

HEALTH INFRASTRUCTURE

Cooma Hospital and Health Service – Key Worker Accommodation

Traditional custodians of the land are the Ngarigo Peoples

Decision Statement for Review of Environmental Factors Prepared
by LJB Urban Planning Pty Ltd

21/05/2024

 NSW GOVERNMENT	Health Infrastructure
DETERMINED – APPROVAL	
REF Approval No: 06/2024	
Date: 19/6/2024	
Signed by: 	



Cooma Hospital & Health Service – Key Worker Accommodation

Project Details	
Project Name	Cooma Hospital Key Worker Accommodation
Project Location	Cooma Hospital and Health Service – 2A Bent Street, Cooma – Lot 2 DP 1161366
REF Prepared by	LJB Urban Planning Pty Ltd (24/04/2024)
Activity Description	Construction of a two-storey key worker accommodation block containing twelve (12) self-contained one-bedroom units with a shared internal and external communal space at ground level. Ancillary works including landscaping works.

Decision Statement

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

- the proposed activity is not likely to have a significant impact on the environment and therefore an Environmental Impact Statement (EIS) is not required;
- the proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a Species Impact Statement (SIS) and/or Biodiversity Development Assessment Report (BDAR) is not required;
- the proposed activity may not 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 LJB Urban Planning Pty Ltd dated 24 April 2024, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures in Schedule 1 below.


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Emma Skulander

Acting Chief Executive Health Infrastructure

19 June 2024
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Date

Schedule 1

Mitigation measures

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

General measures

1. Obligation to prevent impacts to the environment

In addition to meeting the mitigation measures in this determination, all reasonable and feasible measures should be implemented to prevent impacts to the environment that may result from the activity.

2. Development in Accordance with Plans and Documentation

The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 24/4/2024 and prepared by LJB Urban Planning Pty Ltd on behalf of NSW Health Infrastructure (including accompanying Appendices A - R) 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
Title Page	A100	C	16.02.24	Kearney Architecture
Location Plan	A001	G	16.03.24	Kearney Architecture
Site Survey	A002	B	16.02.24	Kearney Architecture
Demolition Plan	A003	C	16.02.24	Kearney Architecture
Site Plan	A004	J	04.04.24	Kearney Architecture
Site Plan Level 1	A005	H	04.04.24	Kearney Architecture
Site Roof Plan	A008	B	04.04.24	Kearney Architecture
Site Elevations – Sheet 1	A011	F	04.04.24	Kearney Architecture
Site Elevations – Sheet 2	A012	F	04.04.24	Kearney Architecture
Sections – Sheet 1	A013	C	04.04.24	Kearney Architecture
Sections – Sheet 2	A014	C	04.04.24	Kearney Architecture
Sections – Sheet 3	A015	C	04.04.24	Kearney Architecture
Landscape Cover Sheet	000	B	23.04.24	Andrew Gold Landscape Architecture
Landscape Notes	001	B	23.04.24	Andrew Gold Landscape Architecture
Planting Schedule	002	B	23.04.24	Andrew Gold Landscape Architecture
Surfaces & Tree Removal	100	B	23.04.24	Andrew Gold Landscape Architecture
Planting Plan	200	B	23.04.24	Andrew Gold Landscape Architecture
Landscape Details	300	B	23.04.24	Andrew Gold Landscape Architecture

3. Design integrity

The 'for construction drawings' with materials, colours and finishes are to be generally consistent with the approved plans and the Design Report dated 4 April 2024 by Kearney Architecture. Changes to design including materials and finishes are to be made in consultation with HI's Design Advisor, HI's Sustainability Team and/or through the HI Design Assurance process and where required, approved via an Addendum REF, as appropriate and submitted to HI-Planning for assessment and determination by HI's Chief Executive.

4. Approval under the Roads Act 1993

The installation of the building will require the use of a crane that will be positioned along Bombala Street. Approval for the crane to be positioned along the road will require separate approval under the Roads Act 1993.

