

## HEALTH INFRASTRUCTURE

# New Total Asset Management (TAM) facility – Nepean Hospital

Decision Statement for Review of Environmental Factors –

Prepared by \_planning Pty Ltd

9/08/2024

Version Number 12

 NSW GOVERNMENT	Health Infrastructure
<b>DETERMINED – APPROVAL</b>	
REF Approval No: 11/2024	
Date: 2/9/2024	
Signed by: 	



# Total Asset Management (TAM) project

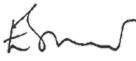
Project Details	
Project Name	Nepean Hospital TAM project
Project Location	Nepean Hospital
REF Prepared by	_planning Pty Ltd and dated 9 August 2024
Activity Description	Relocation of the Total Asset Management (TAM) facility and the construction of a new single-storey building, removal of one (1) tree and associated site works at Nepean Hospital.

## 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 Assessment Report (BDAR) is not required;
  - the proposed activity may proceed subject to the mitigation measures in Schedule 1 below that are required to eliminate, minimise 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 \_planning Pty Ltd, dated 12 March 2024 I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures in Schedule 1 below.

  
.....  
Emma Skulander  
A/ Chief Executive  
Health Infrastructure

2 September 2024  
.....  
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

- 1.1 In addition to meeting the mitigation measures in this determination, all reasonable and feasible measures should be implemented to prevent impacts to the environment that may result from the activity.
- 1.2 The mitigation measures in this Decision Statement prevail to the extent of any inconsistency, ambiguity or conflict between them and the document listed in 2.1 below. In the event of any inconsistency, ambiguity or conflict between any of these documents listed in 2.1, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

#### 2. Development in Accordance with Plans and Documentation

- 2.1 The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 9 August 2024 and prepared by \_planning Pty Ltd on behalf of NSW Health Infrastructure (including accompanying Appendices A - Y) 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
Survey Plan	DETL-002 Sheets 1-10	Issue C	13/5/2022	Veris
<b>Architectural Plans</b>				
Ground Floor Plan	A-01	Revision H	28/06/2024	Fortey + Grant Architecture
Partition and Floor Finishes Plan	A-04	Revision E	17/04/2024	Fortey + Grant Architecture
Roof Plan	A-04	Revision A	13/09/2023	Fortey + Grant Architecture
Reflected ceiling plan	A-06	Revision E	17/04/2024	Fortey + Grant Architecture
Elevations	A-07	Revision E	17/04/2024	Fortey + Grant Architecture
Sections	A-08	Revision E	17/04/2024	Fortey + Grant Architecture
Fitout Plan Part 1	A-09	Revision E	17/04/2024	Fortey + Grant Architecture
Window and Door Schedule	A-11	Revision E	17/04/2024	Fortey + Grant Architecture
Workshop HVAC	A-20	Revision E	17/04/2024	Fortey + Grant Architecture
<b>Civil Plans</b>				
TAM General Arrangement, siteworks and grading	NHR-ARC-DRW-CIV-TAM ALL-00000301	Revision 02	12/07/2024	Acor Consultants
TAM Bulk Earthworks Plan	NHR-ARC-DRW-CIV-TAM ALL-00000201	Revision B	28/10/2022	Acor Consultants
TAM Details Sheet 2	NHR-ARC-DRW-CIV-TAM ALL-00000106	Revision B	28/10/2022	Acor Consultants
TAM Details Sheet 3	NHR-ARC-DRW-CIV-TAM ALL-00000107	Revision B	28/10/2022	Acor Consultants
TAM Soil Erosion and Sediment Control Plan	NHR-ARC-DRW-CIV-TAM ALL-00000501	Revision B	28/10/2022	Acor Consultants

#### 3. Design integrity and design changes

- 3.1 The proposed materials and finishes of the building shall be non-reflective.
- 3.2 The proposed colour of the TAM building shall be a recessive colour (e.g Shale Grey) so that it is sympathetic to the colour and finish of the multi-deck car park and new Child and Adult Mental Health building.

