

## Summary of Mitigation Measures

Aspect	Mitigation Measure	Timing
<b>General</b>	The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 1 February 2023 and prepared by LJB Urban Planning on behalf of NSW Health Infrastructure and generally in accordance with the plans/documentation detailed in Section 3.5 of the REF (including accompanying appendices A-Q) and by any of the under-mentioned measures.	General measures
<b>Building Code of Australia</b>	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.	General measures
<b>Approvals</b>	The applicant is to obtain all other necessary approvals required by State and Commonwealth legislation and relevant Council policies. A copy of all approvals is to be kept on site.	General measures
<b>Long Service Levy</b>	For works costing \$25,000 or more, a Long Service Levy shall be paid. For further information contact the Long Service Payments Corporation on their helpline 131441.	Prior to commencement of work
<b>Crown Certificate</b>	A Section 6.28 approval under the <i>Environmental Planning &amp; Assessment Act 1979</i> is required prior to commencing works.	Prior to commencement of work
<b>Heritage Advice</b>	All demolition of building and partial building works will need to be undertaken in accordance with the preliminary heritage advice letter prepared by Urbis and dated 30 September 2022, in particular, the recommendations in Section 7 of the report.	Prior to commencement of work, during work and prior to completion of work.
<b>Archival Recording of buildings to be demolished (or part demolished)</b>	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.	Prior to commencement of work
<b>Watson Building</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.	Noted, a dilapidation report shall be required to be prepared by a suitably qualified consultant prior to the commencement of works.
<b>Archaeological Potential</b>	Separate investigations may be required to assess archaeological potential on locations where new buildings are proposed.	Prior to construction works. Should be undertaken if any archaeological items are identified post demolition.

<b>Tree Removal and Replacement</b>	<p>Tree No. 7, identified within the Arborist Report prepared by Naturally Trees dated 17/04/18 is approved for removal.</p> <p>Two (2) suitable replacement trees shall be planted in a suitable location within the site prior to completion of works.</p>	Prior to completion of work
<b>Tree Management and Landscape</b>	<p>Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.</p> <p>No building materials, builder sheds and the like are permitted to be stored under the canopy of existing trees.</p>	General measures
<b>Landscaping Works</b>	<p>All landscaping works shall be undertaken in accordance with the following drawings prepared by Site Image:</p> <ul style="list-style-type: none"> <li>• 002(B) dated 5/10/22</li> <li>• 003(B) dated 5/10/22</li> <li>• 004(B) dated 5/10/22</li> <li>• 005(B) dated 5/10/22</li> <li>• 008(B) dated 5/10/22</li> </ul>	Prior to and during construction works
<b>Community Notification</b>	<p>Prior to commencement of work, the proponent must notify in writing 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>A site notice board must be located at the entrance or other appropriate location on the site in a prominent position and must including the following:</p> <p>a) 24-hour contact person for the site;</p>	Prior to the commencement of work.

	<p>b) telephone, facsimile numbers and email addresses; and</p> <p>c) Site activities and time frames.</p>	
	The site notice must be erected no less than 2 days prior to the commencement of works.	
<b>Hazardous Materials</b>	<p>All hazardous waste materials identified during demolition and construction waste materials shall be managed safely in accordance with the following reports:</p> <ul style="list-style-type: none"> <li>• Douglas Partners Hazardous Building Materials Report 89199.01 dated 19 September 2016</li> <li>• EIS Letter Reviewing Asbestos E31452KLlet_Haz dated 9 November 2018</li> <li>• EMS Hazardous Materials Report EMS19_6637 dated 11 April 2019</li> <li>• Canlink Group Hazardous Materials Report CLG029_HMSR_Rev.02 dated 3 June 2021</li> <li>• Canlink Group Hazardous Materials Report CLG029_HMSR_Admin Building_Rev.01 dated 10 July 2021</li> <li>• DUE Hazmat Survey Report JDRYU060_V1_HAZMAT dated 7 December 2021</li> </ul> <p>If any parts of the buildings affected, were not included in the above survey, then a further hazardous survey shall be prepared by a suitably qualified consultant prior to the commencement of works. All works will be required to be undertaken in accordance with any additional survey reports, if required.</p>	Prior to the commencement of work.
<b>Asbestos Management Plan</b>	Should any new asbestos be identified, that was not included in the accompanying Hazardous Materials Survey, then an Asbestos Management Plan shall be prepared to provide a procedure to control the risk of exposure from asbestos and lead impacted during the work.	Prior to the commencement of work.
<b>Disposal of any Identified Hazardous Materials and Asbestos</b>	<p>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.</p> <p>SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.</p>	Prior to the commencement of work.

