

HEALTH INFRASTRUCTURE

Manning Base Hospital – Demolition Works

Biripi Country

Decision Statement for Review of Environmental Factors –
Prepared by HI Planning – Project Advisory

Version Number 01



Manning Base Hospital – Early Works

Project Details	
Project Name	Manning Base Hospital – Early Works
Project Location	26 York Street, Taree
REF Prepared by	HI-Planning - Project Advisory, 13 March 2025
Activity Description	Demolition, oxygen tank relocation and ancillary works

Decision Statement

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

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

Determination

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 5.5 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, and having regard to the HI-Assessment Report, and the Review of Environmental Factors prepared by HI-Planning – Project Advisory dated 13 March 2025, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures in Schedule 1 below.


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Leisa Rathborne

A / Chief Executive, Health Infrastructure

25 March 2025
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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 below. In the event of any inconsistency, ambiguity or conflict between any of these documents listed in 2, 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 and prepared by HI-Planning- Project Advisory on behalf of NSW Health Infrastructure (including accompanying Appendices A - O) and generally in accordance with the following plans as modified below and by any of the under-mentioned measures:

Drawing Title	Drawing Ref	Issue	Date	Prepared by
Site Plan Existing	BVN-AR-REF-10A XX-01	3	12/07/2023	BVN
Site Plan Demolition	BVN-AR-REF-10A XX-10	3	12/07/2023	BVN
Site Plan Proposed – Gas Location	BVN-AR-REF-10A XX-25	5	12/07/2023	BVN
Erosion and Sediment Control Plan	6522-CV-0102	1	29/06/2023	Enstruct

Description	Author	Date
Arboricultural Impact Assessment	CIVICA	28.07.2023
Stage 1 Site Contamination Assessment	Regional Geotechnical Solutions	11.01.2023
Pre-Demolition HAZMAT Report	Env Solutions	26.06.2023
Heritage Report	EMM Consulting	26.07.2023
Aboriginal Cultural Heritage Assessment	EMM Consulting	27.07.2022
Acoustics REF – Building Demolition	ARUP	26.06.2023
Preliminary Risk Screening	ARUP	19.07.2023
Preliminary Construction Management Plan	MACE	27/07/2023
Pre-Demolition Hazardous Building Materials Survey Report (buildings 6, 7 and 8)	Env Solutions	July 2023
Stage 2 Final Heritage Report	EMM	August 2023

3. 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.

4. National Construction Code of Australia

All building work is to be undertaken in accordance with the National Construction Code of Australia and referenced Australian Standards, including the requirements of AS 1428.1:2021 Design for access and mobility, Part 1: General requirements for access – New building work.

5. Approvals

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

6. 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.

7. Tree Management and Landscape

- 7.1 Trees not proposed to be removed, and which are within the site or construction work zone of influence are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- 7.2 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.
- 7.3 The five (5) trees proposed to be removed are to be replaced with a minimum of five (5) new canopy trees achieving a minimum height of 3m at maturity and at a replacement ratio of at least 1:1. The trees are to be planted prior to operation within the Hospital site boundaries.
- 7.4 Any trees on Council land or outside the site and development boundaries are not permitted to be removed under this REF Determination. For trees on Council owned land, separate approval from MidCoast Council is required.
- 7.5 Trees No.1, 2, 3, 4 and 5 are permitted to be removed in accordance with the Tree Removal plan at Figure 8 in the Arboricultural Assessment report prepared by Civica and dated 28 July 2023.
- 7.6 Trees to be retained and within close proximity to the works are to be protected in accordance with the requirements outlined in the Arboricultural Assessment report prepared by Civica and dated 28 July 2023.