- 3.3 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.
- 3.4 Landscaping shall be provided at the front of the TAM building and should include trees (where appropriate) and low scale shrubs that will assist in screening and softening the appearance of the building. A Landscape Plan shall be prepared detailing the soft landscaping around the site including new tree species and their location. The plan shall be to the satisfaction of Executive Director, Capital & Commercial Advisory.

#### **4. Commencement of use**

- 4.1 No works shall commence until the Child and Adult Mental Health Services (CAMHS) Addendum REF No.2 is approved and the issue of tree loss across the site is formally resolved.

#### **5. Crown Certificate**

- 4.1 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**

- 6.1 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
- 6.2 Any recommendations in the BCA Report prepared by Blackett Macquire and Goldsmith dated 7 November 2023 for the TAM building shall be implemented in the final design.

#### **7. Approvals**

- 7.1 These mitigation measures do not remove any obligation to obtain all other licences, permits, approvals from all relevant authorities 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. Works In the Road Reserve**

- 8.1 Prior to the commencement of any work, approval under Section 138 of the *Roads Act 1993* is to be obtained from the relevant road authority. Any work in the road reserve, including a road opening permit for temporary construction access, requires Section 138 approval.

#### **9. Long Service Levy**

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

#### **10. Dangerous goods**

- 10.1 The recommendations in the '*TAM building Dangerous Goods Design Considerations Report*' prepared by ARUP and dated 21 November 2022 shall be implemented into the final design of the building especially in respect to the design of each workshop.
- 10.2 The design of the TAM facility is to meet the requirements of the following relevant Australian Standards:

- o AS 1940 - The storage and handling of flammable and combustible liquids*
- o AS/NZS 1596 The storage and handling of LP Gas*
- o AS 3780 The storage and handling of corrosive substances*
- o AS/NZS 3833 The storage and handling of mixed classes of dangerous goods, in packages and intermediate bulk containers*
- o AS 4332 The storage and handling of gases in cylinders*
- o AS 4839 The safe use of portable and mobile oxy-fuel gas systems for welding, cutting, heating and allied processes*
- o SafeWork NSW Managing risks of hazardous chemicals in the workplace code of practice – August 2019*

## **11. Geotechnical**

- 11.1 Any findings and recommendations in the Geotechnical report for TAMs facility prepared by JK Geotechnics and dated 4 July 2022 shall be implemented into the detailed design and construction.

## **12. Services and utilities**

- 12.1 Detailed design and construction of the facility shall be consistent with the recommendations of the Hydraulic and Fire Services Statement prepared by Arup dated 28 October 2022.
- 12.2 The recommendations of the Mechanical Services Statement prepared by Arup dated 28 October 2022 shall be implemented during demolition and construction works.

## **13. Tree Management and Landscape**

- 13.1 Tree No.127a is permitted to be removed as part of these works in accordance with the advice and recommendations of the Arboricultural Statement prepared by McArdle Consultants dated 30 June 2024.
- 13.2 Replacement tree planting shall occur with a minimum of one (1) new tree planted in lieu of the tree to be removed. The proposed new tree species selected is to be a characteristic species of the Cumberland Plain Woodland and from local provenance seed.
- 13.3 Any existing felled logs are to be relocated to an area of retained vegetation within the precinct if possible.
- 13.4 During clearing or construction works, if any species of threatened flora or fauna are identified, works must stop immediately and a qualified Ecologist must be contacted.
- 13.5 If any fauna are identified during works and require rescue, a qualified Ecologist, or fauna rescue volunteer, must be notified. Works will not continue until the animal has been rescued. Call either Sydney Metro Wildlife on 9413 4300 or WIRES on 1300 094 737.
- 13.6 Stockpiling or refuelling will be undertaken in allocated areas such as existing asphalt and/or hard standing or cleared grassy areas. Stockpiles and refuelling areas will be clearly marked and have appropriate bunding and erosion and sediment controls in place.
- 13.7 Heavy machinery, plant or equipment are to be stored in allocated areas. These will be on existing hardstand areas or previously cleared areas.
- 13.8 Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites and in accordance with the provisions outlined in the Arboricultural assessment conducted by Moore trees, May 2022.
- 13.9 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees
- 12.4 Building materials storage, areas stockpiled materials and waste and any construction access points, site sheds etc shall be located outside any designated TPZ.

