Peterson Bushfire assessment. The APZs and the site within the perimeter trail are to be managed compliant with the standard of an Inner Protection Area (IPA) as described within Section A4.1.1.</p> <p>The proposed hospital buildings and staff accommodation buildings are to be designed and constructed to comply with BAL-12.5 as prescribed by Australian Standard AS 3959-2018 Construction of buildings in bushfire-prone areas. The NSW variation to AS 3959 is also to be applied to the BAL-12.5 requirements. The variation can be found at Section 7.5.2 of Planning for Bush Fire Protection 2019.</p> <p>A hydrant system is to be installed to comply with Australian Standard AS 2419.1 – 2005 Fire Hydrant Installations - System Design, Installation and Commissioning (AS 2419).</p> <p>The vegetation clearance distances to any overhead electrical supply line is to comply with the distances specified in ISSC 3 Guideline for Managing Vegetation Near Power Lines (Industry Safety Steering Committee 2005).</p> <p>Any gas services are to be installed and maintained in accordance with AS/NZS 1596-2014 The storage and handling of LP gas.</p> <p>A 'Bushfire Emergency Management and Evacuation Plan' is to be prepared prior to occupation of the new buildings. The Plan is to be prepared in accordance with the NSW Rural Fire Service document 'A Guide to Developing a Bushfire Emergency Management and Evacuation Plan' (RFS 2014).</p>	<p>During works and ongoing during the operation of the new hospital.</p> <p>Prior to certification</p> <p>During works</p> <p>During works and ongoing during the operation of the new hospital.</p> <p>During works and ongoing during the operation of the new hospital.</p> <p>Prior to commencement of occupation of the new hospital, including the staff accommodation and ongoing during the operation of the new hospital.</p>
Contamination matters	<p>Development and implementation of an unexpected finds protocol shall be undertaken before and during the proposed development works.</p> <p>To reduce uncertainties based on limited available soil contamination data beneath buildings, further data is required to evaluate the quality of soils underlying buildings and the quality of surficial/shallow soils proximal to the buildings.</p> <p>The Environmental Consultant shall complete soil sampling within the former building footprints including an area around each structure which may have been impacted by</p>	<p>Prior to the commencement of works, and during, works.</p> <p>Following demolition of structures and associated demolition clearance activities</p>

demolition activities. Sampling locations shall be advanced at a spatial density consistent with guidance of EPA (2022) Sampling design part 1 – application, as implemented during the DSI investigation (JBS&G 2023a). Samples will be analysed for a range of contaminants of potential concern (COPC) relating to hazardous building materials including asbestos and lead, as well as other heavy metals and organochlorine pesticides (OCP)s.

Sample collection, analysis and quality assurance and control (QA/QC) shall be consistent with the SAQP in the DSI (JBS&G 30/6/2023).

The results and conclusions of the pre-remedial investigation shall be documented in an addendum report, which will also document any recommendations regarding remedial extents and associated validation requirements additional to the existing Remedial Action Plan (JBS&G 6/7/2023).

