

HEALTH INFRASTRUCTURE

Westmead Integrated Mental Health Complex (IMHC) – Early Works

Decision Statement for Review of Environmental Factors –
prepared by Ethos Urban

18/04/2023

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|  | Health Infrastructure |
| <i>DETERMINED – APPROVAL</i> | |
| REF Approval No: 10/2023 | |
| Date: 3/5/2023 | |
| Signed by:  | |



Westmead Integrated Mental Health Complex (IMHC) – Early Works

Project Details

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| Project Name | Westmead Integrated Mental Health Complex (IMHC) – Early Works |
| Project Location | Westmead Hospital corner of Hawkesbury Road and Darcy Road known as Lot 1 in DP1194390 and Lot 4 DP1077852 |
| REF Prepared by | Ethos Urban dated 18 April 2023 |
| Activity Description | Demolition of Casurina Lodge, Brain Injury Rehabilitation Unit (BIRU) and Integrated Project Office/s, remediation works, diversion of sewer and water services, stormwater management works, removal of parking and reconfiguration of parking with new access entry and boom gates to P14 off Redbank Road, tree removal and associated landscape and site works. |

Decision Statement

Based on the REF document, the Recommendation report and any other information and any advice from other relevant determining authorities:

- the proposed activity is not likely to have a significant impact on the environment and therefore an Environmental Impact Statement (EIS) is not required;
- the proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a Species Impact Statement (SIS) is not required;
- the proposed activity may proceed subject to the mitigation measures in Schedule 1 below that are required to eliminate, minimise or manage environmental impacts.

Determination

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 5.5 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, and having regard to the Assessment Report, the Statement of Compliance and the Review of Environmental Factors prepared by Ethos Urban dated 18 April 2023, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures in Schedule 1 below.



Rebecca Wark

Chief Executive Health Infrastructure

3 May 2023

Date

Schedule 1

Mitigation measures

The following Mitigation Measures have been imposed to ensure that the activity is carried out in accordance with the plans/documentation and any amendment approved under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). These mitigation measures are required to eliminate, minimise or manage environmental impacts of the activity. They provide measures for the appropriate environmental performance of the activity, including regular monitoring and reporting.

General measures

Obligation to prevent impacts to the environment

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.

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 18 April 2023 and prepared by Ethos Urban on behalf of NSW Health Infrastructure (including Appendices A - T) 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 |
|--------------------------------------|-----------------|----------|------------|--------------|
| Existing Site Plan | IMHC-AR-DG-0250 | 7 | 27/03/2023 | Jacobs |
| Demolition Plan | IMHC-AR-DG-0251 | 7 | 27/03/2023 | Jacobs |
| Proposed Site Plan | IMHC-AR-DG-0252 | 8 | 27/03/2023 | Jacobs |
| Civil Plans | | | | |
| Cover Sheet/Locality Plan | IMHC-CV-DG-2001 | 3 | 28/03/2023 | ARUP |
| General Notes – Sheet 1 | IMHC-CV-DG-2006 | 2 | 21/02/2023 | ARUP |
| General Notes – Sheet 2 | IMHC-CV-DG-2007 | 2 | 21/02/2023 | ARUP |
| General Legend | IMHC-CV-DG-2011 | 2 | 21/02/2023 | ARUP |
| Sediment and Erosion Control Plan | IMHC-CV-DG-2100 | 3 | 28/03/2023 | ARUP |
| Sediment and Erosion Control Details | IMHC-CV-DG-2191 | 2 | 21/02/2023 | ARUP |
| Bulk Earthworks -Overall Plan | IMHC-CV-DG-2200 | 3 | 28/02/2023 | ARUP |
| Civil Works Plan – Sheet 1 | IMHC-CV-DG-2301 | 2 | 21/02/2013 | ARUP |
| Civil Works Plan – Sheet 2 | IMHC-CV-DG-2302 | 3 | 28/03/2023 | ARUP |
| Stormwater Plan – Sheet 1 | IMHC-CV-DG-2601 | 2 | 21/02/2023 | ARUP |
| Stormwater Plan – Sheet 2 | IMHC-CV-DG-2602 | 3 | 28/03/2023 | ARUP |
| Pavement Overall Plan | IMHC-CV-DG-2700 | 3 | 28/03/2023 | ARUP |
| Pavement Profile | IMHC-CV-DG-2791 | 2 | 21/02/2023 | ARUP |
| Existing Utilities | IMHC-CV-DG-2800 | 3 | 28/03/2023 | ARUP |
| Utilities Diversion Plan | IMHC-CV-DG-2806 | 3 | 28/03/2023 | ARUP |
| Landscape Cover Sheet | IMHC-LS-DG-2000 | 5 | 27/03/2023 | Site Image |
| Landscape Plan Ground | IMHC-LS-DG-2100 | 5 | 27/03/2023 | Site Image |
| Landscape Plan Ground | IMHC-LS-DG-2101 | 0 | 27/03/2023 | Site Image |
| Sewer Diversion Plans | Sheets 1-3 | N/A | 11/11/2022 | Sydney Water |

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.

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 1428.1:2021 Design for access and mobility, Part 1: General requirements for access – New building work.

Approvals

- 5.1 These conditions do not remove any obligation to obtain all other licences, permits, approvals and landowner consents from all relevant authorities and landowners as required under any other legislation for the Project. The terms and conditions of such licences, permits, approvals and permissions must be complied with at all times. A copy of all approvals is to be kept on site.

Long Service Levy

- 6.1 The Crown Certificate must not be issued unless the Crown Certifier is satisfied the required levy payable under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid. The levy must be paid by the person liable, as specified in Section 38 of the *Building and Construction Industry Long Service Payments Act 1986*. For further information contact the Long Service Corporation on their Helpline 131441.

Prior to commencement of works

Note: The following Measures are to be complied with prior to the commencement of works on the activity site, and at other stages where stated.

Demolition

- 7.1 Demolition work must be undertaken in accordance with the provisions of Australian Standard AS 2601-2001 The Demolition of Structures. The Demolition Work Plan must comply with the safety requirements of this standard.
- 7.2 Demolition work must:
- a. be carried out in accordance with the requirements, of the WorkCover Authority of New South Wales
 - b. be carried out in accordance with the Work Health and Safety Act 2011
 - c. be carried out by a WorkCover licensed contractor where demolition work involves the removal of any materials containing asbestos, and
 - d. be carried out in accordance with the provisions of AS 2601-2001: The Demolition of Structures (or subsequent edition/s).

