

Recommended Mitigation Measures

Issue	Mitigation Measure	Timing
Approved Documentation	The works/ activity shall be carried out in accordance with the report, plans and documents set out in the Appendix Schedule of the REF proper.	At all times
Traffic, Access and Parking	<p>A Construction Traffic Management Plan (CTMP) shall be prepared prior to the start of demolition. The CTMP shall be prepared in consultation with Transport for NSW and Blayney Council and would seek to minimise traffic, transport and parking impacts during the construction stages of the project, especially while the health service remains operational. The CTMP shall include aspects such as:</p> <ul style="list-style-type: none"> - The type of construction vehicles anticipated on site; - Construction transport routes; - Dilapidation surveys; - The preparation of a Traffic Control Plan (TCP). This shall be prepared in accordance with the requirements of the Traffic Control at Worksites Manual (RTA 2010 V4) and AS1742.3. Licensed traffic controllers shall assist with traffic control during the construction phase of the project; - The preparation of an Access Management Plan (AMP). This shall be prepared to manage internal site traffic and pedestrian movements to ensure the safety of workers and public within the site; - Notification requirements – traffic delay notifications shall be issued to Council at least two weeks prior to commencement of works requiring full or partial road closure. Neighbouring residents and property owners are to be informed in writing at least two weeks prior with respect to any changes to pedestrian movements and parking restrictions associated with the development; and - The installation of appropriate temporary signage. <p>A mirror/s shall be installed adjacent to the internal roadway to assist with sightlines around parked trucks utilising the loading docks; and to increase awareness of arriving / departing ambulances utilising the ambulance bay when viewed from the access road west of the bay, as outlined within the <i>Traffic and Parking Design Development Report</i> (SCT Consulting, 2023).</p> <p>Use of the internal access road between the patient-facing areas (in the southern portion of the site) and the service / logistical areas (in the northern portion of the site) shall be restricted to service vehicles and ambulances only. Signage shall be installed to advise road users to this effect.</p> <p>An approval under s138 of the <i>Roads Act</i> shall be obtained from Blayney Council for any works within Council's road reserve, including the payment of fees and bonds. These works include driveway construction, road reserve occupancy and road reserve opening/excavation.</p>	<p>Prior to the commencement of works</p> <p>Before commencing operation of the loading dock</p> <p>Before commencing operation of the internal access road</p> <p>Prior to the commencement of works</p>
Noise and Vibration	<p>A detailed Construction Noise and Vibration Management Plan (CNVMP) shall be prepared by a qualified acoustic consultant to further assess the noise impact of construction works. The CNVMP should include protocols to minimise any potential noise impacts to identified sensitive receivers, and to ensure that appropriate noise control measures are defined and implemented to comply with all relevant noise guidelines. The CNVMP should consider inclusion of the following mitigation measures where practicable:</p> <ul style="list-style-type: none"> - Selection of construction equipment and processes which minimise acoustic impact. For example, internal strip out (where needed) behind a closed façade will significantly reduce noise impact to neighbouring properties during these works; - Community interaction and notification. Notification of construction works both before and during construction will enable nearby residents to plan for acoustic impacts associated with the development; - Where possible, machinery should be located as far as practicable from neighbouring residents (i.e. towards the southern portion of the site); - Deliveries and access to the site should be managed so that it does not unreasonably disturb neighbouring residents. Loading areas should be located away from nearby residents where possible; - During the demolition / construction phases, the use of quieter methodologies shall be adopted wherever practical. Works shall be conducted initially using excavator with bucket or claw (lowest impact method, as opposed to hydraulic hammers and rock 	Prior to the commencement of works