#### **14. Prior Notice of Category 2 Remediation Work**

- 14.1 If 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*.
- 14.2 All findings and recommendations of the Detailed Site Investigation for the proposed TAM development prepared by JK Environments dated 1 July 2022 shall be implemented prior and during construction.

#### **15. Structural adequacy**

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

#### **16. External walls and cladding**

- 16.1 The external walls of the building must comply with the relevant requirements of the Building Code of Australia and 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, must comply with the requirements of the National Construction Code.

#### **17. External materials**

- 17.1 The external colours, materials and finishes of buildings must be consistent with the approved plans under mitigation measure 3. Any minor changes to the colour and finish of the approved external materials may be approved by the Crown Certifier, provided that:
- The alternative colour/material is of a similar tone/shade and finish to the approved external materials and colours; and
  - The quality and durability of any alternative material is the same standard as the approved external building materials.

#### **18. Sustainability**

- 18.1 Prior to the commencement of construction, it must be demonstrated to the Crown Certifier that the ESD initiatives recommended by the ESD Report, prepared by Stantec and dated, 21/7/2022 have been incorporated into the design, construction and operation of the facility.
- 18.2 Prior to the commencement of construction, unless otherwise agreed by HI's, Executive Director – Development & Commercial, it must be demonstrated to the Crown Certifier that the that the project is able to achieve a minimum 45 points of compliance in accordance with Design Guidance Note No.058 .

#### **19. Safer by design**

- 19.1 Prior to commencement of operation the development shall satisfy CPTED principles and the provisions of the Crime prevention and the assessment of development applications Guidelines under section 79C of the Environmental Planning and Assessment Act 1979.

#### **20. Flood management**

- 20.1 The activity shall adopt the relevant and reasonable recommendations of the Flood Assessment Report prepared by Acor Consultants dated 17 January 2024.
- 20.2 All electrical servicing shall be designed to be located above the PMF level in respect to the HVAC, Electrical and Plumbers workshop. The detailed design shall confirm that compliance is achieved.

- 19.3 The existing Emergency Management Plan (EMP) for the hospital shall be updated in accordance with the Flood Risk Assessment Guidelines, 2023 and shall consider evacuation and warning measures and evacuation route/s in respect to the new facility and shall be reissued to the LHD and be made available to all staff with a copy on site and on the Hospitals website.

## **21. Compliance with Mitigation Measures**

- 21.1 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.

## **22. Non-compliance notification**

- 22.1 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**
- 22.2 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.

## **23. Consultation Approach**

- 23.1 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.

## **24. Notice of Commencement**

- 24.1 The Proponent must notify HI-Planning in writing (using the email address **HI-Planning@health.nsw.gov.au**) of the dates of the intended commencement of construction and operation at least 48 hours before those dates.

## **25. Community Notification**

- 25.1 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.
- 25.2 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.
- 25.3 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.

- 25.4 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.
- 25.5 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:
- 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.
- 25.6 The site notice must be placed at eye level and be erected no less than 2 days prior to the commencement of works.

## 26. Hazardous Materials

- 26.1 All asbestos handling shall be carried out consistent with the recommendations of the Hazardous Building Materials Survey (TAMs) prepared by JK Environments and dated 28 June 2022.
- 26.2 An unexpected finds procedure is to be included in an overarching Construction Management Plan (CMP) for the work, in the event that any other contamination is encountered which has not been identified during this assessment.
- 26.3 Any 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.
- 26.4 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.

## 27. Pre-Construction Survey – Adjoining Properties

- 27.1 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.
- 27.2 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.

## 28. Construction Management

- 28.1 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 and provision of an Emergency Management Plan during construction;
- 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. Training of responsibilities under *National Parks and Wildlife Act 1975*, *Heritage Act 1977* and any other relevant legislation.