Protection of Native Fauna - Pre-clearance Surveys (including Microbat)

- 8.1 A pre-clearance survey must be conducted by a qualified ecologist no more than three days prior to the commencement of demolition and vegetation clearing works. The purpose of this survey is to identify any roosting or nesting fauna (including birds, arboreal mammals, microbats, etc.) which could be present in all trees and man-made structures proposed for removal. The ecologist must conduct a thorough inspection of all structures and trees approved for removal and mark those which are observed to contain roosting or nesting fauna. Any trees with active nests cannot be removed until fledglings have left the nest; any structures or trees with other fauna temporarily present (e.g. roosting) cannot be removed until the fauna has left the structure or tree.
- 8.2 The existing buildings and associated structures to be demolished shall be dismantled carefully to ensure no animals are nesting or inhabiting internal spaces. Building elements such as rooves shall be gradually and carefully removed to allow for any animals to have time to relocate.

Tree Management and Landscape

- 9.1 The recommendations of the Arboricultural Assessment prepared by Tree Management Strategies, dated 3 March 2023 shall be satisfied prior to works commencing and during work.
- 9.2 Permission is granted for the removal of 37 individual trees, and 28 trees that form part of the Group 1 trees (as stipulated in the Tree data schedule (Appendix 1) and the Tree Impact Plan (Appendix 2)) of the Arboricultural assessment referred to in Mitigation measure 9.1.
- 9.3 Any tree removal work is to be undertaken in accordance with the relevant Australian Standard for the Pruning of Amenity Trees, using a qualified Arborist (minimum Australian Qualification Framework (AQF3) Level Arborist).
- 9.4 Trees No. 1, 2, 28, 29, 34, 35, 36, 37, 54 and 55 (as identified in the Arboricultural Assessment) are to be retained. Protection and tree preservation shall occur in accordance with the Tree Management Plan outlined in Section 4 of the Arboricultural report to ensure the ongoing health and vitality of these trees.
- 9.5 A minimum of sixty-five (65) replacement trees are to be provided to compensate for the loss.
- 9.6 Trees numbered 8, 10, 26, 27, 30, 44, 45, 46, 50 and 51 (as identified by the Arboricultural Assessment) shall be replaced by new trees with minimum pot sizes of 200L-300L and achieve a minimum height of 8m at maturity. Trees in 200-300L pots should be at heights of some 3.5m-4m so they should provide immediate visual impact once planted. All remaining new trees can be planted at a standard pot size.
- 9.7 A total of 28 trees to be removed which form part of Group 1 (identified by the Arboricultural Assessment) shall be replaced by a minimum of 28 new trees with minimum pot sizes of 200L-300L and achieve a minimum height of 8m at maturity. Trees in 200-300L pots should be at heights of some 3.5m-4m so they should provide immediate visual impact once planted. All remaining new trees can be planted at a standard pot size.
- 9.8 New trees shall be native species that are endemic to the area.
- 9.9 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 recommendations in the Arboricultural Assessment.
- 9.10 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.

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*.

Remediation

- 11.1 The remediation protocols, procedures and processes outlined in the Remediation Action Plan (RAP) prepared by JBS&G dated 20 September 2022 must be followed and adhered to prior, during and after remediation works are conducted.
- 11.2 Prior to the commencement of work, an NSW EPA-accredited Site Auditor must be engaged to provide advice throughout the duration of the works to ensure that any work required in relation to contamination is appropriately managed.

Site Management Plan

- 12.1 A Site Management Plan (SMP) shall be prepared and shall satisfy the provisions of the *Parramatta City Council (PCC) Contaminated Land Policy, Version 1 (PCC 2017)* and be prepared in accordance with the requirements stipulated in Section 10 of the RAP.

Soil and Water Management Plan

- 13.1 A Soil and Water Management Plan shall be prepared and all works shall be generally in accordance with the *NSW Department of Housing Blue Book – Managing Urban Stormwater – Landcom, 2004*, which outlines the general requirements for the preparation of a soil and water management plan. The Plan shall also satisfy the requirements stipulated in Section 10.2 of the RAP.

Work Health and Safety Management Plan

- 14.1 A Work Health & Safety Management Plan (WHSP) shall be prepared by the Contractor prior to commencement of remediation works on the site to document the procedures to be followed to manage the risks posed to the health of the remediation workforce. The Plan shall contain procedures and requirements that are to be implemented as a minimum during the works and satisfy the provisions in Section 11.2 of the RAP.

Regulations and Licenses

- 15.1 The RAP classified the proposed remediation works as 'Category 2' Remediation Works (not requiring consent). The notification requirements of the Resilience and Hazards SEPP require the consent authority to be notified 30 days before Category 2 remediation works commence, providing the consent authority with the information needed to verify the work is not Category 1. These requirements shall be satisfied and the regulatory requirements as stipulated within Section 12 of the RAP.

Geotechnical requirements

- 16.1 A pre-construction meeting shall be held so that all parties involved understand the earthworks requirements and potential difficulties. This meeting should clearly define the lines of communication and responsibility.
- 16.2 The recommendations in Section 4 of the Geotechnical Investigation prepared by JK Geotechnics and dated 16 September 2022 shall be satisfied prior to the commencement of any works.

Compliance with Mitigation Measures

- 17.1 The Proponent engaged by HI, must ensure that all relevant personnel, including contractors (and their subcontractors), are aware of these Mitigation Measures, and the requirement to undertake the activity within these Measures.

Consultation Approach

- 18.1 Prior to the commencement of work, a consultation approach shall be prepared that:
- Identifies the relevant people that may be consulted during the construction phases of the activity. At the minimum this should include the relevant Council, community (including adjoining affected landowners, businesses and any other directly impacted by the activity) and those on an existing hospital site;
 - Determines the suitable methods of consultation with relevant stakeholders, including the receipt of feedback; and
 - Provides the approach access to project information.

Community Notification and engagement

- 19.1 Statutory communication and ongoing consultation with stakeholders and immediately adjoining neighbours shall occur and a communication and engagement strategy be prepared prior to and during the demolition,

remediation and earthworks and shall consider and satisfy the recommendations outlined in Section 12 of the RAP.