8. Site Contamination

- 8.1 In accordance with the recommendations of the Stage 1 Site Contamination Assessment prepared by Regional Geotechnical Consultants (11 January 2023), a Detailed Site Investigation, prepared by a certified contaminated land consultant, must be undertaken immediately following the demolition of Buildings 8, 9, 3 & 5. The detailed assessment could facilitate the development of a Remedial Action Plan (RAP) and/or waste classification in order to render the site suitable for any future development, from a contamination perspective. If a RAP is required, it must also be prepared by a certified contaminated land consultant.
- 8.2 Should additional contamination be identified, and remediation required, the remediation may be 'Category 1' under *State Environmental Planning Policy (Resilience and Hazards) 2021*. Any Category 1 Remediation will require the submission of a separate Development Application under Clause 4.12(2) of SEPP (Resilience and Hazards) 2021. Remediation works (if required) must not commence without the required development consent.

9. Prior Notice of Category 2 Remediation Work

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

10. Demolition

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

11. Structural Adequacy

- 11.1 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.

12. Compliance with Mitigation Measures

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

13. Non-compliance Notification

- 13.1 The HI-Planning Team and the HI-Regional Executive Director must be notified (by emailing **HI-Planning@health.nsw.gov.au** and cc relevant HI-Regional Executive Director) where a non-compliance with a mitigation measure is identified.
- 13.2 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.

14. Consultation Approach

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

15. Notice of Commencement

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

16. Community & Stakeholder Notification

- 16.1 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.
- 16.2 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.
- 16.3 In accordance with requirements of section 2.62(2)(a) of *State Environmental Planning Policy (Transport & Infrastructure) 2021*, notice must be given at least 2 days before work starts to the Council and all adjoining occupiers within 20m of the site boundary.
- 16.4 In accordance with the requirements of the *Heritage Act, 1977* the Heritage Council is to be notified of the demolition of the Victorian Fever Ward at least 14 days prior to any works commencing.
- 16.5 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.
- 16.6 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.
- 16.7 A site notice board must be located at the entrance or other appropriate location on the site in a prominent position. The notice must be A1 sized, durable and weatherproof and include the following:
 - a. 24-hour contact person for the site;
 - b. Telephone, facsimile numbers and email addresses;
 - c. Site activities and time frames; and
 - d. Details of where accessible project information can be sourced.
- 16.8 The site notice must be placed at eye level and be erected no less than two days prior to the commencement of works.
- 16.9 At least 24 hours prior to works or activities commencing under the approval, HI Planning is to be notified via email HI-Planning@health.nsw.gov.au.

17. Hazardous Materials

- 17.1 Recommendations outlined in section 5 of the Pre-demolition Hazardous Building Materials Survey Report in relation to Buildings 6, 7 and 8 at the hospital prepared by ENV Solutions dated July 2023, are to be implemented and adhered to as part of the works.
- 17.2 Recommendations from the Hazardous Buildings Materials (HAZMAT) Assessment undertaken by ENV Solutions dated June 2023, in relation to Buildings 3, 5 and 9 are to be implemented and adhered to as part of the works.
- 17.3 The recommendations of the HAZMAT reports dated June 2023, in respect to the disposal and removal of asbestos shall include the following measures:
 - ACM that has been identified in this survey must be removed prior to the commencement of demolition works.
 - When asbestos removal works are to be undertaken, the person that commissions the works must ensure that this is undertaken by an appropriately licensed asbestos removal contractor. The asbestos removal works must be conducted under controlled asbestos removal working conditions in accordance with SafeWork NSW, How to Safely Remove Asbestos, Code of Practice, August 2019.