	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'.	
<b>Dilapidation Reporting</b>	Prior to construction, a dilapidation report is to be prepared for hospital, Council, or other assets within the zone of influence of the work. This should specifically include the Old Hospital building and Yeoman Ward.	Prior to commencement of work
<b>Construction Management</b>	<p>A detailed Construction Management Plan is to be prepared prior to the commencement of works and implemented during the undertaking of works. The Construction Management Plan is to include, but not be limited to:</p> <ul style="list-style-type: none"> <li>a) Staging of the proposed works to maintain hospital operations while works are being undertaken</li> <li>b) How compliance with the environmental controls and mitigation measures detailed in this REF is to be achieved.</li> <li>c) Construction noise management measures.</li> <li>d) Vibration management measures.</li> <li>e) Sediment and erosion control measures.</li> <li>f) Construction site management measures.</li> <li>g) Construction traffic management measures.</li> <li>h) Air quality and dust management measures.</li> <li>i) Restrictions on hours during construction.</li> <li>j) Unexpected finds protocols.</li> <li>k) Training of responsibilities under National Parks and Wildlife Act 1975, Heritage Act 1977 and any other relevant legislation.</li> </ul>	Prior to commencement of work / During construction
<b>Demolition/Construction Waste Management Plan</b>	<p>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 DECCW's "Waste Classification Guidelines (2008)" and the Protection of the Environment Operations Act 1997.</p> <p>The Demolition/Construction Waste Management Plan is to include the following requirements and details:</p> <ul style="list-style-type: none"> <li>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</li> </ul>	Prior to commencement of works / During Construction

	<p>practicable, the location of a suitable waste disposal facility is to be identified.</p> <p>b) Cleaning out of batched concrete mixing plant is not permitted within any construction compound.</p> <p>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.</p> <p>d) No burning or burying of waste is permitted on the site.</p> <p>e) Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.</p>	
	<p>The following mitigation measures will be implemented in order to prevent adverse impacts in relation to waste generated by the proposed works:</p> <p>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.</p> <p>b) Unnecessary resource consumption will be avoided.</p> <p>c) Non-recyclable wastes will be collected and disposed of or recycled in accordance with Office of Environment and Heritage (OEH) guidelines.</p>	
<b>Erosion and Sediment Control</b>	<p>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.</p> <p>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.</p> <p>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.</p>	Prior to commencement of works / During Construction
<b>Construction Traffic Management Plan</b>	A Construction Traffic Management shall be prepared in consultation with Council prior to commencement of works. The plan shall include the location of construction workers parking. No construction workers shall park on the parts of the streets that front the hospital.	Prior to commencement of works
<b>Construction Site Management</b>	Construction site fencing is to be installed around the construction site. Vehicle and workforce access	Prior to commencement of works / During Construction

	points and roads to the construction compounds are to be clearly designated and controlled for authorised access only. Vegetation clearance is to be minimised.	
	The worksite should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.	
	<p>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:</p> <ul style="list-style-type: none"> <li>• Protection of the Environment Operations Act 1997</li> <li>• Work Health and Safety Regulation 2017 AS 1940 The storage and handling of flammable and combustible liquids</li> <li>• Safe Work NSW Code of Practice—Managing Risks of Hazardous Chemicals in the Workplace.</li> </ul>	
	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 watercourse	
	The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	
	All equipment and machinery should be secured against vandalism outside of working hours.	
	No batching plant is permitted on the site.	
	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.	
	Any contractor(s) must meet all workplace safety legislation and requirements.	
	No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.	
	Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.	
<b>Air Quality and Dust Management</b>	Spraying of paint and other materials with the potential to become airborne particulates is only to	During Construction

	be undertaken on days with still or light wind conditions.	
	No burning of materials is permitted.	
	Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.	
	All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.	
	Excessive use of vehicles and powered construction equipment is to be avoided.	
	Exposed areas are to be progressively revegetated as soon as practical.	
	Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.	
	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.	
	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.	
<b>Construction</b>	No blasting shall be permitted during construction.	During Construction
	The use of any rock excavation machinery or any mechanical pile drivers or the like is restricted to the hours of 7.00am to 5.00pm (maximum) on Monday to Friday only, to minimise the noise levels during construction and loss of amenity to the surrounding area.	
<b>Services</b>	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.	Prior to commencement of works / During Construction
	Where services are found not to be adequate to support the development they shall be appropriately augmented.	
<b>Traffic Management</b>	Existing traffic access and arrangements should be maintained during construction as much as practicable.	During Construction