5. Crown Certificate

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

6. National Construction Code of Australia

All building work is to be undertaken in accordance with the National Construction 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.

7. Approvals

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

8. Long Service Levy

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.

9. Tree Management and Landscape

- 9.1 The activity shall adopt the recommendations of the Arboricultural Impact Assessment Report for Cooma Hospital, 2A Bent Street, Cooma, NSW, 2630 Lot 2, DP 1161366 – Proposed new staff accommodation (prepared by Abel Ecology, dated 15/02/2023).
- 9.2 Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- 9.3 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.
- 9.4 Trees proposed to be removed are to be in accordance with the Plans and Documentation approved under this Determination and replaced at a replacement ratio of at least 1:1, as indicated by the Landscape Plans prepared by Andrew Gold Landscape Architecture approved at Mitigation Measure 2. All new trees shall have a minimum pot size of 45L.
- 9.5 The small Cupressus trees referred to as T1007, T1008, T1009 and T1010 in the Arborist Report prepared by Abel Ecology dated 15/02/23 are approved for removal. However, these trees have been identified as being able to be transplanted within the site, as stated in the Arborist Report prepared by Abel Ecology dated 15/02/2023. If transplantation is undertaken, a suitably qualified arborist shall prepare a report to ensure that transplantation is managed correctly.

- 9.6 The landscape plans shall incorporate a range of planting types including species that are native to the Cooma area.
- 9.7 A fauna clearance survey should be undertaken by an appropriately experienced ecologist prior to tree removal works. This is to ensure the appropriate management/relocation of existing protected fauna located at the Site, most likely nesting birds, under *the Commonwealth Environmental Protection and Biodiversity Conservation Act (1999)* and the *NSW Biodiversity Conservation Act (2016)* before the commencement of any high disturbance.

10. Category 1 Remediation Work

The remediation of the site shall be undertaken in accordance with the conditions of development consent under Application Number 10.2023.238.1 approved by Snowy Monaro Regional Council on 28 September 2023.

11. Structural adequacy

All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the activity, must be constructed in accordance with the relevant requirements of the Building Code of Australia.

12. External walls and cladding

The external walls of buildings, including additions to existing buildings, that are part of the activity, must comply with the relevant requirements of the Building Code of Australia.

13. External materials

The external colours, materials and finishes of buildings must be consistent with the approved plans under mitigation measure 2. Any minor changes to the colour and finish of the approved external materials may be approved by the Crown Certifier, provided that:

- a. The alternative colour/material is of a similar tone/shade and finish to the approved external materials and colours; and
- b. The quality and durability of any alternative material is the same standard as the approved external building materials.

14. Flood management

The activity shall adopt the relevant and reasonable recommendations of the Flood Assessment Report titled Flooding Assessment – Cooma Hospital Key Worker Accommodation, prepared by GHD, dated 03/04/2023.

15. Safer by design

The activity shall adopt the relevant and reasonable recommendations of the Crime Prevention Through Environmental Design/Safer by Design Report within the Design Report prepared by Kearney Architects and dated 4 April 2024.

16. Acoustic management

The activity shall adopt the relevant and reasonable recommendations of the Noise Impact Assessment titled Cooma Hospital Key Worker Accommodation prepared by Acoustic Logic and dated 10/10/2022, including recommended construction requirements at Section 5.4 of the Noise Impact Assessment.

17. Compliance with Mitigation Measures

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.

18. Non-compliance notification

- 18.1 The HI-Planning Team and the HI-Regional Executive Director must be notified where a non-compliance with a mitigation measure is identified. Notification to the HI-Planning team should be via email: HI-Planing@health.nsw.gov.au

- 18.2 The notification should identify relevant activity, set out the mitigation measure that is non-compliant with, the way in which it does not comply, any known reasons for the non-compliance and what actions have been, or will be undertaken, to address the non-compliance.

Prior to commencement of works

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

19. Consultation Approach

- 19.1 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.