- 19.2 Owners and/or occupants of adjacent premises and across the road from the site will be notified at least seven days prior to the commencement of preparation for the remediation works. As a minimum the notification shall include the details of an appropriate contact person.
- 19.3 Hospital staff and contractors will be notified at least seven days prior to the commencement of preparation for the remediation works via communications notices by Westmead Hospital.
- 19.4 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.
- 19.5 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.
- 19.6 Complaints received prior to and during the undertaking of works shall be recorded and attended to promptly. On receiving a complaint, works shall be reviewed to determine whether issues relating to the complaint can be avoided or minimised. Feedback shall be provided to the complainant explaining what remedial actions (if any) were taken.
- 19.7 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.
- 19.8 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:
 - a. 24-hour contact person for the site;
 - b. Telephone, facsimile numbers and email addresses;
 - c. Site activities and time frames; and
 - d. Details of where accessible project information can be sourced.
- 19.9 The site notice must be placed at eye level and be erected no less than 2 days prior to the commencement of works.

Pre-Construction Dilapidation Report

- 20.1 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.
- 20.2 The dilapidation report should:
 - a. Be prepared in consultation with the relevant asset owner or provider of any services and infrastructure that are to be affected by the activity, to make suitable arrangements for access to diversion, protection and support of the affected assets or infrastructure;
 - b. Identify the condition of affected assets or infrastructure in the vicinity of the work; and
 - c. Be provided to the hospital, Council, other assets or provider and the Crown Certifier.

Pre-Construction Survey – Adjoining Properties

- 21.1 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.
- 21.2 Where the offer of a pre-construction survey is accepted, it should:

- a. Be prepared prior to the commencement of vibration generating works that could impact on identified buildings; and
- b. Provided to the owner of identified buildings and Crown Certifier in the form of a Pre-Construction Survey Report.

Construction Management

- 22.1 Prior to commencement of remediation works on the site, a CEMP shall be prepared by the Contractor, which documents the environmental monitoring and management measures required to be implemented during the remediation and construction related activities associated with the construction of the site. The CEMP shall address each of the nominated items in Section 11.1.2 of the RAP and shall include the contingency plan, referred to in Section 8 of the RAP.
- 22.2 A detailed Construction Environmental Management Plan (CEMP) is to be prepared prior to the commencement of works, provided to the Crown Certifier, and implemented during the undertaking of works. The CEMP must be prepared having regard to the *Environmental Management Plan Guideline: Guideline for Infrastructure Projects (2020)* prepared by the Department of Planning and Environment, and is to include (where relevant), but not be limited to, the following:
 - a. Details of:
 - i. hours of work;
 - ii. 24-hour contact details of site manager;
 - iii. management of dust and odour;
 - iv. stormwater control and discharge;
 - v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - vi. any other specific environmental construction mitigation measures detailed in this REF;
 - vii. any requirements outlined in any relevant approvals, permits or licences; and
 - viii. community consultation and complaints handling.
 - b. Construction traffic and Pedestrian Management Plan;
 - c. Construction noise and vibration management;
 - d. Construction waste management, including contaminated waste;
 - e. Construction soil and water management;
 - f. Flood management;
 - g. Tree protection;
 - h. Air quality and dust management measures;
 - i. Demolition Work Plan;
 - j. Unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
 - k. Unexpected finds protocol for historical heritage;
 - l. Unexpected finds protocol for contamination;
 - m. Emergency Management Plan; and
 - n. Training of responsibilities under *National Parks and Wildlife Act 1975*, *Heritage Act 1977* and any other relevant legislation.

Demolition/Construction Waste Management Plan

- 23.1 A Demolition/Construction Waste Management Plan shall be prepared by an appropriately qualified contractor prior to the commencement of works. The Waste Management Plan should be prepared in accordance with the Department of Environment and Climate Change (DECC) *Waste Classification Guidelines (2008)* and the *Protection of the Environment Operations Act 1997*. A copy of the plan is to be provided to the Crown Certifier.
- 23.2 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.
- 23.3 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
 - Non-recyclable wastes will be collected and disposed of or recycled in accordance with Office of Environment and Heritage (OEH) guidelines.

Noise Management Measures

- 24.1 During preparation of the construction program, consult with the hospital to determine what areas (if any) of the hospital is particularly noise sensitive, and at what time (ward rooms, operating theatres, etc.).
- 24.2 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.
- 24.3 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.

Independent Audit

- 25.1 Prior to the commencement of works, a program of independent audits shall be prepared for the activity generally in accordance with the *Independent Post Approval Requirements 2020* (published on the Department of Planning and Environment website) and AS/NZS ISO 19011-2019 Guidelines for Auditing Management Systems.
- 25.2 The timing and scope of each audit is to be defined in the program.
- 25.3 Audits should be undertaken by suitably qualified personnel independent to the activity ('independent auditor') and documented in an audit report which:
- Assesses how the mitigation measures of the Determination are being satisfied;
 - Adequacy of any documents required under the mitigation measures;

- c. Outlines the performance of the activity with respect to any impacts on the surrounding environment including local community; and
- d. Recommends any measures or actions to improve the performance of the activity, if deemed required.

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

Car Parking and Access

- 26.1 The design of the revised P14 access and new HealthShare car park boom gates shall meet the requirements outlined in the following documents:
- Australian Standard for Off-Street Car Parking (AS/NZS2890.1:2004, AS/NZS2890.2:2018 and AS/NZS2890.6:2009)
 - Sustainable Hospital Car Park Investment Program Volume 3, Hospital Car Park Design Guidelines V1.2, Health Infrastructure, May 2019

Services and Utilities

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

Construction Traffic Management Plan (CTMP)

- 28.1 A Construction Traffic Management Plan shall be prepared in consultation with Council prior to commencement of works. A copy of the plan is to be provided to the Crown Certifier.
- 28.2 The CTMP is to show that all worker parking is contained on site. It is the responsibility of the applicant to adequately inform all construction workers, subcontractors and supervisors to ensure that the Construction Traffic Management procedures are adhered to at all times.

Construction worker transport strategy

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

Monitoring and Reporting

- 30.1 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.
- 30.2 The compliance reporting should:
- a. Provide a summary and analysis of the monitoring undertaken;
 - b. Details of any complaints received, and responses and actions to these;
 - c. Any strategies to reduce the recurrence of such complaints; and
 - d. Results from any other monitoring and/or audit undertaken, and any actions taken in response to these.
- 30.3 The compliance reports are to be provided to the HI-Planning Team and the relevant HI-Regional Director.
- 30.4 Refer also to Advisory Note AN1.

