

HEALTH INFRASTRUCTURE

Bowral Hospital – Stage 2 main works

Decision Statement for Review of Environmental Factors –
prepared by LJB Urban Planning

17/02/2023

 NSW GOVERNMENT	Health Infrastructure
DETERMINED – APPROVAL	
REF Approval No: 08/2023	
Date: 24/2/2023	
Signed by: 	



Project Details	
Project Name	Bowral and District Hospital Stage 2 Main Works
Project Location	Bowral and District Hospital located at 97-103 Bowral Street, Bowral and legally known as Lot 4, DP 858938
REF Prepared by	LJB Urban Planning dated 15 February 2023
Activity Description	Demolition of the Watson Building, the Morgue, partial demolition of the Milton Wing and ancillary buildings, alterations and refurbishment works to the Administration building and an addition to the Milton Building, new loading dock, landscaping, additional and reconfigured car parking facilities.

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 Biodiversity Diversity 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 and 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 LJB Urban Planning, 15 February 2023, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures in Schedule 1 below.



24 February 2023

Rebecca Wark

Date

Chief Executive Health Infrastructure

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 15 February 2023 and prepared by LJB Urban Planning on behalf of NSW Health Infrastructure (including accompanying appendices A - Q) 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
Architectural Plans	131000-DDB2-L00-AR-260.1	4	26/09/2022	Conrad Gargett
Milton Park	131000-DDB2-L00-AR-260.2	3	26/09/2022	Conrad Gargett
	131000-DDB2-L00-AR-300	3	26/09/2022	Conrad Gargett
	131000-DDB2-L00-AR-301	6	26/09/2022	Conrad Gargett
	131000-DDB2-L00-AR-26.1	4	26/09/2022	Conrad Gargett
	131000-DDB2-L00-AR-26.2	3	26/09/2022z	Conrad Gargett
	131000-DDB2-L00-AR-221	9	26/09/2022	Conrad Gargett
	131000-DDB2-L00-AR-222	9	26/09/2022	Conrad Gargett
	131000-DDB2-L00-AR-262.1	3	26/09/2022	Conrad Gargett
	131000-DDB2-L00-AR-262.2	4	26/09/2022	Conrad Gargett
	131000-DDB2-L00-AR-223	7	26/09/2022	Conrad Gargett
	131000-DDB11-L00-AR-205	4	26/09/2022	Conrad Gargett
Architectural Plans Outpatients	131000-DDB11-L00-AR-220	9	26/09/2022	Conrad Gargett
	131000-DDB11-L00-AR-300	9	26/09/2022	Conrad Gargett
	131000-DDB11-L00-AR-301	8	26/09/2022	Conrad Gargett
	131000-DDB11-L00-AR-350	7	26/09/2022	Conrad Gargett
	131000-DDB11-L00-AR-212	2	26/09/2022	Conrad Gargett
	131000-DDB11-L00-AR-223	5	26/09/2022	Conrad Gargett
	131000-DDB11-L00-AR-260.1	5	26/09/2022	Conrad Gargett
	131000-DDB11-L00-AR-260.2	5	26/09/2022	Conrad Gargett
	131000-DDB11-L00-AR-261	4	26/09/2022	Conrad Gargett
	13100-AR-002	N/A	N/A	Conrad Gargett
Site Plans Demolition Plans	13100-AR-003	7	21/10/2022	Conrad Gargett
	13100-AR-005	7	21/10/2022	Conrad Gargett
	13100-AR-006	6	21/10/2022	Conrad Gargett
Civil Plans	131000-DDB2-L00-CV-100	3	26/09/2022	Henry Hymas Engineers
	131000-DDB2-L00-CV-101	3	26/09/2022	Henry Hymas Engineers
	131000-DDB2-L00-CV-250	3	26/09/2022	Henry Hymas Engineers

	131000-DDB2-L00-CV-500	3	26/09/2022	Henry Hymas Engineers
	131000-DDB2-L00-CV-BE01	1	26/09/2022	Henry Hymas Engineers
Landscape Plans	Drawing No.s 002, 003, 004, 005, 008	B	05/10/2022	Site Image

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. Building Code of Australia

- 4.1 All building work is to be undertaken in accordance with the Building Code of Australia and referenced Australian Standards, including the requirements of AS 1428.1 General Requirements for Access.