28.2 A copy of the construction-related Traffic and Pedestrian Management Plan shall be submitted to Penrith City Council. If works are proposed on the roadway appropriate approvals (in accordance with Section 138 of the Roads Act and the like) will be required to be obtained.

## **29. Construction Noise and Vibration Management Plan**

The Construction Noise and Vibration Management Plan to be included in the CEMP required by condition/mitigation measure 27.1 is to include (not limited to) the following conditions/mitigation measures:

- a. All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites;
- b. Building contractors are to implement the requirements of the Office of Environment Interim Construction Noise Guideline (July 2009) as far as practicable;
- c. Construction is to be carried out in accordance with the National Construction Code deemed-to-satisfy provisions with respect to noise transmission;
- d. All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site;
- e. Plant and equipment are to be maintained, checked and calibrated in accordance with the appropriate design requirements and to ensure that maximum sound power levels are not exceeded;
- f. Plant and equipment (where possible) are to be strategically positioned on site to reduce the emission of noise from the site to the surrounding area, users of the site and onsite personnel;
- g. Unnecessary noise is to be avoided when carrying out manual operations and operating plant; and
- h. Any equipment not used for extended periods is to be switched off.

29.1 The Construction Noise and Vibration Management Plan (CNVMP) shall include all the recommendations of the Acoustic Assessment that was prepared by Indigeco and EMM Consultants dated July 2022 and shall include (but not be limited to) the following measures;

- a. Development of clear and ongoing community consultation and complaints handling procedure.
- b. Construction of effective site hoarding which will provide some additional buffer and benefit to single level noise sensitive uses along Somerset and Derby Street.
- c. Installation of temporary noise barriers around particularly noisy static equipment to minimise noise being transmitted to surrounding noise sensitive locations.
- d. Schedule noisy works to times which are more mutually agreeable to surrounding noise receptors.
- e. Where possible, choose quieter and less vibration intensive plant and equipment based on the optimal power and size to most efficiently perform the required tasks.
- f. Operate plant and equipment in the quietest and most efficient manner.
- g. Inspect and maintain plant and equipment regularly to minimise noise and vibration levels.
- h. Ensure that all noise and vibration reduction devices are operating effectively.
- i. Establish consistent and strict work practices around the use of radios and loud and noisy equipment.
- j. Consider implementing an acoustic attenuator (if required) for any noisy operations.
- k. A detailed review of mechanical plant should be undertaken as part of the detailed design and construction phases to ensure that cumulative noise emissions comply with the standards.
- l. Noise from any compressor enclosure (if applicable) may require acoustic treatment to the air intake path where it is drawn from the eastern façade. This may include internally lined duct work, an attenuator or acoustic louvre.
- m. Any additional ventilation or extraction equipment (eg dust extraction) is to be acoustically treated to meet a noise target 10dB below the PNTLs at receivers.
- n. Regular consultation with workers and staff of the TAM facility shall occur to ensure they understand, follow and adhere to all procedures outlined in the CNVMP.

A copy of the CNVMP shall be provided to the Certifier for their approval.

- 29.2 During preparation of the construction program, consultation 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.) shall occur.

### **30. Demolition/Construction Waste Management Plan**

- 30.1 A Demolition/Construction Waste Management Plan shall be prepared by an appropriately qualified contractor prior to the commencement of works. The Waste Management Plan should be prepared in accordance with the Department of Environment and Climate Change (DECC) *Waste Classification Guidelines (2008)* and the *Protection of the Environment Operations Act 1997*. A copy of the plan is to be provided to the Crown Certifier.
- 30.2 The Demolition/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.
- 30.3 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.
- d. Waste and excess spoil will be managed in accordance with the *NSW EPA Waste Classification Guidelines* (EPA, 2014). Waste (including weed materials) will be disposed of at an appropriately licenced facility