Noise and Vibration Management

- 31.1 Prior to the commencement of works the submitted Construction Noise and Vibration Management Plan (CNVMP) is to be updated to be relevant to the engaged contractor to undertake the works. The CNVMP is required to include the recommendations as included in the approved Acoustics Assessment, prepared by Acoustic Logic, dated 15 September 2022, and include the following provisions for acoustic mitigation:
- a. The use of temporary acoustic barriers around particularly noisy activities;
 - b. Implementation of respite periods;
 - c. Continuous community liaison and consultation with affected parties – ongoing and regular communication and consultation with neighbouring uses should occur and a complaints management strategy will need to be developed.
 - d. Use of drum rollers in lieu of vibratory rollers ie Non-vibratory rollers shall be used on site. If alternative plant selections are not practicable, the use of this plant is only to be accepted where vibration measurements confirm compliance with DIN 4150-3 and EPA criteria prior to use.)
 - e. Blocking line of site between receivers and noisy activities through the use of barriers, screens, site sheds, stockpiles, earth mounds, install solid Barriers around static plant such as diesel generators and any stationary concrete pumps and A solid hoarding/s shall be installed at the adjacent childcare centre/s and Redbank School to reduce noise impacts.
 - f. Selection of quietest available equipment;
 - g. Ensuring all site vehicles are fitted with broadband reversing alarms as opposed to tonal reversing alarms;
 - h. Implementation of a noise complaint management procedure;
 - i. Site induction (including noise management practices) for all workers;
 - j. Screw piling is recommended above hammer or vibro-piling which pose greater risk of exceeding vibration criteria and noise management levels.
 - k. Concrete/water pumps shall not be operated prior to 7.30am and shall be placed as close to the centre of the site (where feasible) to reduce proximity to the nearby receivers or otherwise near to the site boundary hoardings which will also maximise noise reduction from screening.
 - l. Works shall be scheduled so that noise impacts are reduced. A detailed plan scheduling activities and times shall be developed with noisier works should be scheduled to avoid conflicts with the school and child-care centre operations with noisier more intensive works being outside the peak time of 9am to 3pm.
 - m. Respite periods should be implemented.
 - n. Treatment of specific plant by the use of silencing devices shall be included (where possible) such as engine shrouding or special industrial silences to exhausts.
 - o. Materials handling - consider installing rubber matting over material handling areas to reduce the sound of impacts of dropped materials etc.
 - p. Selecting alternative appliance or process – where an appliance or machinery is found to be particularly noisy it may be possible to select an alternative approach or appliance for example instead of using a hydraulic hammer the use of a bulldozer ripping and/or milling machines will reduce the noise impact.
 - q. Management training – site managers, workers, contractors and sub-contractors will need to be trained to understand noise and vibration limits. They shall be provided a copy of the Noise and Vibration Management Plan and an induction be organised so they are aware of the procedures.
 - r. Noise and Vibration monitoring will need to occur and shall be consistent with the requirements in Section 9.6.8 and 9.6.9 of the Acoustic Assessment prepared by Acoustic Logic and dated 15 September 2022. Implementation of a noise and vibration monitoring

program (i.e. unattended noise and vibration monitoring from adjoining land uses). If any real time exceedance alerts to be issued to the site operator to allow for alternative work practices or methodologies to be employed;

- s. A noise complaints management strategy and handling procedure shall be established in accordance with the provisions outlined in Section 9.8 and Section 10 of the Acoustic Assessment prepared by Acoustic Logic. Contingency plans shall be prepared if noise levels exceed required levels and these plans should be prepared in accordance with the requirements of the Acoustic Assessment.

Ensure that all other specific and general noise management techniques as stipulated in the Acoustic Assessment shall be implemented and addressed in the CNVMP in accordance with Section 9 of the Acoustic report.

Flooding

- 32.1 An Emergency Response Sub-Plan shall be prepared which will outline emergency evacuation measures and include the installation of flood warning signage which shall be included along the Care Flight access road. Signage shall be similar to those outlined below and shall be detailed in the Emergency Response sub-plan.



- 32.2 Workers shall be made aware of the flooding risk and provided an overview of the procedures and processes that will be included as part of the Emergency Response Sub-Plan.

During construction/undertaking of work

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

Site Signage and Contact Numbers

- 33.1 A sign/s shall be displayed adjacent to the site access point/s throughout the duration of the works with the contact details of the Contractor and project manager as provided and maintained by the Contractor.

Construction Environmental Management Plan

- 34.1 A copy of the following Management Plans are to be made available on site and works carried out in accordance with these plans:
 - a. Construction Noise and Vibration Management Plan,
 - b. Construction Environmental Management Plan,
 - c. Site Management Plan and
 - d. Construction Traffic Management Plan.

Landscape Plan

- 35.1 An updated Landscape Plan shall be prepared for the site and its surrounds and/or campus wide which designates the areas where the new trees will be planted. A minimum of 65 new trees are to be planted in areas immediately adjoining the site or within the campus. The plan shall integrate the requirements outlined in mitigation measures 9.6, 9.7 and 9.8. The Plan shall be submitted to HI-Planning.

Construction Site Management

- 36.1 Construction site fencing is to be installed around the construction site. Vehicle and workforce access points and roads to the construction compounds are to be clearly designated and controlled for authorised access only. Vegetation clearance is to be minimised.
- 36.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 36.3 The use and storage of hazardous materials and dangerous goods, including petroleum, distillate and other chemicals, shall be in accordance with the relevant legislation including, but not limited to:
- *Protection of the Environment Operations Act 1997*;
 - Work Health and Safety Regulation 2017;
 - AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids; and
 - Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.
- 36.4 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.
- 36.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 36.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 36.7 No batching plant is permitted on the site.
- 36.8 A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council.
- 36.9 All contractor(s) must meet all workplace safety legislation and requirements.
- 36.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 36.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

Stockpile Management

- 37.1 All materials stockpiled onsite will be managed by the Contractor. Unique numbers will be provided for each stockpile, the source of the stockpile, its estimated volume, material characterisation and its location onsite (via GPS) will also be recorded consistent with the preparation and implementation of a Materials Tracking Plan (MTP) and shall satisfy the requirements stipulated in Section 9.6 of the RAP.
- 37.2 The following procedures will be implemented by the Contractor at all times:
- No stockpiles of soil or other materials shall be placed on footpaths or nature strips unless prior Council approval has been obtained;

- All stockpiles of soil or other materials shall be placed away from drainage lines gutters or stormwater pits or inlets;
- All stockpiles of soil or other materials likely to generate dust or odours shall be covered (where practical);
- All stockpiles of chemically contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours (where practical); and
- All stockpiles of asbestos contaminated soils shall be kept damp and covered to minimise potential fibre release, and if left for more than 24 hours, be stored in a secure area (where practical).