5. Approvals

- 5.1 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.

6. Evidence of Consultation

- 6.1 Where mitigation measures in this approval require consultation with an identified party, the Applicant must:
- (a) Consult with the relevant party prior to submitting the subject document for information or approval; and
 - (b) Provide details of the consultation undertaken including:
 - (i) The outcome of that consultation, matters resolved and unresolved; and
 - (ii) Details of any disagreement remaining between the party consulted and the applicant and how the Applicant has addressed the matters not resolved.

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 Payments Corporation on their Helpline 131441.

8. Tree Management and Landscape

- 8.1 Trees not proposed to be removed are to be protected in accordance with AS 4970 -2009 Protection of Trees on Development Sites and in accordance with the provisions stipulated in the Arboricultural Assessment Report prepared by Moore Trees dated September 2022.
- 8.2 The area to the south and south-east of the new loading dock area adjacent to the pedestrian corridor and new courtyard shall include soft permeable landscaping elements in the form of grass, planter boxes, canopy trees and soft landscaping features. A detailed Landscape Plan shall be prepared to the satisfaction of HI prior to the commencement of works.
- 8.3 No building or waste materials, builder sheds and the like are permitted to be stored under the canopy of existing trees or within their designated TPZ and SRZ.
- 8.4 The proposed Zelkova Serrata (Caucasian Elm) to be removed is to be replaced at a replacement ratio of at least 1:2 with a minimum of two (2) new canopy trees planted at the hospital.
- 8.5 No trees on private property shall be removed.

- 8.6 The recommendations within the Arboricultural Assessment report (Main Works) prepared by Naturally Trees and dated 17 April 2018 shall be implemented prior to the commencement of works and during construction.
- 8.7 No materials shall not be stored, stockpiled, dumped or otherwise place under or near trees and materials such as oil, waste, concrete, clearings and boulders. Contractors and workers shall ensure that no windblown materials are able to harm any trees and plants.
- 8.8 When working near trees;
- Prevent damage to tree bark. Do not attach stays and guys to trees.
 - Do not remove topsoil within the dripline of the trees
 - If required, use hand or trenchless methods so that root systems remain intact and undamaged.
 - Where excavations under tree canopies will be open for some time, ensure that the CTPO is notified of the intent.
- 8.9 Do not compact the ground or use skid-steel vehicles under the tree driplines.
- 8.10 Sediment controls, including fencing and sediment traps, should be installed in any areas where works will occur in proximity to low lying vegetation or streams.
- 8.11 All weeds should be appropriately removed offsite and where possible, without stockpiling.

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.

9. Heritage Conservation

- 9.1 Prior to the commencement of demolition works, the recommendations from the Heritage Advice provided by Urbis, dated 30 September 2022 shall be implemented and include the following;
- (a) An Archival Recording of the existing buildings to be demolished (or part demolished) should be carried out prior to any demolition works commencing. This Archival Recording should be prepared in accordance with relevant guidelines stipulated by the Heritage Council of NSW.
 - (b) Any work to the Watson Building (including demolition) is to be carried out in a manner which does not compromise the highly significant Old Hospital building. This includes the incorporation of appropriate protective measures, as necessary.
 - (c) Separate investigations may be required to assess archaeological potential on locations where new buildings are proposed.
- 9.2 If the scope of work changes and the Morgue is to be retained, the recommendations within the Heritage Advice (Section 6) prepared by Urbis, dated 30 September 2022 shall be implemented.

