

## HEALTH INFRASTRUCTURE

# New Blayney Multipurpose Service Facility redevelopment

Decision Statement for Review of Environmental Factors –  
prepared by WPP Pty Ltd

Wiradjuri Country

Version Number 2.1

	Health Infrastructure
<b>DETERMINED – APPROVAL</b>	
REF Approval No: 10/2024	
Date: 8/8/2024	
Signed by:	
	



# New Blayney Multipurpose Service Facility

Project Details	
Project Name	Blayney Multipurpose Facility
Project Location	3 Osman Road, Blayney
REF Prepared by	WPP Pty Ltd, 12 June 2024
Activity Description	A three (3) stage development involving demolition, earthworks and the construction of a single storey multipurpose service facility including ancillary structures, landscaping and car parking.

## 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/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/is not required;
- the proposed activity may 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 WPP Pty Ltd, 12 June 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

8 August 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

- 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

The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 12 June 2024 and prepared by WPP Pty Ltd on behalf of NSW Health Infrastructure (including accompanying Appendices 1 - 33) 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
<b>Architectural Plans</b>				
Drawing List	130607-NBRS-AR-DRW-0001	4	3/08/2023	NBRS
Abbreviations and notes	130607-NBRS-AR-DRW-0002	2	3/08/2023	NBRS
Site Plan Stage 1	130607-NBRS-AR-DRW-0201	6	3/08/2023	NBRS
Site Plan Stage 2	130607-NBRS-AR-DRW-0202	6	3/08/2023	NBRS
Site Plan Stage 3	130607-NBRS-AR-DRW-0203	6	3/08/2023	NBRS
Demolition Plan – Stage 1	130607-NBRS-AR-DRW-0301	5	3/08/2023	NBRS
Demolition Plan – Stage 2	130607-NBRS-AR-DRW-0302	5	3/08/2023	NBRS
Demolition Plan – Stage 3	130607-NBRS-AR-DRW-0303	5	3/08/2023	NBRS
Fire and Smoke compartment Plan	130607-NBRS-AR-DRW-0601	7	3/08/2023	NBRS
Overall Floor Plan	130607-NBRS-AR-DRW-1001	8	3/08/2023	NBRS
Overall Roof Plan	130607-NBRS-AR-DRW-1002	8	3/08/2023	NBRS
General Arrangement Plan – Part 1 of 3	130607-NBRS-AR-DRW-1005	7	3/08/2023	NBRS
General Arrangement Plan – Part 2 of 3	130607-NBRS-AR-DRW-1006	7	3/08/2023	NBRS
General Arrangement Plan – Part 3 of 3	130607-NBRS-AR-DRW-1007	7	3/08/2023	NBRS
Site Elevations	130607-NBRS-AR-DRW-3000	8	3/08/2023	NBRS
External Elevations – RAC/IPU	130607-NBRS-AR-DRW-3001	8	3/08/2023	NBRS
External Elevations – H1	130607-NBRS-AR-DRW-3005	4	3/08/2023	NBRS
RAC and IPU Sections	130607-NBRS-AR-DRW-4011	7	3/08/2023	NBRS
Main Building Section	130607-NBRS-AR-DRW-4012	6	3/08/2023	NBRS
RAC – Façade Sections – Sheet 1	130607-NBRS-AR-DRW-4500	2	3/08/2023	NBRS
RAC – Façade Sections – Sheet 2	130607-NBRS-AR-DRW-4501	1	3/08/2023	NBRS
H1 – Façade Sections – Sheet 1	130607-NBRS-AR-DRW-4550	2	3/08/2023	NBRS
<b>Landscape Plans</b>				
Cover Sheet				
Soft works zone	130607-NBRS-LD-DWG-REF001	1	16/11/2023	NBRS
Paving Plan	130607-NBRS-LD-DWG-REF1000	1	16/11/2023	NBRS
Tree Management Plan	130607-NBRS-LD-DWG-REF1001	1	16/11/2023	NBRS
General Arrangement Plan – Stage 1	130607-NBRS-LD-DWG-REF1100	1	16/11/2023	NBRS
General Arrangement Plan – Stage 2	130607-NBRS-LD-DWG-REF1201	1	16/11/2023	NBRS
General Arrangement Plan – Stage 3	130607-NBRS-LD-DWG-REF1202	1	16/11/2023	NBRS
Planting Palette				
Landscape Sections	130607-NBRS-LD-DWG-REF3000	1	16/11/2023	NBRS
Landscape Sections	130607-NBRS-LD-DWG-REF6001	1	16/11/2023	NBRS
Landscape Sections	130607-NBRS-LD-DWG-REF6002	1	16/11/2023	NBRS
	130607-NBRS-LD-DWG-REF6003	1	16/11/2023	NBRS