Site Access

- 38.1 All vehicle and truck access to the site shall be stabilised to prevent the tracking of sediment onto the roads and footpaths. All materials must be removed from the roadway on a daily or as required basis.
- 38.2 Soil washings from wheels shall be collected and disposed of in a manner that does not pollute any waters. Any personnel, equipment, plant or vehicles that enter an asbestos works zone must be appropriately decontaminated prior to exiting.

Excavation Pump-out

- 39.1 Any excavation pump-out water shall be sampled by the consultant for analysis for total suspended solid concentrations, turbidity, pH and the identified contaminants of concern prior to release to stormwater with permission from Council, sewer (only if trade waste permit obtained) or licensed liquid waste contractor.
- 39.2 Excavation pump out from trenches is not anticipated with the general remediation works given the general remedial plan of minimising ground disturbance and groundwater being at a depth of approximately 5 m bgs. Pump-out following accumulation of surface water is the preferred option for water disposal.

Noise from remediation works

- 40.1 Remediation work shall not give rise to 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*. All equipment and machinery associated with the remediation work shall be operated by the Contractor in accordance with the POEO Act 1997 and its *Noise Control Regulation 2017*.
- 40.2 The remediation works shall comply with the NSW EPA's *Environmental Noise Control Manual* for the control of noise from construction sites which specifies that:
- For a cumulative period of up to 4 weeks, the noise level as measured by the LA10 (15minute) emitted by the works to specific residences should not exceed the background noise level, LA 90 (15 minute), by more than 20dB(A).
- 40.3 All machinery and equipment used on site will be in good working order and with the fitted with appropriate silencers when necessary.
- 40.4 The use of plant and machinery by the Contractor shall not cause vibrations to be felt or capable to be measured at any premises.

Air Quality

- 41.1 During remedial works, dust emissions and any odours will be confined within the site boundary. This will be assessed by a program of air monitoring undertaken by the consultant for all remediation works and implemented by air emission controls as required by the Contractor. Air monitoring requirements are to satisfy the requirements stipulated in Section 10.9.1 of the RAP and include real-time exposure monitoring and occupational asbestos monitoring.
- 41.2 The remediation works shall not comprise excavation / handling of silica rich materials, and maintenance of particulates at this level is considered to be similarly protective of potential silica exposures.
- 41.3 If dust levels exceed the adopted criteria of 0.05 mg/m³, the Principal and Contractor will be notified, and works will require to be modified to reduce dust emissions to below the adopted criteria. All exceedances will

be required to be “closed-out” by re-sampling at the exceedance location subsequent to implementation of modified work routines (such as increased dust controls).

- 41.4 Airborne asbestos fibre monitoring will be conducted by the Certified Occupational Hygienist (COH) whom also must be a Licensed Asbestos Assessor (LAA, as per SafeWork NSW requirements) in accordance with the requirements of the National Occupational Health and Safety Commission (NOHSC) *Asbestos Code of Practice and Guidance Notes*.
- 41.5 A daily report air monitoring report will be prepared documenting the previous/same days airborne asbestos fibre air monitoring results. This report will be made available to all relevant stakeholders, including but not limited to:
- Site workers;
 - Hospital staff;
 - Neighbouring facilities; and
 - Unions.

Dust Control

- 42.1 During the remedial works, as necessary, excavation areas will be wetted down using a waterspray to minimise the potential for dust to be generated by the Contractor. A wetting or bonding agent may be used to further bind the soil to minimise asbestos fibre release.
- 42.2 All asbestos impacted soils must be wetted (but not flooded) prior to and during excavation and movement of the soils. To control dust in significant areas of exposed asbestos contaminated fill, industrial misting fans, placed at the outer extents of remedial/excavation areas, must be utilised by the Contractor.
- 42.3 Dust shall also be controlled by ensuring vehicles leave via the designated (stabilised) site access and all equipment have dust suppressors fitted by the Contractor.
- 42.4 During all remedial works, dust screens will be erected around the perimeter of the site by the Contractor.
- 42.5 Where significant fugitive emissions are observed from asbestos inspection /treatment pads, or bioremediation areas, these areas shall be wetted and/or covered by the Contractor.
- 42.6 Meteorological conditions will be monitored by the Remediation Consultant and Contractor. Remedial work will be stopped or modified where meteorological conditions are adverse (i.e. dry conditions and strong winds towards sensitive receptors).
- 42.7 Plant and vehicles should limit their speed when working within asbestos exclusion zones and only traverse wetted haul roads. Only essential vehicles are permitted to traverse the asbestos exclusion zone.

Staging of Asbestos Disturbance Works

- 43.1 Where practicable, asbestos disturbance works will be conducted exclusively (i.e. with no other dust generating earthworks occurring simultaneously) with the application of a marker layer and interim capping layers as soon as practicable subsequent to site levels being achieved.

Odour / Volatile Emissions Control

- 44.1 No odours should be detectable at the site boundary and volatile emissions of other potentially volatile substances shall be controlled. Appropriate actions will be taken by the Contractor to reduce the odours, which may include: increasing the amount of covering of excavations / stockpiles; mist sprays; odour suppressants; and maintenance of equipment.

Transport of Material Offsite/Across the Westmead Precinct

- 45.1 Trucks will be loaded in designated areas. The Contractor shall ensure that there is no material tracked out onto the street and that the load is securely covered. In addition, all site vehicles must leave the site in a forward direction.
- 45.2 The Contractor shall also log truck movements and approximate volume, via registration number and consignment number (where applicable), into and out of the site including material relocated across the Westmead Precinct. Plant and vehicles should limit their speed when working within asbestos exclusion zones and only traverse wetted haul roads.

Hazardous Materials

- 46.1 Hazardous and / or intractable wastes arising from the remediation work shall be removed and disposed of in accordance with the requirements of NSW EPA, SafeWork NSW and the relevant regulations by the Contractor. In particular, any hazardous wastes will be transported by a NSW EPA licensed transporter.
- 46.2 Recommendations and all asbestos handling shall be carried out consistent with the recommendations of the Hazardous Building Materials Survey (HBMS) prepared by JBS&G and dated 16 September 2022.
- 46.3 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.
- 46.4 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.
- 46.5 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.
- 46.6 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 46.7 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.
- 46.8 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.