10. Heritage Interpretation Plan

- 10.1 Prior to the commencement of demolition works, the Heritage Interpretation Strategy prepared by Weir Phillips and dated November 2020 shall be updated to consider the proposed works covered by this application. It should include but not be limited to the following;
- (a) Provision for naming elements within the development that acknowledges the site's heritage; and
 - (b) Incorporates interpretative information within the landscape design for the site.
- 10.2 The Applicant must not commence work until the Heritage Interpretation Strategy/Plan is prepared and finalised.

11. Community Communication Strategy

- 11.1 A communication strategy must be prepared to provide mechanisms to facilitate communication between the contractor, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the construction phase of the development.
- 11.2 The communication strategy must;
- (a) Identify people to be consulted during the construction phase;
 - (b) Set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
 - (c) Provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;
 - (d) 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 construction and operation of the development.
 - (iv) The operator shall consider all issues raised and implement and include any feasible solutions to minimise disruption by including in the Construction Environmental Management Plan or associated plans.
- 11.3 The community communication strategy shall be made public and updated regularly and where required.

12. Community meeting

- 12.1 Prior to the commencement of works a Community meeting shall be organised with the resident submitter and immediate neighbours living along Sheffield Street and the Project Team and any other consultants to discuss the nature of the works, proposed timing, staging, scheduling and how impacts will be mitigated.

13. Involvement in the preparation of the CEMP

- 13.1 Prior to commencement of works the Contractors preparing the CEMP shall provide the Project Team and the resident a draft copy for the submitter to review and make comments. A minimum of 7 days shall be provided, and the Team shall consider making any reasonable changes if requested by the resident.

14. Community Notification

- 14.1 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.
- 14.2 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.
- 14.3 Complaints received prior to and during the undertaking of works shall be recorded and attended to promptly. On receiving a complaint, works shall be reviewed to determine whether issues relating to the complaint can be avoided or minimised. Feedback shall be provided to the complainant explaining what remedial actions were taken.
- 14.4 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.
- 14.5 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:
- i. 24-hour contact person for the site;
 - ii. Telephone, facsimile numbers and email addresses;

iii. Site activities and time frames.

iv. Details of where accessible project information can be sourced.

14.6 The site notice must be placed at eye level and be erected no less than 2 days prior to the commencement of works.

14.7 If the route of the proposed works changes then the Council and possibly TfNSW (if it is located on land managed by this authority) will need to be notified and given the opportunity to comment.

15. Prior Notice of Category 2 Remediation Work

10.1 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*.

16. Site contamination

16.1 A detailed assessment/investigation of the potential UST's on-site shall be undertaken by a qualified environmental consultant to understand the status of the underground tanks and determine whether they have been decommissioned as well as developing a detailed process and procedure to follow if they require in-situ decommissioning (or otherwise). Any procedure to be followed shall satisfy Safe Work, EPA, Australian Standards (AS4976-2008) and any other relevant standards and requirements.

17. Hazardous Materials

17.1 All asbestos handling shall be carried out consistent with the recommendations of the Hazardous Materials Survey Report prepared by Canlink Group, dated 3 June 2021 and in accordance with the recommendations of the Hazmat Survey Report prepared by Dr Upsilon Environments, dated 7 December 2021.

17.2 The Hazardous Materials Management Plan prepared by EMS dated 11 April 2019 shall be implemented and followed as part of the development however the plan may require updating in line with recommendations made in reports noted in mitigation measure 20.1 so there is no inconsistency.

17.3 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.

17.4 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.

17.5 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.

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

17.7 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.

17.8 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.

18. Demolition

- 18.1 Demolition work must be undertaken in accordance with the provisions of Australian Standard AS 2601: 2001 The Demolition of Structures (Standards Australia, 2001). The demolition work plans must comply with the safety requirements of this standard.

19. Structural adequacy

- 19.1 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.

20. External walls and cladding

- 20.1 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 Building Code of Australia.
- 20.2 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.

21. External lighting

- 21.1 Prior to commencement of work, independent advice is required to confirm that the proposed external lighting design would be in accordance Australian Standard AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting.
- 21.2 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.