### **31. Construction Air Quality and Dust Management Plan**

- 31.1 The Construction Air Quality and Dust Management Plan to be included in the CEMP required by condition/mitigation measure 27.1 is to include (not limited to) the following conditions/mitigation measures:
- a. Spraying of paint and other materials with the potential to become air borne is only to be undertaken on days with still or light wind conditions to prevent drift;
  - b. No burning of materials is permitted;
  - c. Dust generated during construction works is to be controlled to avoid impact on surrounding properties;
  - d. All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period/approved work hours;
  - e. Excessive use of vehicles and powered construction equipment is to be avoided;
  - f. Exposed areas are to be progressively revegetated as soon as practical;
  - g. Vehicle wash down areas (or other similarly effective procedure/element be adopted) are to be established on-site to ensure all mud and soil from construction vehicles is not carried onto public roads;
  - h. 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; and
  - i. Vehicles, machinery and equipment will be maintained in accordance with manufacturer's specifications and meet the requirements of the Protection of the Environment Operations Act 1997 and associated regulations.
  - j. Any additional project-specific conditions/mitigation measures are also to be included, as required.
  - k. Air monitoring devices shall be put in place (if required), around the site, during site works to ensure safe air quality levels are maintained.

### **32. External lighting**

- 32.1 Any proposed external lighting design shall 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.
- 32.2 All spaces and accessways shall be well lit and compliant.

### **33. External walls and cladding**

- 33.1 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 National Construction Code.
- 33.2 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.

### **34. Operational noise – Mechanical Plan and Equipment**

- 34.1 Prior to the installation of any new mechanical plant and equipment, independent advice is required to confirm compliance with relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment titled Noise Impact Assessment, prepared by Indigeco and EMM Consultants and dated July 2022. Any plant may require additional acoustic screening.

- 34.2 The independent advice should be prepared by suitably qualified expert, such as a practising acoustic engineer, and a copy of the advice is to be provided to the Crown Certifier.

### 35. Noise Management Measures

- 35.1 The recommendations and findings of the Noise and Vibration Assessment report prepared by EMM and Indigeco Consultants and dated July 2022 shall be implemented during site preparation, construction and operation of the development.
- 35.2 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.
- 35.3 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.

### 36. Erosion and Sediment Control

- 36.1 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.
- 36.2 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.
- 36.3 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.

### 37. Stormwater management

- 37.1 Prior to the commencement of any construction work, the operational stormwater management system for the activity must be designed and submitted to the satisfaction of the Crown Certifier. The system must:
- Be in accordance with the relevant plans and supporting documents and in accordance with mitigation measure 2;
  - 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*;
  - Australian Rainfall and Runoff 2019;
  - The proposed stormwater drainage design shall satisfy Penrith City Council's requirements in respect to stormwater management.

### 38. Services and Utilities

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

### 39. Construction Traffic Management

- 39.1 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 and Council.

### 40. Construction worker transport strategy

- 40.1 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.

#### 41. Monitoring and Reporting

- 41.1 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 monthly (unless otherwise agreed to by HI-Planning) following the commencement of works.
- 41.2 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.

The compliance reports are to be provided to the HI-Planning Team (email to [HI-Planning@health.nsw.gov.au](mailto:HI-Planning@health.nsw.gov.au)) and the relevant HI-Regional Executive Director.

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.

#### 42. Tree protection/removal

- 42.1 All tree work shall be completed in compliance with AS 4373 (Pruning of Amenity Trees, 2007).
- 42.2 If any retained trees are damaged a qualified Arborist should be contacted as soon as possible. The Arborist will recommend remedial action so as to reduce any long-term adverse effect on the tree's health.
- 42.3 If earthworks are required within a TPZ this excavation shall be done by hand to expose any roots. Any roots under fifty (50) millimetres in diameter may be pruned cleanly with a sharp saw. Tree root systems are essential for the health and stability of the tree. A hand dig area can be seen in the Tree Protection Plan, Plan 2 in the arborists assessment report.
- 42.4 Any retained vegetation within proximity to the proposed works is to be appropriately protected during the entire extent of the works, e.g. temporary fencing, flagging and tree protection. Tree protection is to be installed in accordance with the Australian Standard AS 4970-2009 'Protection of Trees on Development Sites' (SA, 2009)
- 42.5 If any fauna are identified during works and require rescue, a qualified Ecologist, or fauna rescue volunteer, must be notified. Works will not continue until the animal has been rescued. Call either Sydney Metro Wildlife on 9413 4300 or WIRES on 1300 094 737.
- 42.6 Stockpiling or refuelling shall be undertaken in allocated areas such as existing asphalt and/or hard standing or cleared grassy areas. Stockpiles and refuelling areas will be clearly marked and have appropriate bunding and erosion and sediment controls in place.
- 42.7 Heavy machinery, plant or equipment are to be stored in allocated areas. These will be on existing hardstand areas or previously cleared areas.