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	<p>saws) where feasible. Use of the loudest equipment (hydraulic hammers / rock saws) is to used only where other options are not available;</p> <ul style="list-style-type: none"> - Careless dropping of construction materials should be avoided; - Schedule activities sensitively to minimise impacts on neighbours e.g. plan noisy activities to coincide with periods of higher neighbourhood daytime noise to reduce noise intrusiveness impacts. 	
	Window and door specifications shall comply with the recommendations in Section 5.4.1 of the <i>Noise and Vibration Impact Assessment</i> (Acoustic Logic, 2023).	Prior to the commencement of works
	Roof and ceiling construction specifications shall be in accordance with the recommendations in Section 5.4.2 of the <i>Noise and Vibration Impact Assessment</i> (Acoustic Logic, 2023).	Prior to the commencement of works
	External wall construction specifications shall be in accordance with the recommendations in Section 5.4.3 of the <i>Noise and Vibration Impact Assessment</i> (Acoustic Logic, 2023).	Prior to the commencement of works
	Ventilation and air conditioning design shall be undertaken in accordance with the recommendations in Section 5.4.4 of the <i>Noise and Vibration Impact Assessment</i> (Acoustic Logic, 2023).	Prior to the commencement of works
	Prior to installation, proposed plant items shall be reviewed for acoustic appropriateness by a qualified acoustic consultant. Any recommended acoustic treatments shall be adopted.	Prior to the commencement of works
	Routine deliveries to the site shall be scheduled between the hours of 7am and 10pm, to minimise the potential for sleep disturbance impacts to surrounding residents.	During operation
	In the event of vibration complaint, sample measurements of typical construction activities shall be undertaken to determine the source, and any potential impact. Where warranted, long term vibration monitoring may be warranted.	Throughout construction
	All proposed mechanical plant shall be appropriately vibration isolated to ensure relevant requirements are achieved. This should be achieved via the methods outlined within Section 8.3.1.2 of the <i>Noise and Vibration Impact Assessment</i> (Acoustic Logic, 2023).	Prior to the commencement of works
Air Quality and Energy	<p>An Air Quality Management Plan (AQMP) shall be prepared by the Contractor before the commencement of construction or demolition. The AQMP should consider inclusion of the following mitigation measures where practicable:</p> <ul style="list-style-type: none"> - Vehicles transporting soil or other materials which may produce dust shall be covered during transportation; - Vehicles, machinery and equipment shall 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; - Vehicle wash down areas shall be established to ensure mud and soil from construction areas are not carried onto public roads; - Spraying of paint and other materials with the potential to become air borne particulates shall only be undertaken on days with still or light wind conditions; - Vehicles, machinery and equipment shall be switched off when not in operation; - Debris and waste shall be immediately collected into appropriate storage facilities and removed from the site as soon as practical to ensure light-weight material is not dispersed by wind gusts; - Stockpiles and exposed soils shall be covered or dampened to reduce incidence of air dispersal; - Exposed areas are to be progressively revegetated as soon as practical. 	Prior to the commencement of works
	New fixtures and fittings throughout the MPS shall meet relevant energy efficiency standards.	Throughout construction
	No materials shall be burnt on site.	At all times
	Before construction, the Contractor shall review the final design to ensure the required sustainability initiatives set out in the <i>ESD DGN 058 Performance Specification</i> (LCI Consultants, 18/08/2023) are incorporated into the overall design and construction of the project.	Prior to the commencement of works

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Soils and Geology	The recommendations within the <i>Geotechnical Investigation</i> (JK Geotechnics, 02/02/23) shall be implemented during the detailed design and construction phase, as appropriate.	Prior to the commencement of works
	Appropriate sediment and erosion controls shall be implemented throughout all stages of construction, as detailed within the <i>Civil Design Report</i> (Jacobs, 10/08/2023) and accompanying plans.	Prior to the commencement of works
	Earthworks shall not commence until all required sediment and erosion controls have been established. The controls shall be maintained in place until works are complete, and all exposed erodible materials are stable.	Throughout construction
	Erosion and sedimentation controls shall be checked and maintained (including clearing of sediment from behind barriers) on a regular basis, including after any precipitation events. Records of maintenance shall be kept.	Throughout construction
	All sediment control measures shall be checked and repaired or re-installed (as required) if heavy rainfall is forecast.	Throughout construction
Hydrology, Flooding and Water Quality	Any imported fill materials shall be certified as clean fill from an approved site.	Throughout construction
	The recommendations within the <i>Civil Design Report</i> (Jacobs, 29/05/24) shall be implemented during the detailed design, construction and operational phases, as appropriate.	At all times
	The recommendations within the <i>Geotechnical Investigation</i> (JK Geotechnics, 02/02/23) shall be implemented during the detailed design and construction phases, as appropriate.	Prior to the commencement of works and throughout construction
	<p>Prior to the commencement of building construction (excluding site establishment, demolition and earthworks), a Flood Risk Assessment (FRA) shall be prepared by a suitably qualified engineer. The FRA shall include the following:</p> <ul style="list-style-type: none"> - Identify/confirm any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the Flood Risk Management Manual: the management of flood liable land (2023); - Undertake an assessment of the proposal in accordance with the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01 (2023). It shall include assessment of any off-site impacts of development, including potential impacts on the neighbouring Lee Roshana Aged Care Facility. The assessment shall encompass consideration of matters including but not limited to the: <ul style="list-style-type: none"> i) anticipated intensity, flood level and hazards associated with various flooding events; ii) anticipated duration of flood events; iii) structural capacity of proposed buildings to withstand floodwater loads and currents; and iv) potential for environmental pollution from the development in association with flooding. - Identify any specific detailed design solutions and operational measures to mitigate flood risk where required, including: <ul style="list-style-type: none"> i) minimum floor levels for essential plant, clinical facilities and utility connection points; ii) appropriate building construction standards including the use of flood compatible building components and the maintenance of structural integrity both during and after a PMF flood event; iii) consideration of appropriate flood response actions for site attendees during flood events (including vulnerable persons) such as shelter-in-place or evacuation, consideration of potential impacts of site isolation including loss of power, consideration of any evacuation issues during the full range of anticipated flood events, and a decision matrix regarding site evacuation triggers, routes and destinations, as appropriate. 	Prior to the commencement of works
	Prior to the commencement of building construction (excluding site establishment, demolition and earthworks), a Site Flood Emergency Response Plan (SFERP) shall be prepared by a suitably qualified engineer. The SFERP shall be informed by the FRA, and shall have regard to the existing protocols within the Blayney Health Service Emergency	Prior to the commencement of works