22. External materials

- 22.1 The external colours, materials and finishes of buildings must be consistent with the approved plans under mitigation measure 2 and 3. Any minor changes to the colour and finish of the approved external materials may be approved by the Crown Certifier, provided that:
- The alternative colour/material is of a similar tone/shade and finish to the approved external materials and colours; and
 - The quality and durability of any alternative material is the same standard as the approved external building materials.
 - Satisfies the architect who designed the approved works.
- 22.2 Materials and finishes shall not be highly reflective.
- 22.3 The new staircase structure to the Milton Building shall be of a colour other than “woodland grey” so that it is a lighter, recessive feature. The colour selected by the project team shall be to the satisfaction of the project architect. The aim is to reduce its visual dominance.

23. Car Parking and Service Vehicle Layout

- 23.1 Compliance with the following requirements must be demonstrated in documentation and submitted to the satisfaction of the certifier;
- All vehicles must enter and leave the parking area off Ascot Street and the new loading area in a forward direction unless directed by traffic control;
 - A minimum of 210 on-site car parking spaces for the use during operation of the development and designed in accordance with AS2890.1

- (c) All demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping;
- (d) The swept path of the longest vehicle entering and existing the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and
- (e) The safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.

24. Landscape Plan

- 24.1 The Landscape Plans prepared by Site Image Landscape Architects (included in mitigation measure No.2) are to be implemented with the new courtyard spaces being designed to include soft permeable, grassed spaces with the inclusion of canopy trees.

25. Sustainability

- 25.1 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 45 points in accordance with the ESD Evaluation Tool.

26. Access for People with Disabilities

- 26.1 The works that are subject of this activity must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance from an access consultant or fully qualified person is provided and that the requirements are referenced on any certified plans.

27. Construction Management

- 27.1 A detailed Construction Environmental Management Plan (CEMP) is to be prepared prior to the commencement of works 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.
 - viii. community consultation and complaints handling.
 - (b) Preparation of a Construction traffic and pedestrian management plan;
 - (c) Construction noise and vibration management plan;
 - (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 plans;
 - (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; and
 - (m) Emergency Management Plan.
 - (n) Training of responsibilities under *National Parks and Wildlife Act 1975*, *Heritage Act 1977* and any other relevant legislation.

- 27.2 Prior to the finalisation and implementation of the CEMP and associated plans outlined in 30.1 including the CNVMP the submitter and neighbour who has written to HI in respect to this project is to be notified and their input and comments considered. Final copies of the plans shall be forwarded to the Submitter/Resident and a Council.

28. Pre-Construction Dilapidation Report

- 28.1 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.
- 28.2 The dilapidation report should:
- 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;
 - Identify the condition of affected assets or infrastructure in the vicinity of the work; and
 - Be provided to the hospital, Council, other assets or provider, and the Crown Certifier.

29. Pre-Construction Survey – Adjoining Properties

- 29.1 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.
- 29.2 Where the offer pre-construction survey is accepted, it should:
- Be prepared prior to the commencement of vibration generating works that could impact on identified buildings; and
 - Provided to the owner of identified buildings and Crown Certifier in the form of Pre-Construction Survey Report.

30. Demolition/Construction Waste Management Plan

- 30.1 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*.
- 30.2 The Demolition/Construction Waste Management Plan is to include the following requirements and details:
- 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.
 - Cleaning out of batched concrete mixing plant is not permitted within any construction compound.
 - Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified.
 - No burning or burying of waste is permitted on the site and
 - Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
- 30.3 The following mitigation measures will be implemented in order to prevent adverse impacts in relation to waste generated by the proposed works:
- 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.
 - 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.

31. Noise Management Measures

- 31.1 The construction works shall comply with the recommendations in Section 5 of the Acoustic Report prepared by ARUP Consultants, dated 30 September 2022.
- 31.2 During preparation of the construction program, the consultant is to 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.).
- 31.3 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.
- 31.4 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.
- 31.5 A detailed Construction Noise Vibration Management Plan (CNVMP) shall be prepared to identify all feasible and reasonable management measures to minimise noise and vibration impacts on sensitive receivers from demolition and construction works. The Plan shall also evaluate noise vibration from existing operations and ancillary plant and equipment.