#### 43. Site notice

- 43.1 The Site Notice(s) required by mitigation measure 24.5 and 24.6 must be prominently displayed during the construction of the activity.

#### 44. Construction Management

- 44.1 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 28;
  - The approved REF, plans and supporting documents approved under condition/mitigation measure 2; and
  - Any other licences, permits, approvals and land owners consents as required under any other legislation.

#### 45. Construction Site Management

- 45.1 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.
- 45.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 45.3 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.
- 45.4 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.
- 45.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 45.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 45.7 No batching plant is permitted on the site.
- 45.8 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.
- 45.9 All contractor(s) must meet all workplace safety legislation and requirements.
- 45.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 45.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

#### 46. Erosion and Sediment Control

- 46.1 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.

46.2 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.

46.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

#### **47. Air Quality and Dust Management**

47.1 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.

47.2 No burning of materials is permitted.

47.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.

47.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.

47.5 Excessive use of vehicles and powered construction equipment is to be avoided.

47.6 Exposed areas are to be progressively revegetated as soon as practical.

47.7 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.

47.8 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.

47.9 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.

#### **48. Construction**

48.1 No blasting shall be permitted during construction.

48.2 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.

#### **49. Services**

49.1 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.

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

#### **50. Stormwater management system**

50.1 Within three months of the commencement of construction, the operational stormwater management system for the activity must be designed and submitted to the satisfaction of the Crown Certifier. The system must:

- a. Be in accordance with the applicable Council controls and Australian Standards;
- b. Ensure that the system capacity has been designed in accordance with Australian Standards; and
- c. 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*.

## **51. Traffic Management**

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

## **52. Contamination (Unexpected Finds)**

- 52.1 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.
- 52.2 An unexpected finds protocol shall be developed and implemented during the construction phase of the development.
- 52.3 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.
- 52.4 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.
- 52.5 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.
- 52.6 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
- 52.7 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.
- 52.8 Construction works should not result in the contamination of the site.
- 52.9 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.
- 52.10 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

## **53. Noise and Vibration Management**

- 53.1 All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- 53.2 Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.



- 53.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 53.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 53.5 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.
- 53.6 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 onsite personnel.
- 53.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 53.8 Any equipment not used for extended periods is to be switched off.
- 53.9 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 48.

#### **54. Non Aboriginal Heritage**

- 54.1 All personnel working on site will receive training in their responsibilities under the *Heritage Act 1977*.
- 54.2 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.
- 54.3 Work shall not recommence until the significance of the find is established.

#### **55. Aboriginal Heritage**

- 55.1 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).
- 55.2 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.
- 55.3 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.
- 55.4 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.

#### **56. Restriction on Hours during Construction**

- 56.1 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.

56.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.

56.3 Activities may be undertaken outside of hours in measures 56.1 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.

56.4 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.

56.5 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.

## **57. Access and pedestrian movements**

57.1 Safe pedestrian access and movement to the hospital and surrounding buildings shall remain unimpeded at all times.

57.2 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.

### **58. Works as Executed**

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

### **59. Structural certification**

59.1 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.

59.2 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.

59.3 A copy of the structural certificate is to be provided to the Crown Certifier.

### **60. Compliance with Plans and Supporting Documentation**

60.1 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.

### **61. Warm water systems and cooling systems**

61.1 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.

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

## **62. Fire safety certification**

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

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

## **63. Post-construction dilapidation report**

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

63.2 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;
- 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.

63.3 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.