### 3. Design integrity

The ‘for construction drawings’ with materials, colours and finishes are to be consistent with the approved plans and the Design Development Report dated August 2023 by NBRS and REF Report and Design Statement, dated August 2023 by NBRS. Changes to design including materials and finishes are to be made in consultation with HI’s Design Advisor 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. Staging

- 4.1 A Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to HI-Planning via email ([HI-Planning@health.nsw.gov.au](mailto:HI-Planning@health.nsw.gov.au)) for the approval of the ED-Capital & Commercial Advisory. A copy of the approved staging report must be provided to the Crown Certifier. The Staging Report must be submitted to HI-Planning no later than 7 days before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, 7 days before the commencement of operation of the first of the proposed stages of operation).
- 4.2 A Staging Report must be prepared and prepared in accordance with measure 4.1 must provide the following:
- (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
  - (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
  - (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and
  - (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.
- 4.3 Where a Staging Report is adopted, the project must be staged in accordance with the Staging Report, as approved by the ED-Capital & Commercial Advisory. The Staging Report may be amended however, each amendment must be submitted to HI-Planning (via submission to [HI-Planning@health.nsw.gov.au](mailto:HI-Planning@health.nsw.gov.au)) and approved by ED Capital & Commercial Advisory.
- 4.4 Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report. A copy of the approved staging report must be provided to the Crown Certifier.
- 4.5 A Communication and Engagement Strategy shall be prepared and developed in conjunction with staff and the LHD that will assist the LHD and staff in understanding the staging of the works and operational requirements of the works and shall include a schedule of regular updates in respect to the construction activity and works as they progress at the site. The strategy should also include updates for the general public and neighbouring properties. A copy of the Plan shall be forwarded to the LHD, Certifier and HI-Planning and should be aligned with the staging and operational plan/s.

#### 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

- 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 All the requirements and recommendations of the BCA and DDA Assessment Report prepared by BM+G Consultants and dated 19 September 2023 shall be integrated into the design of the development. Compliance shall be provided to the Certifier prior certification of each stage of the development.

## 7. Approvals

- 7.1 These mitigation measures do not remove any obligation to obtain all other licences, permits and 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.
- 7.2 The facility may need to enter into a Liquid Trade Waste Agreement with Council. Consultation with Council should occur in relation to this issue.
- 7.3 Any changes to the Kitchen facilities will need to ensure that the kitchen meets the requirements of AS4674 and requirements of the Aust. NZ Food Standards Code.
- 7.4 Compliance with Local Govt Act & Regs as well as the Public Health Act & Regs may be required in relation to the requirements of the mortuary and its construction/operation.

## 8. Works In the Road Reserve

Prior to operation, 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. Public works

Any proposed public works, including but not limited to new pathways, road and/or gutter reinstatement, street tree planting shall be designed in accordance with Council's requirements and design details of the works may require further consultation with Blayney Shire Council.

## 10. 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.

## 11. Tree Management and Landscape

- 11.1 Only trees numbered 2, 3, 5, 6, 7, 8, 23, 24, 25, 28, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, 45, 54, 55, 56 & 60 are permitted to be **removed** in accordance with the Arboricultural Assessment Report prepared by CPS and dated 2 March 2023. All remaining trees onsite are to be retained and appropriately protected.
- 11.2 Trees numbered Trees 1, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 29, 34, 35, 36, 46, 47, 48, 49, 50, 51, 52, 53, 57 & 58 are to be **retained** in accordance with the Arboricultural Assessment Report prepared by CPS and dated 2 March 2023. These trees are to be retained and appropriately protected.
- 11.3 Tree No.59 a Crab Apple (*Malus Floribunda*) is considered to of significant sentimental value. This tree is to be retained and transplanted elsewhere within the site and the Landscape Plans updated to show the final location. Transplanting this tree shall be in accordance with the recommendations of the Arboricultural Assessment Report prepared by CPS and dated 2 March 2023.
- 11.4 The recommendations outlined in Section 7 of the Arboricultural Assessment Report prepared by CPS and dated 2 March 2023 shall be implemented and detailed throughout the demolition and construction process and shall also align with the staging of the development.
- 11.5 At each stage of the development the trees to be retained and those to be removed shall be shown on the final plans and shall be consistent with the details in the Arboricultural Assessment Report prepared by CPS and dated 2 March 2023.