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	<p>Management Plan and Standing Operating Procedures (Western NSW Local Health District), and the Blayney Shire Flood Emergency Sub Plan (NSW State Emergency Services, 2024). The SFERP shall include, but not be limited to, the following details:</p> <ul style="list-style-type: none"> - Predicted flood levels; - Anticipated flood warning time, including identification of warning signals and the potential use of flood detection devices; - Flood notification procedures for all possible site attendees; - Identification of assembly points and evacuation routes; - Evacuation and refuge protocols, including relocation of deceased persons; - Asset protection protocols, including protection of confidential or important documentation and potentially toxic or polluting substances; - Awareness training for employees, contractors, patients, residents, visitors and other site users; and - Identification of appropriate flood emergency responses for all construction phases of the development. 	
	<p>Prior to the commencement of the relevant construction stage, the Construction Manager shall obtain evidence from a suitably qualified engineer that the relevant design and construction recommendations of the SFERP will be met.</p>	Prior to the commencement of works
	<p>Prior to occupation, the Blayney Health Service Emergency Management Plan and Standing Operating Procedures shall be updated to incorporate any recommendations with regard to operational flooding response actions outlined within the Site Flood Emergency Response Plan.</p>	Prior to the occupation of new facilities
Visual Amenity	<p>The construction worksite shall be maintained, kept free of rubbish and cleaned up at the end of each workday.</p>	Throughout construction
Aboriginal Heritage	<p>All Aboriginal objects and Places are protected under the <i>National Parks and Wildlife Act 1974</i>. It is an offence to disturb an Aboriginal site without a consent permit issued by Heritage NSW. Should any Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity and the find should not be moved until assessed by a qualified archaeologist. If the find is determined to be an Aboriginal object, the archaeologist will provide further recommendations. These may include notifying the Heritage NSW and Aboriginal stakeholders.</p>	Throughout construction
	<p>Aboriginal ancestral remains may be found in a variety of landscapes in NSW. If any suspected human remains are discovered during any activity, you must:</p> <ul style="list-style-type: none"> - Immediately cease all work at that location and not further move or disturb the remains. - Notify the NSW Police and Heritage NSW's Environmental Line on 131 555 as soon as practicable and provide details of the remains and their location. - Not recommence work at that location unless authorised in writing by Heritage NSW. 	Throughout construction
Non-Aboriginal Heritage	<p>A Heritage Interpretation Strategy and Heritage Interpretation Plan should be developed prior to demolition, as outlined within the <i>Statement of Heritage Impact</i> (Biosis, 2022). This would include salvage and interpretation of fabric including the 1910 stone tablet and later plaques; as well as exploring ways to interpret significance through landscape design, potentially including salvage and replanting of transplantable plants.</p>	Prior to the commencement of works
	<p>An unexpected finds procedure should be built into the final Construction Management Plan, and implemented during demolition / construction. This procedure should be as follows:</p> <ul style="list-style-type: none"> - If any unexpected historical archaeological material is exposed during construction or earthworks, work should be stopped in line with the requirements of the NSW Heritage Act 1977. An appropriately qualified heritage professional and an archaeologist should be engaged to assess the finds and advise on their management. 	Prior to the commencement of works
Ecology	<p>Before demolition commences, the proposed Tree Management Plan forming part of the <i>Landscape Plans</i> (NBRS, 2023) shall be reviewed by a qualified arborist to ensure the updated tree retention / removal strategy is viable. This review should have regard to matters such as likely development incursions into Tree Protection Zones and Structural Root Zones, and other relevant matters, and may include updated advice and recommendations for tree removal or retention methodologies.</p>	Prior to the commencement of works