## **64. Post-construction survey – adjoining properties**

64.1 Prior to the use of the facility, a post-construction survey report is to be prepared if required.

64.2 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 27.1 and 27.2 and
- b. Be provided to the owner of identified buildings and Crown Certifier in the form of Post-Construction Survey Report.

64.3 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.

## **65. Operational waste management**

65.1 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.

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

## **66. Stormwater operation and maintenance plan**

66.1 Prior to the use of the facility, 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.

66.2 A copy of the Stormwater Operation and Maintenance Plan is to be provided to the hospital and/or LHD.

## **67. External Lighting**

67.1 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.

## **68. Mechanical ventilation**

68.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the mechanical ventilation systems complies with:

- a. Australian Standard AS 1668.2-2012 The use of ventilation and air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and
- b. Any dispensation granted by Fire and Rescue NSW.

68.2 During operation the TAM workshop/s the façade to these areas is to be closed (all windows and doors) when there will be noisy activities ie cutting, drilling, carpentry, welding, grinding, sawing etc.

## **69. Operational Noise – Plant and Machinery**

69.1 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 Indigeco and EMM Consultants and dated July 2022.

## **70. Signage**

70.1 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.

## **Post operation**

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

## **71. Operation of plant and machinery**

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

71.2 If noisy works are occurring in the TAM building such as grinding, cutting, sawing and associated electrical and carpentry the windows and doors to the building shall remain closed until the noisy works are completed.

## **72. External lighting**

72.1 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.

## **73. Stormwater management**

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

#### **74. Discharge limits**

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

#### **75. Sustainability**

- 75.1 Within 6 months of operation of the facility, the Crown Certifier is to be provided with evidence that the activity attains the minimum number of ESD points as required by mitigation measure 17.1 and 17.2.

#### **76. Landscaping**

- 76.1 Prior to the use of the facility, landscaping of the site in accordance with the landscape plans under mitigation measure 3 must be completed to the satisfaction of the Crown Certifier.

#### **77. Landscape management**

- 77.1 Landscaping must be maintained regularly in accordance with the general maintenance of the facility.

#### **78. Hazards and risks**

- 78.1 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.
- 78.2 Any dangerous goods or chemicals shall be stored onsite in accordance with the following procedures (if required);
- The chemicals storage cabinet must be of the SafeWork approved type for Class 3 PG II flammable liquids.
  - The cabinet location and associated equipment (spill cleanup, fire extinguisher) must comply with AS 1940-2017, Minor Storage requirements.
  - Adequate personal protection equipment (PPE) must be kept in the laboratory for chemicals handling and spills cleanup.
  - A spill response and cleanup procedure must be developed and personnel trained in the procedure.

#### **79. Dangerous goods**

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

#### **80. Operational activities**

- 80.1 The following operational measures are to be implemented at all times during the operation of the building;
- All areas around the TAM building are to be kept clean, tidy and in an orderly manner at all times.
  - All storage spaces and areas where dangerous goods, any gases or materials that could pose a risk are stored shall be kept locked and securely located at all times.
  - A standard operational management plan shall be prepared which outlines the roles and responsibilities of staff and also the handling of goods and use of spaces to ensure WHS standards are met at all times.
  - Specific areas shall be appropriately sign posted.
  - Parking spaces and areas around the building shall be clearly defined and designated and should consider tug parking if tugs will be accessing the area.

- Any tugs that need to access the TAM facility should avoid using Derby Street where possible and access the hospital areas internally.

## **81. Emergency Flood Management**

- 81.1 In the event of a flood occurring the facility will need to adhere to the requirements and provisions of the NBMLHD Hawkesbury Nepean Flood Plan 2020, NSW Government – Hawkesbury Nepean Flood Management Sub-plan and satisfy the NSW State Emergency Service requirements and guidelines and in accordance with the Emergency Management Plan prepared for this project.
- 81.2 All general equipment shall be located above the PMF level in respect to the HVAC, Electrical and Plumbers workshop to ensure asset protection and to avoid water damage during a flood event.

## **82. Deliveries**

- 82.1 Routine deliveries to the site shall be scheduled during standard working hours to minimise the potential for disturbance impacts to surrounding residents and uses.

## **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.