32. Erosion and Sediment Control

- 32.1 Erosion and sediment controls will be implemented in accordance with the Landcom/ Department of Housing Managing Urban Stormwater, Soils and Construction Guidelines (the Blue Book) and ensure any water diversion or control outlets associated with the works do not result in scouring.
- 32.2 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.
- 32.3 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 and only if required.

33. Services and Utilities

- 33.1 Prior to the commencement of works, any services and utilities that may be impacted by the works are to be appropriately relocated and/or protected.
- 33.2 The following mitigation measures would be implemented to manage impacts relating to land uses and services;
 - Any potential services/utility interruptions shall be minimised as far as practicable and communicated to the relevant service authorities to enable flow on notifications to any affected service customers.

34. Construction Traffic Management

- 34.1 A Construction Traffic Management Plan shall be prepared in consultation with the residents along Sheffield Street and Council prior to commencement of works. The plan shall outline (but not be limited to how trucks and construction vehicles will access the site, the proposed routes and measures taken to ensure travel routes are safe and there will be no conflicts). The plan shall be designed to minimise disruption to residents along Sheffield Street and surrounds.

35. Construction worker transport strategy

- 35.1 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. The strategy shall be explained to all workers so they will be familiar with the arrangement.

36. Monitoring and Reporting

- 36.1 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.
- 36.2 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.
- 36.3 The compliance reports are to be provided to the Regional Director.

37. Compliance with Mitigation Measures

- 37.1 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.

During construction/undertaking of work

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

38. Non-compliance notification

- 38.1 HI-Planning and the relevant HI-Regional Director must be notified where a non-compliance with a mitigation measure is identified.
- 38.2 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.

39. Operational noise – Mechanical Plan and Equipment

- 39.1 Prior to the installation of mechanical plant and equipment, independent advice is required to confirm compliance with relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment and Plan in accordance with Mitigation Measure 31.
- 39.2 The independent advice should be prepared by suitably qualified expert, such as a practising acoustic engineer, and a copy of the advice is to be provided to the Crown Certifier.

40. Construction Site Management

- 40.1 Construction site fencing is to be installed around the construction site where required. 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.
- 40.2 The worksite/s should be left tidy, safe and rubbish free each day prior to leaving the site and at the completion of works.

- 40.3 The use and storage of hazardous materials and dangerous goods, including petroleum, distillate and other chemicals, shall be in accordance with the relevant legislation including, but not limited to:
- Protection of the Environment Operations Act 1997
 - Work Health and Safety Regulation 2017
 - AS 1940 The storage and handling of flammable and combustible liquids
 - Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.
- 40.4 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.
- 40.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 40.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 40.7 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 or TfNSW.
- 40.8 Any contractor(s) must meet all workplace safety legislation and requirements.
- 40.9 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 40.10 Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

41. Erosion and Sediment Control

- 41.1 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.
- 41.2 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.
- 41.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.
- 41.4 An Erosion and Sediment Control Plan is required to be prepared prior to works commencing and shall form part of the Construction Environmental Management Plan for the activity. The plan shall be prepared in accordance with the Landcom/Department of Housing Managing Urban Stormwater, Soils and Construction Guidelines (the Blue Book).
- 41.5 Before work commences erosion and runoff controls shall be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, stormwater systems or watercourses. These controls shall be in accordance with the Erosion and Sediment Control Plan and may include the following (where applicable):
- i) Erection of a silt fence
 - ii) Limit the removal and disturbance of vegetation and topsoil
 - iii) Divert uncontaminated run-off around cleared or disturbed areas
 - iv) Install sediment traps/socks around any stormwater inlets and drainage lines

- v) Stockpile topsoil, excavated material, construction and landscaping materials and debris within the site. These should be covered or seeded to prevent the loss of materials.
- vi) Provide single vehicle access to the site including measures to prevent the tracking of sediment off the site.