20. Community Notification

- 20.1 Prior to commencement of work, the Proponent must notify in writing to Council and the occupier of any land within 40 metres of the boundary of the site works. The notification should outline the project, the expected timing for commencement and completion of construction works.
- 20.2 Where practicable, work programs for noisy work should be coordinated with the hospital at least two (2) weeks prior to commencement to minimise impacts on their operations.
- 20.3 Complaints received prior to and during the undertaking of works shall be recorded and attended to promptly. On receiving a complaint, works shall be reviewed to determine whether issues relating to the complaint can be avoided or minimised. Feedback shall be provided to the complainant explaining what remedial actions (if any) were taken.
- 20.4 The Proponent shall develop a complaints management system and record details of all complaints received and the means of resolution of those complaints. The Complaints Register shall be made available on request.
- 20.5 A site notice board must be located at the entrance or other appropriate location on the site in a prominent position. The notice must be A1 sized, durable and weatherproof and include the following:
- 24-hour contact person for the site;
 - Telephone, facsimile numbers and email addresses;
 - Site activities and time frames; and
 - Details of where accessible project information can be sourced.
- 20.6 The site notice must be placed at eye level and be erected no less than 2 days prior to the commencement of works.

21. Hazardous Materials

- 21.1 All asbestos handling shall be carried out consistent with the recommendations of the Remedial Action Plan prepared by JK Geotechnics and dated 30 June 2023.
- 21.2 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.

- 21.3 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.
- 21.4 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.
- 21.5 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.

22. Pre-Construction Dilapidation Report

- 22.1 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.
- 22.2 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.

23. Construction Management

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, Housing and Infrastructure (formerly 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. Approval for Crane use on Bombala Street;
- d. Construction noise and vibration management;
- e. Construction waste management, including contaminated waste;
- f. Construction soil and water management;
- g. Flood management;
- h. Tree protection;

- i. Air quality and dust management measures;
- j. Demolition Work Plan;
- k. Unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
- l. Unexpected finds protocol for historical heritage;
- m. Unexpected finds protocol for contamination;
- n. Emergency Management Plan; and
- o. Training of responsibilities under *National Parks and Wildlife Act 1975*, *Heritage Act 1977* and any other relevant legislation.

24. Construction Waste Management Plan

- 24.1 A 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.
- 24.2 The Construction Waste Management Plan is to include the following requirements and details:
- a. The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified;
 - b. Cleaning out of batched concrete mixing plant is not permitted within any construction compound;
 - c. Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified;
 - d. No burning or burying of waste is permitted on the site; and
 - e. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
- 24.3 The following mitigation measures will be implemented in order to prevent adverse impacts in relation to waste generated by the proposed works:
- a. No materials will be used in a manner that will pose a risk to public safety and waste generated from the proposed works will be recycled where possible;
 - b. Unnecessary resource consumption will be avoided; and
 - c. Non-recyclable wastes will be collected and disposed of or recycled in accordance with Office of Environment and Heritage (OEH) guidelines.

25. External walls and cladding

- 25.1 Prior to commencement of work, independent advice is required to confirm that the products and systems proposed for use or used in the construction of any external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the Building Code of Australia.
- 25.2 The independent advice is to be prepared and signed by a suitable qualified expert, such as a façade engineer or other building professional and a copy of the advice is to be provided to the Crown Certifier.

26. External lighting

- 26.1 Prior to commencement of work, independent advice is required to confirm that the proposed external lighting design would be in accordance Australian Standards AS/NZS 1158.3.1:2020 Lighting for roads and public

spaces – Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements and AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.

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

27. Existing helipad/helicopter operations during construction

- 27.1 Prior to the commencement of construction, independent advice is required to review and confirm that helipad/helicopter operations on the hospital site remain of safe operation during construction.
- 27.2 The review should consider the expected construction methodology, including lighting and cranes, and where necessary, recommend any amendments to the construction management to ensure safe on-going helicopter operations.
- 27.3 The independent advice should be prepared by a suitably qualified expert, such as a practising aviation consultant, and a copy of the advice is to be provided to the Crown Certifier.