- 11.6 The Landscape plans prepared by NBRS shall be updated to show a minimum 27 new canopy trees that can achieve heights at maturity of 12m across the site. The plans shall show the location of each new tree and the species type. A minimum of 5 new canopy trees shall be planted within the main western facing courtyard (RAC courtyard). The trees shall be sited so as to provide screening, shade and protection to the courtyard and associated spaces given the orientation of this area and associated spaces.
- 11.7 Seven (7) of the new canopy trees to be planted onsite shall be mature and planted with a minimum pot size of 100L. These shall be also shown on the updated Landscape Plans prepared by NBRS. Consideration should be given for these larger more established trees to be planted within the western courtyard.
- 11.8 Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- 11.9 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.
- 11.10 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 NBRS and dated 2 March 2023 with a minimum pot size of 100L. Seven (7) of the new trees to be planted shall have a minimum pot size of 100L.

## 12. Ecology

Prior to works commencing onsite, recommendations within the Ecological Assessment prepared by Firebird ecoSultants Pty Ltd and dated February 2023 shall be implemented and shall include the following (but not limited to these);

- No removal of any hollows or nests is permitted.
- Areas of vegetation are to be retained and should be fenced off during construction.
- Site hygiene practices should be implemented during the development phase to avoid the spread of pathogens, including chytrid, Phytophthora and myrtle rust, as well as spread of weeds; and
- Best practice erosion and sedimentation controls should be put in place to limit offsite movement of materials into the surrounding areas.

## 13. Prior Notice of Category 2 Remediation Work

Where relevant, all required regulatory notifications and permits are to be obtained including Notification of Category 2 Remediation Works to Council for the remedial work at least 30 days before the commencement of the work. Notice must be given in accordance with clause 4.13 of the *State Environmental Planning Policy (Hazards and Resilience) 2021*.

## 14. Demolition

Demolition work must be undertaken in accordance with the provisions of Australian Standard AS 2601-2001 The Demolition of Structures. The Demolition Work Plan must comply with the safety requirements of this standard.

## 15. Structural adequacy

- 15.1 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.
- 15.2 A structural engineer shall be engaged to ensure that any structures located below the PMF level will be constructed from flood compatible building components having regard to flood inundation and/or submerging events and the structural integrity of the building is maintained. Details of compliance will be required to be provided with the plans submitted as part of the Construction Certificate documentation.

## **16. 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.

## **17. External materials**

- 17.1 The external colours, materials and finishes of buildings must be consistent with the approved plans under mitigation measure 2 and 3. 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.

## **18. Traffic, parking and access design**

The final design shall ensure that it includes all the recommendations outlined in the Traffic and Parking Design Development report prepared by STC and dated 14 August 2023.

## **19. Sustainability**

- 19.1 Prior to the commencement of construction, it must be demonstrated to the Crown Certifier that the ESD initiatives recommended by the ESD DGN058 Performance Specification prepared by LCI and dated, 18 August 2023 have been incorporated into the design, construction and operation of the activity.
- 19.2 Where reasonable and feasible, materials, including solar panels, from the existing MPS shall be reused and recycled.

## **20. Flood management**

- 20.1 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:
- 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:
    - (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:
    - minimum floor levels for essential plant, clinical facilities and utility connection points;

- 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;
- 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.

- 20.2 Prior to the commencement of the relevant construction stage, the Certifier shall obtain evidence from a suitably qualified engineer that the relevant design and construction recommendations of the FRA will be met and that new buildings finished floor levels are located above the 1% AEP plus 500mm freeboard.
- 20.3 Prior to the commencement of the relevant construction stage, a Structural Engineer shall confirm that the design of the building structure and footings will be able to withstand flood conditions at a PMF event.
- 20.4 The activity shall adopt the relevant and reasonable recommendations of the Flood Risk Assessment Report prepared in accordance with mitigation measure 20.1. If relevant plans may need to be updated to reflect the recommendations of this report. The Flood Risk Assessment Report and where relevant, updated plans must be submitted to HI-Planning via email ([HI-Planning@health.nsw.gov.au](mailto:HI-Planning@health.nsw.gov.au)) and approved by ED-Capital & Commercial.

## 21. Bushfire management

- 21.1 The activity shall adopt the relevant and reasonable recommendations of the Bushfire Threat Assessment Report, prepared by Firebird ecoSultants P/L dated 7 November 2022.
- 21.2 The proposed demolition and construction of a new facility has been assessed as BAL-LOW from all elevations and shall be constructed in accordance with this rating.
- 21.3 A Bush Fire Emergency Management and Evacuation Plan will be Prepared. Maps showing emergency assembly areas outlined in this plan should be clearly displayed, and an Emergency Planning Committee is to be established.

## 22. Safer by design

The activity shall adopt the Crime Prevention Through Environmental Design measures as outlined in the REF Report and Design Statement prepared by NBRS dated August 2023.