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	Work related to tree retention or removal should be undertaken generally in accordance with the recommendations of the <i>Arboricultural Impact Assessment</i> (Creative Planning Solutions, 2023), except as updated by the Tree Management Plan and updated arborist review outlined above.	Prior to the commencement of works and throughout construction
	Landscaping shall be provided in accordance with the <i>Landscape Plans</i> (NBRS, 2023), inclusive of the proposed tree planting schedule.	Throughout construction
Bushfire	A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the site.	Prior to the occupation of new facilities
	In relation to the residential aged care component of the facility, an Emergency Planning Committee is to be established to consult with residents (and their families) and staff in developing and implementing emergency management procedures.	Prior to the occupation of new facilities
Land Uses and Services	Any potential service interruptions shall be minimised as far as practicable and communicated to the relevant services authorities to enable flow on notifications to any affected service customers.	Throughout construction
Waste Generation	<p>Before construction, a Construction Waste Management Plan (CWMP) shall be prepared addressing waste minimisation principles, safe storage and disposal of waste, and maximising opportunities for re-use and recycling. The CWMP should consider inclusion of the following mitigation measures where practicable:</p> <ul style="list-style-type: none"> - During construction, working areas shall be maintained and cleared of rubbish at the end of each working day; - Construction working areas shall accommodate separate bins and other waste storage structures to cater for waste separation, to facilitate resource recovery and recycling; - Disposal of waste shall have regard to the relevant waste disposal and management directions within the <i>Remediation Action Plan</i> (JK Environments, 2023). 	Prior to the commencement of works
	Operation of the facility shall be undertaken in accordance with the <i>NSW Health Clinical and Related Waste Management for Health Services</i> policy directive.	During operation
Hazardous Materials and Contamination	All construction and demolition work, including waste disposal, should be undertaken with regard to the recommendations of the <i>Remediation Action Plan</i> (prepared by JK Environments, 2023), including the <i>Hazardous Materials Audit and Asbestos Management Plan</i> (both prepared by Envirowest Consulting, 2022). The final Construction Management Plan should be prepared with regard to these recommendations.	Prior to the commencement of works and throughout construction
	Where relevant, all required regulatory notifications and permits are to be obtained including Notification of Category 2 Remediation Works to Council for the remedial work at least 30 days before the commencement of the work. Notice must be given in accordance with clause 4.13 of the <i>State Environmental Planning Policy (Hazards and Resilience) 2021</i> .	Prior to the commencement of works
Community Impact / Social Impact	HI's communication team shall maintain clear and efficient communication to ensure that the community is aware of which services will be introduced, what they can access, and delivery timeframes.	Throughout construction
	Once operational, consider specific programs and/or activities which could be hosted at these facilities to benefit users.	During operation
Cumulative Impact	<p>Before and throughout the construction phase, project staff shall periodically monitor the NSW Planning Portal and the Blayney Development Application Tracker for any significant approved developments within the locality with the potential to coincide with the Activity construction phase.</p> <p>Where required, project staff shall undertake liaison with other development sites to identify and mitigate potential cumulative construction works impacts (e.g. via coordination of delivery times and road closures, rationalisation of construction parking etc). The final Construction Management Plan should be prepared with regard to these recommendations.</p>	Prior to the commencement of works and throughout construction
Construction Management	A final Construction Management Plan (CMP), generally consistent with the requirements set out in the <i>Preliminary Construction Management Plan</i> (NSW HI, 2023), and inclusive of the recommendations outlined within the REF proper and Recommended Mitigation Measures document, shall be developed by the Contractor prior to commencement of works. The CMP shall include the following additional plans:	Prior to the commencement of works

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	<ul style="list-style-type: none">- Construction Traffic Management Plan;- Construction Noise and Vibration Management Plan;- Air Quality Management Plan;- Construction Waste Management Plan.	