Asbestos Containing Materials

- 47.1 Friable and non-friable asbestos materials have been assumed to be present and/or identified at the site. The friable and non-friable asbestos materials are required to be appropriately removed and disposed off site prior to demolition of the structures. A Class A (friable and non-friable) asbestos removal contractor shall be engaged to undertake the friable and non-friable asbestos removal works at the site. All works are to be completed in accordance with the requirements of Work Health and Safety Act (2011), Work Health and Safety Regulation (2017) and SWA 2020a.
- 47.2 Removed asbestos and/or asbestos impacted materials must be disposed of to an appropriately licensed landfill in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (NSW EPA, 2014).

- 47.3 Air monitoring is required to be conducted for the duration of the asbestos removal works by an independent licensed asbestos assessor (LAA).
- 47.4 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.
- 47.5 An unexpected finds procedure is to be included in an overarching Construction Environmental Management Plan (CEMP) for the work, in the event that other contamination is encountered which have not been identified during this assessment.
- 47.6 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.
- 47.7 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 47.8 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.
- 47.9 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.
- 47.10 The Any Lead Based paint found in buildings must be managed in accordance with the AS4361.2-2017. If peeling or flaking, the deteriorated paints must be removed and stabilised under controlled conditions by an experienced contractor. In accordance with Waste Classification Guidelines – Part 1 Classifying Waste (NSW EPA 2014), detached lead paint waste (flakes, vacuum dusts, etc.) are pre-classified as Hazardous Waste, and must be treated and disposed of accordingly.

Asbestos Clearance Certification

- 48.1 Following completion of asbestos removal works, a clearance inspection shall be undertaken by a LAA to ensure that the friable asbestos containing detritus and non-friable ACM identified in the Hazardous Materials Register have been removed to a satisfactory industry standard.
- 48.2 Following the completion of the clearance inspection, a clearance certificate shall be issued by the LAA to confirm that the friable asbestos containing detritus and non-friable ACM has been successfully removed and that the site is suitable for proposed demolition works to commence.

Synthetic Mineral Fibres (SMF)

- 49.1 Any SMF materials to be removed during demolition, shall be removed with the building and demolition waste with care taken not to generate fibres. Appropriate PPE is recommended including the use of P2 respirator as minimum and appropriate removal methodology is to be followed as outlined in accordance with [NOHSC: 1004(1990)] and [NOHSC: 2006(1990)] and as outlined in the Hazardous Building Materials Survey (HBMS).
- 49.2 Any inaccessible areas should be inspected by a suitably qualified competent person prior to any works commencing.

Unexpected Finds

- 50.1 Any materials deemed to be consistent with those detailed in the Hazardous Materials Register that have not been previously identified should be assumed to have the same content and be treated accordingly. Should

any additional suspected hazardous materials be observed during or prior to refurbishment works, works should cease until an occupational hygienist can assess the suspected hazardous material and provide appropriate recommendations for management and/or removal.

Contamination

- 51.1 Remediation is to be undertaken of contaminated land in accordance with the approved Remediation Action Plan (RAP) prepared by JBS&G dated 20 September 2022.
- 51.2 A notice of completion of remediation work must be given in accordance with Section 4.14 and Section 4.15 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*.
- 51.3 Any materials imported on site by the Contractor to re-establish ground levels or to be applied as a capping layer must be validated, environmentally suitable material.
- 51.4 In a storm or an extended rainfall event, the structures located on site for sediment control shall be monitored and replaced or altered if necessary by the Contractor. Collected material shall be managed in accordance with remediation works by the Contractor.

Offsite Disposal of Contaminated Soil

- 52.1 All soils will be classified, managed and disposed in accordance with the *Waste Classification Guidelines* (EPA 2014). Documentary evidence for all soil disposals shall be kept for inclusion in the Validation Report/s. Disposal of soils shall adhere to the requirements of the POEO Waste Regulation and movements of waste will need to be recorded.

Imported Fill

- 53.1 Any materials imported on site by the Contractor to re-establish ground levels or to be applied as a capping layer must be validated, environmentally suitable material (i.e., VENM, ENM or other). Additionally, the imported fill should also be compatible with required geotechnical constraints and the existing soils characteristic for site drainage purposes.

Groundwater

- 54.1 If dewatering is required as part of the remediation works, a licence shall be applied for from Water NSW for approval to extract groundwater. Details on the analyses and disposal of dewatering water is provided in Section 10.5 of the RAP.

Site Security

- 55.1 The remedial areas shall be secured against unauthorised access by means of an appropriate fence or barricade by the Contractor. All persons working in asbestos remedial areas must be inducted, have undertaken required training and don appropriate PPE. The access gates will be locked at all times when remedial works are not occurring.

Validation

- 56.1 Upon completion of the remediation works, if containment is considered the most suitable option, the Validation Report and LTAMP for materials retained beneath the marker and capping layer are required to be submitted by the Remediation Consultant for certification that the site is suitable for the proposed uses, subject to implementation of the LTAMP. If offsite disposal is considered the most suitable option, the Validation Report will document the remediation and validation of the site, with no requirement for an LTAMP.
- 56.2 A validation certificate shall be issued for the remedial works and certification must be undertaken by a Certified and fully qualified Environmental Consultant/Auditor and shall satisfy all the requirements of Section 9 of the RAP and comply with the provisions and requirements of the *Contaminated Land Guidelines: Consultants Reporting on Contaminated Land, NSW EPA (EPA 2020)*.

Long-term Asbestos Management Plan (LTAMP)

- 57.1 A Long-term Asbestos Management Plan (LTAMP) shall be prepared prior to the completion of the remediation work if the proposed remediation strategy is for on-site containment. The plan will require long term management of the remediated material. The plan shall be prepared in accordance with the requirements stipulated in Section 9.7.2 of the RAP and shall be prepared by a qualified environmental consultant. If the remediation strategy is for off-site disposal a LTAMP is not required to be prepared.

Electrical Services

- 58.1 During demolition works, existing HV assets are to be protected at all times in accordance with the Infrastructure Management Plan prepared by Stantec and dated 28 March 2023.

Hydraulic and Fire

- 59.1 The service diversions proposed to Sydney Water Sewer Service, Westmead Hospital Private Sewer and Trade Waste and Westmead Hospital Private Water Service shall be conducted in accordance with the Hydraulic and Fire Services Plan prepared by Arup and dated 17 February 2023.