## 23. Acoustic Design

The final design shall ensure that the recommendations included in the Noise and Vibration Impact Assessment prepared by Acoustic Logic and dated 12 September 2023 are implemented and include the following (but not limited to these) measures;

- Window and door specifications shall comply with the recommendations in Section 5.4.1 of the *Noise and Vibration Impact Assessment* (Acoustic Logic, 2023).
- Roof and ceiling construction specifications shall be in accordance with the recommendations in Section 5.4.2 of the *Noise and Vibration Impact Assessment* (Acoustic Logic, 2023).
- External wall construction specifications shall be in accordance with the recommendations in Section 5.4.3 of the *Noise and Vibration Impact Assessment* (Acoustic Logic, 2023).
- Ventilation and air conditioning design shall be undertaken in accordance with the recommendations in Section 5.4.4 of the *Noise and Vibration Impact Assessment* (Acoustic Logic, 2023).
- 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 *Noise and Vibration Impact Assessment* (Acoustic Logic, 2023).

## 24. Water management

The activity shall adopt the relevant and reasonable recommendations during the detailed design, construction and operational phases (as appropriate) of the Civil Design Report, prepared by Jacobs and dated 29 May 2024.

## 25. Heritage management

The activity shall adopt the recommendations of the Statement of Heritage Impact prepared by Biosis and dated 9 August 2023. The following measures shall be implemented prior to construction commencing:

- Heritage Interpretation, Landscape Refinement and Salvage Plan - The heritage interpretation should include salvage and presentation of fabric including the 1910 stone tablet and later plaques. It should also include ways of interpreting the significance of the place through landscape design. This might also include the salvage and replanting of transplantable plants.
- Unexpected Finds Procedures - The contractor shall prepare and adopt unexpected finds procedures prior to the commencement of construction works and should follow those procedures throughout construction.

## 26. 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.

## 27. Non-compliance notification

- 27.1 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](mailto:HI-Planing@health.nsw.gov.au)
- 27.2 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.

## 28. Consultation Approach

Prior to the commencement of work, a consultation approach shall be prepared that:

- a. 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;
- b. Determines the suitable methods of consultation with relevant stakeholders, including the receipt of feedback; and
- c. Provides the approach access to project information.

## 29. Notice of Commencement

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

### 30. Community Notification

- 30.1 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.
- 30.2 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.
- 30.3 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.
- 30.4 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.
- 30.5 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.
- 30.6 The site notice must be placed at eye level and be erected no less than 2 days prior to the commencement of works.

### 31. Site contamination

- 31.1 Prior to the commencement of any work a Contamination and Remediation Management Strategy shall be developed in line with the proposed demolition and construction staging. The strategy is to satisfy the following (but not limited to these);
- Develop and outline a process of de-contamination and remediation across the site in line with the different stages.
- 31.2 Breakdown the tasks required for each development/construction stage and how remediation is planned to occur.
- 31.3 Include and outline the recommendations of the Detailed Site Investigation (DSI) and Remediation Action Plan (RAP) and how these will be satisfied and complied with.
- Include the process of site validation.
- 31.4 All construction and demolition work, including waste disposal, should be undertaken in accordance with the recommendations of the *Remediation Action Plan* prepared by JK Environments and dated 1 August 2023.
- 31.5 All construction and demolition work, including waste disposal, should be undertaken in accordance with the recommendations of the *Detailed Site Investigation* prepared by JK Environments and dated 23 June 2023.

### 32. Geotechnical

Any recommendations and findings in the Geotechnical Investigation report prepared by JK Environments and dated 2 February 2023 shall be included as part of the detailed design and construction documentation (where relevant).

### **33. Hazardous Materials**

- 33.1 All asbestos handling shall be carried out in accordance with the recommendations of the Hazardous Materials Audit prepared by Envirowest Consulting and dated 4 November 2022. The final Construction Management Plan should be prepared with regard to these recommendations.
- 33.2 All construction and demolition work, including waste disposal shall be undertaken in accordance with the recommendations outlined in the Hazardous Materials Register prepared by Envirowest Consulting and dated 4 November 2022. The final Construction Management Plan should be prepared with regard to these recommendations.
- 33.3 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.
- 33.4 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.
- 33.5 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 33.6 Air monitoring devices shall be put in place, around the site, during the demolition. A qualified environmental hygienist (if required) shall be on site to supervise the work to ensure the safety of workers and the public are not compromised in anyway. Daily monitoring and results will be taken and analysed to ensure safe air quality levels ensue.
- 33.7 A Lead Removal Control Plan will be developed and implemented by the contractor. Lead based paint is defined as paint containing more than 1% lead by weight and is classified as hazardous waste according to EPA NSW Waste Classification Guidelines. Part 1: Classifying Waste.