28. Noise Management Measures

- 28.1 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.).
- 28.2 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.
- 28.3 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.

29. Erosion and Sediment Control

- 29.1 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.
- 29.2 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.
- 29.3 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.

30. Services and Utilities

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

31. Construction Traffic Management

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.

32. Monitoring and Reporting

- 32.1 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 monthly following the commencement of works.

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

During construction/undertaking of work

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

33. Construction Management

The site and all construction works are to be managed and carried out in accordance with:

- The CEMP and all of its associated plans, protocols and procedures, which were required to the satisfaction of condition/mitigation measure 23;
- The approved REF, plans and supporting documents approved under condition/mitigation measure 2; and
- Any other licences, permits, approvals and landowners consents as required under any other legislation.

34. Site notice

The Site Notice(s) required by mitigation measure 20.5 must be prominently displayed during the construction of the activity.

35. Construction Site Management

- 35.1 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.
- 35.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 35.3 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.
- 35.4 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.
- 35.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 35.6 All equipment and machinery should be secured against vandalism outside of working hours.

- 35.7 No batching plant is permitted on the site.
- 35.8 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.
- 35.9 All contractor(s) must meet all workplace safety legislation and requirements.
- 35.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 35.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

36. Erosion and Sediment Control

- 36.1 Disturbance of sediment during the construction phase of the development and the design management and implementation of pollution controls must be consistent with *Managing Urban Stormwater: Soils and Construction* (NSW Landcom, 2004), (Blue Book), and *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)* to ensure containment of sediment to the immediate work site.
- 36.2 All sediment control measures must be regularly inspected and cleaned out and/or repaired as necessary, and all collected silt disposed of appropriately. Stockpiles should also have adequate sediment control measures in place.
- 36.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

37. Air Quality and Dust Management

- 37.1 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.
- 37.2 No burning of materials is permitted.
- 37.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- 37.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 37.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 37.6 Exposed areas are to be progressively revegetated as soon as practical.
- 37.7 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 37.8 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.
- 37.9 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.

38. Construction

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

- b. 2pm to 5pm Monday to Friday; and
- c. 9am to 12pm Saturday.

39. Services

- 39.1 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.
- 39.2 Where services are found not to be adequate to support the activity they shall be appropriately augmented.

40. Traffic Management

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

41. Contamination

- 41.1 Remediation is to be undertaken in accordance with the conditions of development consent under Application Number 10.2023.238.1 approved by Snowy Monaro Regional Council on 28 September 2023. The consent requires the remediation to be undertaken in accordance with the approved Remediation Action Plan (RAP) titled Remediation Action Plan (RAP) for Cooma Hospital Key Worker Accommodation development – Stage 2, 30 June 2023, prepared by JK Geotechnics. Amendments to the approved RAP required as a result of further investigations must be prepared by a suitably qualified and experienced expert and approved by the relevant authority.
- 41.2 Prepare a Validation Assessment (VA) report in accordance with the requirements of the RAP, titled Remediation Action Plan (RAP) for Cooma Hospital Key Worker Accommodation development – Stage 2, 30 June 2023, prepared by JK Geotechnics
- 41.3 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*.
- 41.4 Construction works should not result in the contamination of the site.
- 41.5 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.
- 41.6 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.

42. Noise and Vibration Management

- 42.1 All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- 42.2 Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.
- 42.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 42.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 42.5 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.

- 42.6 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.
- 42.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 42.8 Any equipment not used for extended periods is to be switched off.
- 42.9 Construction vehicles (including concrete agitator trucks) are to not arrive at the site or any surrounding residential precincts outside of the construction hours of work outlined under mitigation measure 45.1.

43. Non Aboriginal Heritage

- 43.1 All personnel working on site will receive training in their responsibilities under the *Heritage Act 1977*.
- 43.2 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.
- 43.3 Work shall not recommence until the significance of the find is established.
- 43.4 Should significant relics be identified, external approvals to impact the relics may be required.

44. Aboriginal Heritage

- 44.1 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).
- 44.2 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.
- 44.3 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.
- 44.4 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.