41.6 Works should only commence once all erosion and sediment controls have been established.

42. Hydrology and water quality

- 42.1 The following mitigation measures should be considered to avoid and minimise impacts to hydrology and water quality;
- Where possible avoid works during forecast high rainfall events.
 - A spill containment kit shall be available at all times on site.
 - Any required fuels and other liquids shall be stored in self-safe chemical storage containers.
 - Any cleaning or washing shall occur away from waterways and drainage lines.
 - All equipment shall be maintained in good working order and operated according to the manufacturers specification.
 - No waste or wastewater shall be discharged directly or indirectly in drains or waterways.
 - Visual monitoring of the local water quality shall occur at all times.

43. Implementation of Management Plans

- 43.1 The Operator must carry out the construction of the development in accordance with the most recent version of the approved CEMP and associated plans.

44. Construction Traffic

- 44.1 All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping unless directed by traffic control.

45. No Obstruction of Public Way

- 45.1 The public way and domain (outside any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, unless there is a prior approval from the relevant Authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.

46. Construction Noise Limits

- 46.1 The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified in the approved Construction Noise and Vibration Management Plan

47. Dust Minimisation

- 47.1 The operator must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- 47.2 During construction, the Applicant must ensure that:
- (a) Exposed surfaces and stockpiles are suppressed by regular watering;
 - (b) All trucks/vehicles entering or leaving the site with loads have their loads covered;
 - (c) Trucks/vehicles associated with the development do not track dirt onto the public road network;
 - (d) Public roads used by these trucks/vehicles are kept clean.

48. Visual Amenity

- 48.1 The following mitigation measures would be implemented to manage impacts relating to Visual Amenity;
- Vegetation would only be trimmed/removed to the minimum extent necessary to undertake the proposed works.
 - Upon completion of construction, any work areas will need to be restored to an acceptable visual state
 - The construction worksite shall be maintained in a clean condition at all times.
- 48.2 If possible, the eastern, southern and northern side of the new substation pad area shall be appropriately landscaped so that the structure is screened and not a visually dominating element.

49. Air Quality and Dust Management

- 49.1 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.
- 49.2 No burning of materials is permitted.
- 49.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties and dust suppression measures implemented.
- 49.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 49.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 49.6 Exposed areas are to be progressively revegetated as soon as practical.
- 49.7 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 49.8 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.
- 49.9 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.
- 49.10 Any disturbed soils shall be progressively stabilised.
- 49.11 No materials shall be burnt on site.
- 49.12 Any vehicles transporting waste or other materials that may produce dust will be covered during transportation.
- 49.13 Construction works should be carefully managed or not be carried out during strong winds or in difficult weather conditions where high levels of dust or airborne particles are likely to be generated or occur.

50. Construction

- 50.1 No blasting shall be permitted during construction.
- 50.2 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.

51. Services

- 51.1 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.
- 51.2 Where services are found not to be adequate to support the development they shall be appropriately augmented.

52. Traffic Management

- 52.1 Existing traffic access and arrangements should be maintained during construction as much as practicable.
- 52.2 The following mitigation measures are to be implemented in respect to managing traffic, access and parking;
 - A Traffic Control Plan (TCP) shall be prepared by a suitable qualified person and implemented for the works in accordance with the requirements of the Traffic Control at Worksites Manual (RTA 2010 V4) and AS1742.3
 - An Access Management Plan shall be prepared to manage internal site traffic and pedestrian movements to ensure the safety of workers and the public within the site/s.
 - Where possible, current traffic movements and access will be maintained during the works.
 - Public safety shall be maintained at all times.
 - Appropriate signage shall be erected and details will be confirmed by appropriate project personnel responsible for site safety during the works.
 - Traffic delay notifications will be issued to Council at least two weeks prior to the commencement of works requiring full or partial road closure.
 - Neighbouring residents and property owners are to be notified in writing at least two weeks prior to any expected changes to pedestrian movements, access and parking restrictions associated with the works.
 - For works within the road reserve requirements of the Section 138 of the Roads Act 1993 apply. In this regard, if a driveway is proposed a driveway application should be made or if any other works are proposed and/or occupation of the road reserve proposed, a Road Opening Application should be made.