### **34. Pre-Construction Dilapidation Report**

- 34.1 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.
- 34.2 The dilapidation report should:
- i. 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.
  - ii. Identify the condition of affected assets or infrastructure in the vicinity of the work; and
  - iii. Be provided to the hospital, Council, other assets or provider and the Crown Certifier.

### **35. Pre-Construction Survey – Adjoining Properties**

- 35.1 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.
- 35.2 Where the offer of a pre-construction survey is accepted, it should:
- i. Be prepared prior to the commencement of vibration generating works that could impact on identified buildings; and
  - ii. Provided to the owner of identified buildings and Crown Certifier in the form of a Pre-Construction

### 36. 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. Construction waste management, including contaminated waste;
- d. Construction soil and water management;
- e. Flood management;
- f. Tree protection;
- g. Air quality and dust management measures;
- h. Demolition Work Plan;
- i. Unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
- j. Unexpected finds protocol for historical heritage;
- k. Unexpected finds protocol for contamination;
- l. Emergency Management Plan, including and identification of appropriate flood emergency responses for all construction phases of the development; and
- m. Training of responsibilities under *National Parks and Wildlife Act 1975*, *Heritage Act 1977* and any other relevant legislation.
- n. The plan shall be generally consistent with the requirements set out in the Preliminary Construction Management Plan prepared by Health Infrastructure and dated 14 September 2023. This plan will need to be updated to reflect any changes to the projects timing and scope.
- o. The CEMP will need to consider the staging of the development and consider all the construction measures that are required for the individual stages.

### 37. Construction Noise and Vibration Management Plan

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:

- 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 on site 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.
- i. 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.
- j. 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;
- k. Where possible, machinery should be located as far as practicable from neighbouring residents (i.e. towards the southern portion of the site);
- l. 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;
- m. 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 saws where feasible. Use of the loudest equipment (hydraulic hammers/rock saws) is to be used only where other options are unavailable;
- n. Careless dropping of construction materials should be avoided;
- o. 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.
- p. Any other recommendations to mitigate impacts during demolition, construction and operation which are outlined in the Acoustic Report prepared by Acoustic Logic and dated 12 September 2023.

Any additional project-specific mitigation measures are also to be included, as required.

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

- 38.1 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.
- 38.2 The Demolition/Construction Waste Management Plan is to include the following requirements and details:
  - The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified;
  - Cleaning out of batched concrete mixing plant is not permitted within any construction compound;
  - Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified;

- No burning or burying of waste is permitted on the site; and
- Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.

38.3 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.

### 39. Construction Air Quality and Dust Management Plan

The Construction Air Quality and Dust Management Plan to be included in the CEMP required by condition/mitigation measure 36 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. Vehicles transporting soil or other materials which may produce dust shall be covered during transportation;
- k. 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;
- l. Vehicles, machinery and equipment shall be switched off when not in operation;
- m. 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;
- n. Stockpiles and exposed soils shall be covered or dampened to reduce incidence of air dispersal;
- o. Exposed areas are to be progressively revegetated as soon as practical.

Additional project-specific conditions/mitigation measures are also to be included, as required.

### 40. External walls and cladding

40.1 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.

- 40.2 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.

#### **41. External lighting**

- 41.1 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.
- 41.2 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.

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

- 42.1 Prior to the installation of 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 prepared by Acoustic Logic and dated 12 September 2023.
- 42.2 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.

#### **43. Noise Management Measures**

- 43.1 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.).
- 43.2 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.
- 43.3 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.

#### **44. Erosion and Sediment Control**

- 44.1 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.
- 44.2 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.
- 44.3 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.

#### **45. Stormwater Management System**

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:

- a. Be in accordance with the relevant plans and supporting documents under condition/mitigation measure 2 and shall satisfy Blayney Shire Council's requirements.
- b. Be in accordance with the applicable Australian Standards;
- c. Ensure that the system capacity has been designed in accordance with Australian Standards; and
- d. 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*.

#### 46. 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.

#### 47. 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.

#### 48. Construction worker transport strategy

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.

#### 49. Monitoring and Reporting

49.1 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.

49.2 The compliance reporting should:

- a. Provide a summary and analysis of the monitoring undertaken;
- b. Details of any complaints received, and responses and actions to these;
- c. Any strategies to reduce the recurrence of such complaints; and
- d. Results from any other monitoring and/or audit undertaken, and any actions taken in response to these.

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.

#### 50. Construction Management

50.1 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, which were required to the satisfaction of condition/mitigation measure 36;
- The approved REF, plans and supporting documents approved under condition/mitigation measure 2; and
- Any other licences, permits, approvals and landowners consent as required under any other legislation.

#### 51. Site notice

The Site Notice(s) required by mitigation measure 30.5 must be prominently displayed during the construction of the activity.