45. Restriction on Hours during Construction

- 45.1 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.

- 45.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 45.3 Activities may be undertaken outside of hours in measures 38.2 and 45.1 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.
- 45.4 Where the works are inaudible at the nearest sensitive receiver, a disruption notice has been issued by the relevant Local Area Health District (LHD) or hospital and a letter of support has been provided from the relevant LHD or hospital for the Out of Hours Works.
- 45.5 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.

46. Access and pedestrian movements

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

Prior to commencement of operation

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

47. Crown Certificate Completion

A Crown Completion Certificate is to be issued by a Crown Certifier prior to the occupation of the works.

48. Compliance with Plans and Supporting Documentation

Prior to issue of a Crown Completion Certificate, evidence must be provided to the satisfaction of the Crown Certifier that the works have been carried out in accordance with the approved REF, plans and supporting documents outlined under condition/mitigation measure 2 except where a condition/mitigation measure expressly required or allowed otherwise.

49. Works as Executed

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

50. Structural certification

- 50.1 All new buildings and structures, and any alterations or additions to existing buildings and structures, shall have a structural certificate prior to the use of the facility.
- 50.2 The structural certificate must be prepared by a qualified and practicing Structural Engineer and confirms that the structural work is compliant with the structural drawings.
- 50.3 A copy of the structural certificate is to be provided to the Crown Certifier.

51. Warm water systems and cooling systems

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

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

52. Fire safety certification

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

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

53. Post-construction dilapidation report

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

53.2 The post-construction dilapidation report should:

- a. Identify whether the construction work created any structural damage to affected infrastructure, as identified in the pre-construction dilapidation report at mitigation measure 22.1.
- 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.

53.3 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.

54. Operational waste management

54.1 Prior to the use of the facility, any operational waste management measures necessary for the activity shall be finalised in an Operational Waste Management Plan. This plan should outline how waste would be minimised, handled, stored and disposed of appropriately, including in accordance with any relevant guidelines.

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

55. Safer by Design

55.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the relevant and reasonable recommendations of the Crime Prevention Through Environmental Design/Safer By Design Report within the Design Report prepared by Kearney Architects dated 4/04/24 have been incorporated into the activity. This includes safer by design operational measures (where provided).

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

56. Flood management

56.1 Prior to Use of the Facility, a Flood Emergency Plan shall be prepared to ensure appropriate procedures are in place in the event of a flood. This shall also include the provision of suitable signage to ensure the occupants of the accommodation and the general public are informed and aware of the procedures.

56.2 A copy of operational emergency management measures is to be provided to the hospital and/or LHD.

57. External Lighting

57.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the external lighting complies with Australian Standard AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.

58. Mechanical ventilation

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

59. Operational Noise – Plant and Machinery

- 59.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that noise associated with the operation of any mechanical plant or machinery does not exceed the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment prepared by Acoustic Logic and dated 10/10/22.

60. Landscaping

Prior to the use of the facility, landscaping of the site in accordance with the landscape plans under mitigation measure 2 must be completed to the satisfaction of the Crown Certifier.

61. Signage

Prior to the use of the facility, signage and directional information must be installed to the satisfaction of the Crown Certifier. This includes any necessary advisory signage and/or wayfinding and identification signage provided on the plans under mitigation measure 2.

Post occupation

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

62. Operation of plant and machinery

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

63. External lighting

Should the external lighting result in any impacts on the amenity surrounding sensitive receivers, the Proponent must provide appropriate measures to reduce the impacts. Such measures may include adjusting light mounting and direction, and/or screening devices such as shades.

64. Stormwater management

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

65. Discharge limits

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

66. Landscape management

Landscaping approved at Mitigation Measure 2 must remain appropriately maintained and cared for.

67. Hazards and risks

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.

68. Dangerous goods

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

69. Disabled Access

Disabled access is to be provided to units 1 and 2, which are designed as accessible units within the plan approved at Mitigation Measure 2. The access to, and internal configuration, is to comply with AS 1428.1.

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.