<b>Contamination</b>	<p>The following contamination reports accompany this REF and can be found at Appendix I:</p> <ul style="list-style-type: none"> <li>• Douglas Partners Contaminated Land PSI 89199.01 dated 27 September 2016</li> <li>• EIS Environmental Site Assessment E31452Krpt Bowral dated 13 June 2018</li> <li>• EIS Asbestos Quantification Report E31452KTrpt3 dated 23 November 2018</li> </ul> <p>The site is suitable for the proposed hospital uses and works shall be undertaken in accordance with the recommendations in Chapter 10 of the EIS Environmental Site Assessment E31452Krpt Bowral dated 13 June 2018.</p>	
<b>Potential Contamination under Demolished Buildings</b>	<p>No testing has been carried out underneath the following areas:</p> <ul style="list-style-type: none"> <li>• Watson Building</li> <li>• South-eastern wing of the Milton Park Building</li> <li>• Mortuary</li> <li>• Maintenance Department</li> <li>• Other miscellaneous freestanding buildings.</li> </ul> <p>It is recommended that soil sampling be undertaken and any unexpected finds follow the unexpected finds protocol.</p>	During Construction
<b>Contamination (Unexpected Finds)</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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 Resilience and Hazards SEPP 2021 (former SEPP 55) 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.</li> <li>• Following completion of the remediation, a Site Remediation &amp; Validation Report (SRVR) which documents the completeness of the remedial work is to be submitted to HI and the EPA, if required.</li> <li>• 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</li> </ul>	During Construction



	<p>with EPA requirements at an EPA licensed waste facility.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Construction works should not result in the contamination of the site.</li> <li>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.</li> <li>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.</li> <li>Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.</li> </ul>	
<b>Noise and Vibration</b>	<ul style="list-style-type: none"> <li>All works will be in accordance with the recommendations provided within the submitted Acoustic Report (prepared by ARUP and dated 30 September 2022) and AS2436-1981: Guide to Noise Control on Construction, Maintenance and Demolition Sites.</li> <li>Building contractors are to implement the requirements of the Office of Environment "Interim Construction Noise Guideline (July 2009)" as far as practicable.</li> <li>Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.</li> <li>All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.</li> <li>Plant and equipment is to be maintained, checked and calibrated in accordance with the appropriate design requirements and to</li> </ul>	During Construction

	<p>ensure that maximum sound power levels are not exceeded.</p> <ul style="list-style-type: none"> <li>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.</li> <li>Unnecessary noise is to be avoided when carrying out manual operations and operating plant.</li> <li>Any equipment not used for extended periods is to be switched off.</li> </ul>	
<b>Non-Aboriginal Heritage</b>	<ul style="list-style-type: none"> <li>All personnel working on site will receive training in their responsibilities under the Heritage Act 1977.</li> <li>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.</li> <li>Work shall not recommence until the significance of the find is established.</li> </ul>	Prior to commencement of works / During Construction
<b>Aboriginal Heritage</b>	<ul style="list-style-type: none"> <li>If suspected Aboriginal material has been uncovered as a result of development activities within the Project Area: <ul style="list-style-type: none"> <li>work in the surrounding area is to stop immediately</li> <li>a temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the knowledge of the site</li> <li>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).</li> </ul> </li> <li>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.</li> <li>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</li> </ul>	Prior to commencement of works / During Construction

	<p>the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	
<b>Restrictions on Hours During Construction</b>	<ul style="list-style-type: none"> <li>• The undertaking of any construction activity on the subject site is to be limited to the following hours: <ul style="list-style-type: none"> <li>- Monday to Friday inclusive: 7.00am to 6.00pm</li> <li>- Saturdays: 8.00am to 1.00pm</li> <li>- Sundays and Public Holidays: No work permitted.</li> </ul> </li> <li>• Entry and departure of vehicles from the site will be restricted to the imposed work hours.</li> <li>• Activities may be undertaken outside of hours in condition 28.1 and 28.2 if required. <ul style="list-style-type: none"> <li>- By the police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>- in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.</li> <li>- Where the works are inaudible at the nearest external 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.</li> </ul> </li> <li>• 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.</li> </ul>	During Construction
<b>Access and Pedestrian Movements</b>	<ul style="list-style-type: none"> <li>• Safe pedestrian access and movement to the hospital and surrounding buildings shall remain unimpeded at all times.</li> <li>• Appropriate signage and directional information shall be provided.</li> </ul>	Prior to commencement of works / During construction
<b>External Materials and Finishes</b>	All external materials shall be consistent with those identified in the approved drawings.	During construction