## 52. Construction Site Management

- 52.1 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.
- 52.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 52.3 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.
- 52.4 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.
- 52.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 52.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 52.7 No batching plant is permitted on the site.
- 52.8 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.
- 52.9 All contractor(s) must meet all workplace safety legislation and requirements.
- 52.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 52.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

## 53. Erosion and Sediment Control

- 53.1 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.
- 53.2 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.
- 53.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

## 54. Air Quality and Dust Management

- 54.1 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.
- 54.2 No burning of materials is permitted.

- 54.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- 54.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 54.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 54.6 Exposed areas are to be progressively revegetated as soon as practical.
- 54.7 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 54.8 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.
- 54.9 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.

## 55. Construction

- 55.1 No blasting shall be permitted during construction.
- 55.2 To minimise the noise levels during construction and loss of amenity to the surrounding area, the use of any rock excavation machinery or any mechanical pile drivers or the like is restricted to the hours of:
- 9am to 12pm, Monday to Friday;
  - 2pm to 5pm Monday to Friday; and
  - 9am to 12pm Saturday.

## 56. Services

- 56.1 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.
- 56.2 Services provision and design shall be in accordance with the Engineering Concept Design Report prepared by Jacobs and dated 31 October 2022.
- 56.3 The Stormwater and drainage arrangements shall be designed to satisfy Council's requirements. A drainage Engineer shall ensure compliance is achieved.
- 56.4 Where services are found not to be adequate to support the activity they shall be appropriately augmented.

## 57. Stormwater management system

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:

- Be generally in accordance with the stormwater report and plans at mitigation measure 2;
- Be in accordance with the applicable Australian Standards and Blayney Shire Council's requirements;
- 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*.

## 58. Traffic Management

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

## 59. Contamination and remediation

- 59.1 Remediation is to be undertaken of contaminated land in accordance with the approved Remediation Action Plan (RAP) by JK Environments and dated 1 August 2023. 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.
- 59.2 Should any post-demolition work identify any additional contamination that requires remediation an addendum RAP/Remedial Work Plan (RWP) must be prepared and followed.
- 59.3 A Validation Assessment (VA) report and certification in accordance with the requirements of the RAP prepared by JK Environments, dated 1 August 2023. A copy of the reports are to be provided to HI-Planning and the Certifier in accordance with the staging or when otherwise required.
- 59.4 A notice of completion of remediation work must be given in accordance to Section 4.14 and Section 4.15 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*. This may be required at each stage of the works to ensure the site is suitable for its intended use prior to construction occurring. This is to ensure the site has been appropriately remediated and decontaminated. If a notice of completion is not required for a particular stage a contamination expert shall confirm that part of the site is suitable for its intended use.
- 59.5 Construction works should not result in the contamination of the site.
- 59.6 A waste classification report must be prepared, and the receiving landfill facility should be contacted to obtain disposal approval. This waste classification documentation should be arranged at least 3-4 weeks prior to the commencement of any excavation works to avoid unnecessary delays.
- 59.7 The remediation contractor must retain all documentation associated with the site management and remediation, including but not limited to:
- Asbestos management documentation, including all relevant notifications and monitoring reports, and clearance certificates where applicable (additional details in this regard are to be outlined in the construction-phase AMP);
  - Photographs of remediation works;
  - Waste disposal dockets and waste tracking documentation (see below and the example waste tracking form in Appendix D); and
  - Imported materials documentation.
- 59.8 The remediation contractor (and/or their nominated licensed asbestos removalist) is to maintain adequate records and retain all documentation for waste disposal activities including:
- A summary register (in Microsoft Excel format) including details such as waste disposal dates, waste materials descriptions, disposal locations (i.e. facility details) and reconciliation of this information with the associated waste classification documentation and the waste disposal docket numbers;
  - Waste tracking records and transport certificates (where waste is required to be tracked/transported in accordance with the regulations). This includes consignment details via the Waste Locate system for asbestos waste; and
  - Disposal dockets for the waste (i.e. weighbridge dockets for each load).
- 59.9 Any soil waste classification documentation is to be prepared in accordance with the reporting requirements specified by the NSW EPA.
- 59.10 The remediation contractor will prepare a Imported Materials Register in accordance with the RAP recommendations.
- 59.11 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.

- 59.12 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.

## **60. Noise and Vibration Management**

- 60.1 All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- 60.2 Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.
- 60.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 60.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 60.5 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.
- 60.6 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.
- 60.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 60.8 Any equipment not used for extended periods is to be switched off.
- 60.9 Construction vehicles (including any concrete agitator trucks) are to not arrive at the site or any surrounding residential precincts outside of the construction hours of work.