Archaeology/Heritage

- 60.1 The recommendations of the Heritage Impact Assessment prepared by Comber Consultants dated 15 November 2022 shall be implemented prior and during demolition, remediation and earthworks occurring.

Historical Archaeology

- 61.1 Excavation along the western border of the study area should be monitored by a suitably qualified archaeologist for evidence of the 1902 tramline. If any such evidence is uncovered work should cease in the vicinity of that evidence whilst it is being recorded by the archaeologist. A s140 permit will not be required as such monitoring can be undertaken under a 139(4) Exception and a recording of the results of the monitoring maintained.

Unexpected Finds

- 62.1 Should any unexpected non-Aboriginal archaeological features, objects or relics, be uncovered during the proposed redevelopment, all works must cease in the vicinity of that feature object or relic and advice must be sought from a suitably qualified archaeologist prior to any further ground disturbance.

Induction

- 63.1 An historical archaeological induction should be provided to all employees, contractors and subcontractors engaged on the project on the significance of relics and that it is an offence under the NSW Heritage Act 1977 to disturb or excavate a relic without a permit.

Aboriginal Archaeological Cultural Heritage Management Plan

- 64.1 An Aboriginal archaeological and cultural heritage management plan (AACHMP) should be developed in consultation with the Registered Aboriginal Parties (RAPs) which includes, as a minimum the following:
- Information on the proponent's legislative responsibilities in respect of Aboriginal archaeology.
 - A method for ongoing consultation with the Aboriginal community.

Monitoring

- 65.1 As a result of the consultation, Kamilaroi-Yankuntjatjara Working Group (KYWG) has recommended that they monitor any ground impact. An archaeologist will not be required to assist with the monitoring for Aboriginal objects. Please contact them direct. Their email address is: philipkhan.acn@live.com.au

Non-compliance notification

- 66.1 The HI-Planning Team and the HI-Regional Director must be notified where a non-compliance with a mitigation measure is identified.
- 66.2 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.

Erosion and Sediment Control

- 67.1 Erosion and sediment controls will be implemented in accordance with the Landcom/Department of Housing *Managing Urban Stormwater, Soils and Construction Guidelines* (Blue Book) and ensure any water diversion or control outlets associated with the works do not result in scouring.
- 67.2 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.
- 67.3 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.
- 67.4 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.
- 67.5 Erosion and control measures are not to be removed until disturbed areas have stabilised.

Air Quality and Dust Management

- 68.1 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.
- 68.2 No burning of materials is permitted.
- 68.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- 68.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 68.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 68.6 Exposed areas are to be progressively revegetated as soon as practical.
- 68.7 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 68.8 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.
- 68.9 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.

Construction

- 69.1 No blasting shall be permitted during construction.

- 69.2 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:
- 9am to 12pm, Monday to Friday;
 - 2pm to 5pm Monday to Friday; and
 - 9am to 12pm Saturday.

Services

- 70.1 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.
- 70.2 Where services are found not to be adequate to support the activity they shall be appropriately augmented.

Stormwater management system

- 71.1 Within three months of completion of the works, the operational stormwater management system for the activity must be designed and submitted to the satisfaction of the Crown Certifier. The system must:
- Be generally in accordance with the stormwater report and plans at mitigation measure 2.1.
 - Be in accordance with the applicable Australian Standards;
 - Ensure that the system capacity has been designed in accordance with Australian Standards; and
 - Ensure that the system has been designed in accordance with *Australian Rainfall and Runoff (Engineers Australia, 2016)* and *Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines*.

Traffic Management

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

Contamination (Unexpected Finds)

- 73.1 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.
- 73.2 Works must not recommence until a suitably qualified contaminated land specialist (i.e. a Certified Environmental Practitioner) has investigated and assessed the category of the contamination in accordance with SEPP (Resilience and Hazards) 2021 and if required prepare a Remediation Action Plan (RAP) which details the necessary remedial work or management required to render the site suitable for the proposed development.
- 73.3 Following completion of the remediation, a Site Remediation and Validation Report (SRVR) which documents the completeness of the remedial work is to be submitted to HI and the EPA, if required.
- 73.4 Any contaminated materials or hazardous substances that need to be removed from the site are to be classified first and then stored, transported and disposed of in accordance with EPA requirements at an EPA licensed waste facility.
- 73.5 Asbestos removal and management in NSW is regulated under the *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2017*. The handling of asbestos work must be carried out in accordance with Safe Work Australia Code of Practice *How to Manage and Control Asbestos in the Workplace February 2016*, including being undertaken by contractors who hold a current Safe Work Asbestos or Demolition Licence and any other current Safe Work Licence required
- 73.6 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.

- 73.7 Construction works should not result in the contamination of the site.
- 73.8 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.
- 73.9 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.
- 73.10 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

Protection of Native Fauna - Tree Removal Protocols

- 74.1 During removal of vegetation, the following conditions are to be followed in order to prevent or mitigate impacts on native fauna:
- a. A qualified ecologist must be present during removal of vegetation,
 - b. WIRES must be contacted and notified of the works one day prior to tree removal,
 - c. Immediately prior to the clearing of the vegetation the project ecologist must conduct an inspection of any suitable ground debris, shrubs and accessible hollows. These inspections must be conducted to determine, and collect if possible, any sheltering or nesting animals,
 - d. All trees to be removed must be felled by a qualified arborist (minimum AQF level 3),
 - e. WIRES must be contacted in the instance of injured wildlife,
 - f. The project ecologist must provide Council with a letter report confirming that the procedures specified have been complied with, along with notes on any fauna encountered and the outcome of salvage.

Protection of Native Fauna - Demolition & Construction

- 75.1 Any native fauna discovered during works must be relocated under the supervision of an ecologist in accordance with relevant guidelines and licences required in accordance with the Biodiversity Conservation Act 2016, administered by the NSW Department of Planning, Industry and Environment (Environment, Energy & Science). Measures to minimise risk to native fauna during construction must be implemented including:
- a. Inspecting in and around all vehicles and machines to ensure no native fauna is present prior to turning on or recommencing work; and
 - b. For any injured wildlife a local vet or WIRES are to be contacted immediately.

Geotechnical Supervisor

- 76.1 All earthworks must be performed under level 1 Geotechnical supervision in accordance with AS 3798- 2007 or subsequent amendments.