This application/s should be made prior to any works commencing within the road reserve and an application fee in accordance with Council's fees and charges will apply.

53. Contamination (Unexpected Finds)

- 53.1 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.
- 53.2 Works must not recommence until a suitably qualified contaminated land specialist (i.e. a Certified Environmental Practitioner) has investigated and assessed the category of the contamination in accordance with SEPP (Resilience & Hazards) 2021 and if required prepared a Remediation Action Plan (RAP) which details the necessary remedial work or management required to render the site suitable for the proposed development.
- 53.3 Following completion of the remediation, a Site Remediation & Validation Report (SRVR) which documents the completeness of the remedial work is to be submitted to HI and the EPA, if required.
- 53.4 Any contaminated materials or hazardous substances that need to be removed from site are to be classified first and then stored, transported and disposed of in accordance with EPA requirements at an EPA licensed waste facility.
- 53.5 Asbestos removal and management in NSW is regulated under the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2017. The handling of asbestos work must be carried out in accordance with Safework Australia Code of Practice "How to Manage and Control Asbestos in the Workplace" February

2016, including being undertaken by contractors who hold a current Safework Asbestos or Demolition Licence and any other current Safework Licence required

- 53.6 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.
- 53.7 Construction works should not result in the contamination of the site.
- 53.8 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.
- 53.9 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.
- 53.10 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

54. Noise and Vibration Management

- 54.1 All works will be in accordance with AS2436-1981: Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- 54.2 Building contractors are to implement the requirements of the Office of Environment “Interim Construction Noise Guideline (July 2009)” as far as practicable.
- 54.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 54.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 54.5 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.
- 54.6 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.
- 54.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 54.8 Any equipment not used for extended periods is to be switched off.
- 54.9 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 62.

55. Non Aboriginal Heritage

- 55.1 All personnel working on site will receive training in their responsibilities under the Heritage Act 1977.
- 55.2 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.
- 55.3 Work shall not recommence until the significance of the find is established.

56. Aboriginal Heritage

- 56.1 If any item of Aboriginal 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.

- 56.2 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).
- 56.3 Should Human Remains will be located at any stage during earthworks within the Project Area, all works must halt in the immediate area to prevent any further impacts to the remains. The Site should be cordoned off and the remains themselves should be left untouched. The nearest police station, the relevant Local Aboriginal Land Council and the OEH Regional Office are all to be notified as soon as possible.
- 56.4 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.
- 56.5 All effort must be taken to avoid any impacts on Aboriginal Cultural Heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the Proponent, OEH and the Aboriginal community.

57. Restriction on Hours during Construction

- 57.1 The undertaking of any construction activity on the subject site is to be limited to the following hours:
- Monday to Friday inclusive: 7.00am to 6.00pm
 - Saturdays: 8.00am to 1.00pm
 - Sundays and Public Holidays: No work permitted.
- 57.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 57.3 Activities may be undertaken outside of hours in condition 57.1 and 57.2 if required
- By the police or a public authority for the delivery of vehicles, plant or materials; or
 - in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.
- 57.4 Where the works are inaudible at the nearest sensitive receiver, a disruption notice has been issued by the relevant LHD or Hospital and a letter of support has been provided from the relevant LHD or Hospital for the Out of Hours Works.
- 57.5 Consideration will be given to extending these hours to allow for specific work tasks on a case by case basis, subject to approval from Health Infrastructure being sought prior to this occurring and the assessment of any impact of this extension.

58. Access and pedestrian movements

- 58.1 Safe pedestrian access and movement to the hospital and surrounding buildings shall remain unimpeded at all times.
- 58.2 Appropriate signage and directional information shall be provided.