## **61. Non Aboriginal Heritage**

- 61.1 All personnel working on site will receive training in their responsibilities under the *Heritage Act 1977*.
- 61.2 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.
- 61.3 Work shall not recommence until the significance of the find is established.
- 61.4 Should significant relics be identified, external approvals to impact the relics may be required

## **62. Aboriginal Heritage**

- 62.1 Any recommendations outlined in the Aboriginal Due Diligence Assessment prepared by biosis and dated 15 November 2022 shall be implemented during the demolition and construction process.
- 62.2 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)*.
- 62.3 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.

- 62.4 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. If Registered Aboriginal Parties (RAPs) were engaged as part of an ACHAR process, the RAPs are to be invited to site along with the archaeologist. Following the on-site assessment, the archaeologist and RAPs (if they attended the site) are to advise on whether further management, mitigation or approvals are required in consultation with the HI Project Team. An Aboriginal Heritage Impact Permit (AHIP) would also need to be obtained to impact the site.
- 62.5 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.

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

- 63.1 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.
- 63.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 63.3 Activities may be undertaken outside of hours in measures 65.1 and 65.2 if required:
- By the police or a public authority for the delivery of vehicles, plant or materials; or
  - For the installation, set and removal of a crane; or
  - In an emergency to avoid the loss of life, damage to property or to prevent environmental harm.
- 63.4 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.
- 63.5 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.

### **64. Access and pedestrian movements**

- 64.1 Safe pedestrian access and movement to the hospital and surrounding buildings shall remain unimpeded at all times.
- 64.2 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.

### **65. Crown Certificate Completion**

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

### **66. Flood Emergency Response Plan**

- 66.1 Prior to occupation a Site Flood Emergency Response Plan (SFERP) shall be prepared by a suitably qualified engineer. The SFERP shall be informed by the Flood Risk Assessment and shall have regard to the existing

protocols within the Blayney Health Service Emergency Management Plan; the 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:

- 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.

## **67. 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.

## **68. Parking and access**

- 68.1 Prior to the occupation of the facility the following measures are to be completed and implemented;
- The new road linking the front of the health service to the “back of house” should be restricted to ambulance and service vehicle access only to minimise conflicts, and adequately signposted so that it is clear to the public.
  - Mirrors should be installed to provide adequate sightlines around the loading dock and the ambulance bay.
- 68.2 All car parking spaces onsite, the loading bay/s, and ambulance bays shall be marked and signposted appropriately.
- Any other measures identified in the Traffic and Parking Design Development Report prepared by STC and dated 14 August 2023.

## **69. Works as Executed**

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

## **70. Deliveries**

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.

## **71. Structural certification**

- 71.1 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.
- 71.2 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.
- 71.3 A copy of the structural certificate is to be provided to the Crown Certifier.

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

- 72.1 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.
- 72.2 Documentation demonstrating compliance must be submitted to the Crown Certifier.

## **73. Fire safety certification**

- 73.1 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.
- 73.2 A copy of the Fire Safety Certificate is to be provided to the Crown Certifier, the hospital and/or the LHD.

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

- 74.1 Prior to use of the facility, a post-construction dilapidation report is to be prepared.
- 74.2 The post-construction dilapidation report should:
- i) Identify whether the construction work created any structural damage to affected infrastructure, as identified in the pre-construction dilapidation report;
  - ii) Have written confirmation from the relevant infrastructure authorities that there is no damage to their infrastructure; and
  - iii) Be provided to the hospital, Council, asset or other provider and the Crown Certifier in the form of a Post-Construction Dilapidation Report.
- 74.3 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.

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

- 75.1 Prior to the use of the facility, a post-construction survey report is to be prepared.
- 75.2 The post-construction survey should:
- a. Identify whether construction work caused any damage to affected buildings identified in the pre-construction survey; and
  - b. Be provided to the owner of identified buildings and Crown Certifier in the form of Post-Construction Survey Report.
- 75.3 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.

## **76. Operational waste management**

- 76.1 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.
- 76.2 A copy of the Operational Waste Management Plan is to be provided to the Crown Certifier, hospital and/or LHD.

## **77. Safer by Design**

- 77.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the relevant and reasonable recommendations outlined in the Design Report and Statement prepared by NBRS have been incorporated into the activity. This includes safer by design operational measures (if required).
- 77.2 A Crime Prevention Through Environmental Design/Safer by Design operational measures Plan shall be prepared and a copy is to be provided to the hospital and/or LHD.

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

- 78.1 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.
- 78.2 A copy of the Stormwater Operation and Maintenance Plan is to be provided to the hospital and/or LHD.