Maintenance of Erosion & Runoff Controls

- 77.1 The soil and water management controls must be maintained at all times and checked for adequacy daily. The controls must not be removed until development on the site is complete or another consent on the site has been enacted. Maintenance must include but is not limited to ensuring: a. all sediment fences, sediment traps and socks are properly placed and are working effectively b. drains, gutters and roads must be maintained clear of sediment at all times. It is an offence under the Protection of the Environment Operations Act 1997 to allow soil or other pollutants to fall or be washed into any waters or be placed where it is likely to fall or be washed into any waters. Substantial penalties may be issued for any offence.

Noise and Vibration

- 78.1 All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- 78.2 Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.
- 78.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 78.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 78.5 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.
- 78.6 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.
- 78.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 78.8 Any equipment not used for extended periods is to be switched off.
- 78.9 Construction vehicles are to not arrive at the site or any surrounding residential precincts outside of the construction hours of work outlined under mitigation measure 81.1.

Non-Aboriginal Heritage

- 79.1 All personnel working on site will receive training in their responsibilities under the *Heritage Act 1977*.
- 79.2 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.
- 79.3 Work shall not recommence until the significance of the find is established.

Aboriginal Heritage

- 80.1 If suspected Aboriginal material has been uncovered as a result of development activities within the Project Area:
- Work in the surrounding area is to stop immediately;
 - A temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site;
 - An appropriately qualified archaeological consultant is to be engaged to identify the material; and
 - If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010).
- 80.2 Should human remains be located at any stage during earthworks within the Project Area, all works must halt in the immediate area to prevent any further impacts to the remains. The site should be cordoned off and the remains themselves should be left untouched. The nearest police station, the relevant Local Aboriginal Land Council and the OEH Regional Office are all to be notified as soon as possible.
- 80.3 If Aboriginal cultural materials are uncovered as a result of development activities within the Project Area, they are to be registered as Sites in the Aboriginal Heritage Information Management System (AHIMS) managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.

- 80.4 All efforts must be taken to avoid any impacts on Aboriginal Cultural Heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the Proponent, OEH and the Aboriginal community.

Restriction on Hours during Construction

- 81.1 The undertaking of any construction activity on the subject site is to be limited to the following hours:
- Monday to Friday inclusive: 7.00am to 6.00pm;
 - Saturdays: 8.00am to 1.00pm; and
 - Sundays and Public Holidays: No work permitted.
- 81.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 81.3 Activities may be undertaken outside of hours in measures 81.1 if required:
- By the police or a public authority for the delivery of vehicles, plant or materials; or
 - In an emergency to avoid the loss of life, damage to property or to prevent environmental harm.
- 81.4 Where the works are inaudible at the nearest external sensitive receiver, a disruption notice has been issued by the relevant Local Area Health District (LHD) or hospital and a letter of support has been provided from the relevant LHD or hospital for the Out of Hours Works.
- 81.5 Consideration will be given to extending these hours to allow for specific work tasks on a case by case basis, subject to approval from HI being sought prior to this occurring and the assessment of any impact of this extension.

Access and pedestrian movements

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

After completion of works

Note: The following Measures are to be complied with after the works have been completed.

Post-construction dilapidation report

- 83.1 After the completion of works a post-completion dilapidation report is to be prepared.
- 83.2 The post-completion 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 20.1;
 - b. Have written confirmation from the relevant infrastructure authorities that there is no damage to their infrastructure; and
 - c. Be provided to the hospital, Council, asset or other provider and the Crown Certifier in the form of a Post-Construction Dilapidation Report.
- 83.3 Where the post-construction dilapidation report determines that there is damage to infrastructure as a result of construction activity, the Proponent must repair any damage caused by carrying out the works.

Post-construction survey – adjoining properties

- 84.1 Prior to the completion of works, a post-construction survey report is to be prepared.
- 84.2 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 21.1; and
 - b. Be provided to the owner of identified buildings and Crown Certifier in the form of Post-Construction Survey Report.
- 84.3 Where the post-construction survey report determines that there is damage to a building as a result of construction activity, the Proponent must repair any damage caused by carrying out the works.

Stormwater operation and maintenance plan

- 85.1 A Stormwater Operation and Maintenance Plan is to be prepared and submitted to the satisfaction of the Crown Certifier. The Stormwater Operation and Maintenance Plan shall ensure that stormwater quality measures remain effective and contain the following:
- a. Maintenance schedule of all stormwater quality treatment devices;
 - b. Record and reporting details; and
 - c. Work Health and Safety requirements.
- 85.2 A copy of the Stormwater Operation and Maintenance Plan is to be provided to the hospital and/or LHD.

Flood management

- 86.1 Prior to the completion of works, it must be demonstrated to the Crown Certifier that the relevant and reasonable recommendations of the flood mitigation measures have been implemented as proposed. This includes any operational emergency management measures (where provided).

Landscaping

- 87.1 Prior to the completion of works, landscaping of the site in accordance with the landscape plans under mitigation measures 9.1-9.10 and 35.1 must be completed to the satisfaction of the Crown Certifier.

Land Rectification Works

- 88.1 In the event that an application for the redevelopment of the site for the purposes of a health services facility has not been approved within one (1) year from the date of commencement of the earthworks, the site must be naturally rehabilitated and revegetated to stabilise the land.
- 88.2 All exposed soils shall be progressively stabilised and revegetated or resealed on the completion of remedial works.

Signage

- 89.1 Prior to the completion of the works, signage and directional information must be installed to the satisfaction of the Crown Certifier. This includes any necessary advisory signage and/or wayfinding and identification signage provided on the plans under mitigation measure 32.1 and 33.1.

Stormwater management

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

Discharge limits

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

Landscape management

- 92.1 Landscaping must remain appropriately maintained, and cared, for in accordance with the Landscape Management Plan required at mitigation measure 2.1 and 35.1.

Hazards and risks

- 93.1 Any chemicals, fuel and oils that could be used on the site are to be handled in accordance with:
- The requirements of relevant Australian Standards; and/or
 - The EPA Storing and Handling of Liquids: Environmental Protection – Participants Manual if the chemicals are liquids.

Dangerous goods

- 94.1 Dangerous goods, as defined by the Australian Dangerous Goods Code, are to be stored and handled in accordance with all relevant Australian Standards.

Advisory Notes

AN1 Project Compliance – Town Planning Approvals – Guide to Post Approval Management (Feb 2023)

Health Infrastructure (HI) is responsible for ensuring that the conditions of consent are complied with during the course of the delivery of the project. To ensure that HI is complying with its legal obligations, compliance with the requirements of HI's *Town Planning Approvals – Guide to Post Approval Management (Feb 2023)* is required.