Remediation matters	All remediation works, and adoption and employment of the DA-approved RAP, shall be adhered to at all times. The conditions of the Remediation DA consent shall be adopted and applied.	During remediation-related works.
Hazardous Building Materials matters	Prior to demolition works a hazardous materials management plan shall be prepared for the site detailing the procedures for the management and removal of the identified hazardous materials as set out in the JBS&G Pre-Demolition Hazardous Building Materials Survey. The plan shall be implemented prior to and for the duration of the proposed demolition works.	Prior to the commencement of works.
	<p>The detailed recommendations and requirements of Section 5.1 of the JBS&amp;G Pre-Demolition Hazardous Building Materials Survey in relation to:</p> <ul style="list-style-type: none"> <li>• Friable Asbestos Containing Dusts</li> <li>• Friable and Non-Friable Asbestos Containing Materials</li> <li>• Clearance Certification</li> <li>• Lead Containing Dust</li> <li>• Lead Based Paints</li> <li>• Polychlorinated Biphenyls</li> <li>• Synthetic Mineral Fibres</li> </ul>	Prior to the commencement, and during the carrying out of, works.
	The detailed recommendations and requirements of Section 5.2 of the JBS&G Pre-Demolition Hazardous Building Materials Survey in relation to Inaccessible Areas being inspected and reported upon.	Prior to the commencement of works.
	The detailed recommendations and requirements of Section 5.3 of the JBS&G Pre-Demolition Hazardous Building Materials Survey in relation to Unexpected Finds.	During works.
Construction Management	<p>A final Construction Management Plan, including a Traffic and Pedestrian Management Plan and Construction Waste Management Plan, generally consistent with the requirements as set out in the preliminary Construction Management Plan prepared by HI / MostynCopper, shall be developed by the appointed contractor prior to commencement of the works.</p> <p>The hours of works shall be set out in the preliminary Construction Management Plan, namely:</p> <ul style="list-style-type: none"> <li>• Monday to Friday ..... 7:00AM to 6:00PM</li> <li>• Saturdays ..... 8:00AM to 1:00PM</li> <li>• Sundays and Public Holidays..... No works.</li> </ul>	Prior to the commencement of works.

Construction Waste Management	<p>A formal Construction Waste Management Plan shall be produced by the Main Contractor, setting out the principles and methodologies for waste handling and separation.</p> <p>Waste materials shall be separated into those that can be recycled, reused, or other disposed of. The objective of the Plan will be to ensure waste is minimised and that as much material is recycled and/or reused as possible.</p> <p>All material that cannot be recycled or reused will be disposed to an approved landfill facility.</p>	Prior to the commencement of works.
Accessible staff accommodation	A management plan to coordinate accessible accommodation within the Wentworth township (or other suitable location(s) is to be devised by FWLHD to ensure suitable accessible accommodation is provided for any staff or applicable visitors who attend and/or intend to stay at the site.	Prior to the commencement of operation of the new staff accommodation units
Flood Emergency Response Procedures	<p>The approved Flood Emergency Response Plan (FERP) provides a detailed set of protocols for the hospital to follow ahead of and during a flood emergency, including flood awareness and preparedness of staff and resources; flood evacuation routes and warning times, and evacuation triggers and actions; and flood recovery and clean-up.</p> <p>In addition to the implementation of the procedures, the FERP is to be reviewed following any flood event. This is to ensure any lessons learnt or first-hand knowledge is incorporated into the plan. The review shall include a review of emergency response procedures and monitoring protocols to confirm if appropriate or if improvements can be implemented.</p> <p>Based on the SES letter dated 5 September 2023, the following shall also be incorporated, adopted in, and applied by the FERP (as updated and amended):</p> <ul style="list-style-type: none"> <li>As the level of flood awareness of visiting medical, nursing, and allied health staff to the Wentworth Hospital facility is likely to be significantly lower than within the resident Wentworth community, signage and other advisory notices shall be adopted at the hospital site to ensure workers and people using the facility during and after the redevelopment works are aware of the flood risk.</li> <li>All warnings issued by the NSW SES are considered official warnings. Official warnings be viewed on the NSW SES website (<a href="https://www.ses.nsw.gov.au/about-us/our-warnings/">https://www.ses.nsw.gov.au/about-us/our-warnings/</a>) or on the HazardWatch website and app which was launched by the NSW SES on 30 September 2022 as part of the launch of the Australian Warning System.</li> <li>This new site is geared to displaying official NSW SES warnings and in time flash flood warnings and warnings from other emergency services. The Australian Warning System uses three categories of hazard warnings: Advice, Watch and Act, and Emergency Warning. These categories replace the NSW SES' Evacuation Warnings and Evacuation Orders.</li> </ul>	<p>The FERP shall be adhered to at all times ahead of impending, and during, flood emergencies.</p> <p>Ongoing during operation and before, during, after flood emergencies and flood events</p>