## **79. Flood management**

- 79.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the recommendations of the flood risk assessment report prepared in accordance with requirements of mitigation measures 20.1 have been incorporated into the activity.
- 79.2 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.
- 79.3 A copy of operational emergency management plan and associated measures are to be provided to the hospital and/or LHD. The staff are to be regularly informed of the emergency management procedures.

## **80. Bushfire**

- 80.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the relevant and reasonable recommendations of the Bushfire Threat Assessment prepared by Firebird ecoSultants P/L have been incorporated into the activity. This includes any operational emergency management measures (where provided).
- 80.2 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.
- 80.3 A copy of operational emergency management measures is to be provided to the hospital and/or LHD.

## **81. Heritage management**

Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the relevant recommendations of the Heritage Impact Statement prepared by Biosis and dated 9 August 2023 have been incorporated into the activity.

## **82. External Lighting**

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.

### **83. Mechanical ventilation**

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.
- c. Any mechanical ventilation should be acoustically attenuated where possible and if required by the Acoustic Report prepared by Acoustic Logic.

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

- 84.1 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 12 September 2023.
- 84.2 Prior to installation, proposed plant items shall be reviewed for acoustic appropriateness by a qualified acoustic consultant. Any recommended acoustic treatments shall be adopted.
- 84.3 In the event of vibration complaint, sample measurements of typical construction activities shall be undertaken by an Acoustic Consultant to determine the source, and any potential impact. Where warranted, long term vibration monitoring may be required. The Consultant is to provide advice in respect to the issue.
- 84.4 A complaint handling process shall be developed to ensure any complaints are addressed in a professional and compliant manner during the operation of the facility.

### **85. Landscaping**

Prior to the use of the facility, landscaping of the site in accordance with the landscape plans under mitigation measure 2 and 11 to be completed to the satisfaction of the Crown Certifier.

### **86. Landscape Management Plan**

- 86.1 Prior to the use of the facility, a Landscape Management Plan must be prepared that provides measures for on-going operation, maintenance and management of landscaping.
- 86.2 A copy of the Landscape Management Plan is to be provided to the Crown Certifier, hospital and/or LHD.

### **87. Bicycle and Motorbike Parking**

Prior to the use of the facility, it must be demonstrated to the Crown Certifier that provisions have been made to cater for secure bicycle and motor bike parking that satisfy the following;

- a. The layout, design and security of bicycle facilities that comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking Facilities, Part 3: Bicycle Parking, and are suitably located with respect to access and surveillance;
- b. Appropriate wayfinding and advisory signage.
- c. The motorbike and bicycle parking should be located within close proximity to the front entry.

### **88. Car Parking**

- 88.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the following requirements for car parking have been satisfied:
- 88.2 The provision of a minimum of 51 car parking spaces;

- a. The layout and design of car parking complies with the relevant Australian Standards;
- b. Associated lighting to the car parking facilities, and any required operational measures; and
- c. Appropriate wayfinding and advisory signage.

## **89. Signage**

- 89.1 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 provided on the plans under mitigation measure 2.
- 89.2 No signage shall be flashing and a lighting consultant is to be engaged to advise on any signs which are illuminated to ensure that their location, size and illumination does not create any glare or adverse lighting impacts to adjoining properties.

## **Post occupation/ operation**

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

## **90. 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.

## **91. Deliveries**

- 91.1 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.
- 91.2 Suppliers of goods and services to the new facility (ie food, linen, medical supplies, waste etc) shall be formally notified of the times to arrive at the site (between 7am-7pm) and that access to the site is strictly off Queen Street for any HRV or MRV.
- 91.3 A plan for supplies and deliveries of goods and services shall be prepared to minimise conflicts, queuing and to ensure the efficient utilisation of the loading dock area.

## **92. 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.

## **93. Stormwater management**

- 93.1 Stormwater management systems, including any water treatment systems, must be maintained and operated in a proper and efficient condition.
- 93.2 A Stormwater Operation and Management Plan in accordance with mitigation measure 45 shall be prepared and all systems regularly maintained and monitored.

## **94. Discharge limits**

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

## 95. Sustainability

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 stipulated in the ESD DGN 058 Performance Specification prepared by LCI consultants and dated 18 August 2023.

## 96. Landscape management

Landscaping must remain appropriately maintained in accordance with the Landscape Management Plan required at mitigation measure 85.

## 97. Hazards and risks

97.1 Chemicals, fuel and oils that could be used on the site are to be handled in accordance with:

- (1) The requirements of relevant Australian Standards; and/or
- (2) The EPA Storing and Handling of Liquids: Environmental Protection – Participants Manual if the chemicals are liquids.
- (3) 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.

97.2 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.

The procedures above shall be documented in a manual with copies to be provided to all staff, the LHD, held onsite and included on the website.

## 98. 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.

## 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.