Prior to commencement of operation

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

59. Works as Executed

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

60. Parking spaces

- 60.1 The following parking spaces are required to be made available onsite prior to occupation;
- (a) 210 car parking spaces
 - (b) Minimum of 10 bicycle spaces

61. Arts Strategy

- 61.1 Prior to the occupation of the building all artworks that form part of the Arts Strategy for this project shall be installed as part of this development.

62. Structural certification

- 62.1 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.
- 62.2 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.

63. Warm water systems and cooling systems

- 63.1 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/NZ 2666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and Maintenance* and NSW Health Code of Practice for the Control of Legionnaire's Disease.

64. Fire safety certification

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

65. Post construction dilapidation report

- 65.1 Prior to use of the facility, a post construction dilapidation report is to be prepared.
- 65.2 The post construction dilapidation report should:
- a. Identify whether the construction work created any structural damage to affected infrastructure, as identified in the pre-construction dilapidation report at mitigation measure 28;
 - b. Have written confirmation from the relevant infrastructure authorities that there is no damage to their infrastructure;
 - c. Be provided to the hospital, Council and other assets and Crown Certifier in the form of a Post Construction Dilapidation Report.
- 65.3 Where the post construction dilapidation report determines that there is damage to infrastructure as a result of construction activity, the proponent must repair any damaged caused by carrying out the works.

66. Post construction survey – adjoining properties

- 66.1 Prior to the use of the facility, a post construction survey report is to be prepared.
- 66.2 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 32;
 - b. Provided to the owner of identified buildings and Crown Certifier in the form of Post Construction Survey Report.
- 66.3 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 damaged caused by carrying out the works.

67. Operational waste management

- 67.1 Prior to the use of the facility, any operational waste management measures necessary for the activity shall be finalised. The final operational waste management plan should outline how waste would be minimised, handled, stored and disposed of appropriately, including in accordance with any relevant guidelines.

68. External Lighting

- 68.1 Prior to the use of the facility, any external lighting shall be appropriately tested for compliance with Australian Standard AS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting.

69. Mechanical ventilation

- 69.1 Prior to the use of the facility, mechanical ventilation systems shall be appropriately tested for compliance for compliance with:
 - a. Australian Standard AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes, and
 - b. Any dispensation granted by Fire and Rescue NSW.

70. Operational Noise – Plant and Machinery

- 70.1 Prior to the use of the facility, noise associated with the operation of any mechanical plant or machinery shall be appropriately tested to ensure that it does not exceed the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment prepared for this development.

71. Landscaping

- 71.1 Prior to the use of the facility, landscaping of the site in accordance with the landscape plans included as part of mitigation measure 2 shall be finalised.
- 71.2 The Aboriginal reflection garden shall be completed as part of this project.

72. Landscape Management Plan

- 72.1 Prior to the use of the facility, a landscape management plan shall be prepared to provide measures for on-going operation and management of landscaping.

73. Signage

- 73.1 Prior to the use of the facility, any necessary way finding signage and signage identification of any car parking must be installed.

74. Interpretation Strategy

- 74.1 The outcomes and recommendations of the updated Interpretation Strategy are to be implemented.

Post operation

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

75. Operation of plant and machinery

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

76. External lighting

- 76.1 Should the external lighting result in any impacts on the amenity surrounding sensitive receives, the Proponent must provide appropriate measures to reduce impacts. Such measures may include adjusting light mounting and direction, and screening devices.

77. Stormwater management

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

78. Discharge limits

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

79. Landscape management

- 79.1 Landscaping must remain appropriately maintained, and cared, for in perpetuity.

80. Hazards and risks

- 80.1 Chemicals, fuel and oils that could be use 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.

82. Loading Dock

- 82.1 Any trucks entering the site shall be respectful of the residential nature of the adjoining area and access and egress the site in a forward direction.

Advisory Notes

AN1 Project Compliance – DGN 40

Health Infrastructure (HI) is responsible for ensuring that the conditions of consent are complied with during the course of the delivery of the project. To ensure that HI is complying with its legal obligations, compliance with the requirements of DGN 40 – Compliance with Planning Approval Conditions is required.