- A licensed asbestos assessor who is independent of the asbestos contractor must be engaged to provide asbestos air monitoring, visual clearances and any other requirement as outlined in SafeWork NSW, How to Safely Remove Asbestos, Code of Practice, August 2019.
 - Detailed removal requirements will be outlined in a scope of work document compiled by ENV Solutions.
- 17.4 The recommendations of the HAZMAT report in respect to the disposal and removal of Synthetic Mineral Fibres (SMF) should consider and implement where possible the following measures;
- If the SMF is un-bonded (friable) or deteriorated, in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions should be applied, and removal is required as soon as practicable;
 - If the SMF is un-bonded (friable) or deteriorated, in a poor/unstable condition but in inaccessible areas (ie ceiling space), removal is preferred. However, if removal is not immediately practical, short-term control measures (ie restrict access or provide personal protective equipment to personnel required to access the area etc) may be employed until removal can be facilitated.
 - If the SMF is bonded and in a poor/unstable condition; minimising disturbance and removal or encapsulation may be appropriate controls; and
 - Prior to any demolition, partial demolition, renovation or refurbishment, synthetic mineral fibre materials likely to be disturbed by those works should be removed in accordance with the NOHSC Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]
- 17.5 Any residual lead in dust reported to have exceeded the adopted guidelines in Table 2 of the HAZMAT report should be adequately managed in accordance with the AS 4361.1— 2017 Guide to hazardous paint management. Part 1: Lead and other hazardous metallic pigments in industrial applications as well as the AS 4361.2— 2017 Guide to hazardous paint management. Part 2: Lead paint in residential public and commercial buildings.
- 17.6 Should air monitoring be required, work should be undertaken in accordance with AS3640-2009 Workplace atmospheres - Method for sampling and gravimetric determination of inhalable dust and assessed against Safe Work Australia Workplace Exposure Standards for Airborne Contaminants (2013).
- 17.7 Any paint-based lead reported to have exceeded the adopted guideline of 0.1% should be adequately managed in accordance with the AS 436.1 - 2017 Guide to hazardous paint management. Part 1: Lead and other hazardous metallic pigments in industrial applications document, AS 4361.2 - 2017 Guide to hazardous paint management. Part 2: Lead paint in residential public and commercial buildings document.
- 17.8 An Asbestos Management Plan is to be prepared to provide a procedure to control the risk of exposure from asbestos and lead impacted topsoil during the work.
- 17.9 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.
- 17.10 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 differs from that described within, then further assessment for waste classification purposes may be required prior to off-site disposal.
- 17.11 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 17.12 Air monitoring devices shall be put in place, around the site, during the demolition (if required). 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.
- 17.13 A Lead Removal Control Plan will be developed and implemented by the contractor.

18. Pre-Demolition Dilapidation Report

- 18.1 Prior to demolition, a dilapidation report is to be prepared for the hospital, Council or other assets within the zone of influence of the work.
- 18.2 The dilapidation report should:
- 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;
 - Identify the condition of affected assets or infrastructure in the vicinity of the work; and
 - Be provided to the hospital, Council, other assets or provider and the Crown Certifier.

19. Pre-Demolition Survey – Adjoining Properties

- 19.1 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.
- 19.2 Where the offer of a pre-construction survey is accepted, it should:
- Be prepared prior to the commencement of vibration generating works that could impact on identified buildings; and
 - Provided to the owner of identified buildings and Crown Certifier in the form of a Pre-Construction Survey Report.

20. Non-Aboriginal Heritage

- 20.1 Demolition of Building 09 (former Nurses' accommodation) is to be conducted first to the sections of the building that have been identified as being non-significant in order to expose original fabric that has been covered or hidden. This is to be completed in consultation with a nominated heritage consultant.
- 20.2 Demolition of Building 8, The Victoria Fever Ward shall be conducted first to sections of the building that have been identified as being non-original (c.1932, c.1967, c.1990 and other twentieth century additions) in order to expose original fabric that has been covered or hidden. This is to be completed in consultation with a qualified heritage consultant.
- 20.3 A full archival recording of Building 8 is to occur:
- prior to any demolition works to the building in order to capture all exposed original and non-original fabric in its current context; and
 - the recording shall include measured drawings after the non-original structural elements and additions have been removed and the remaining original fabric is exposed. Measured archival drawings aim to create a set of architectural drawings of the remaining heritage fabric and would include a site plan, floor plans, elevations, and detail drawings in accordance with the *Heritage Office guidelines How to Prepare Archival Records of Heritage Items (1998)* and *Photographic Recording of Heritage Items using Film or Digital Capture (Heritage Office 2006)*;
- 20.4 Prior to demolition of the Victorian Fever Ward the original fabric of the building, any significant features of the original fabric are to be salvaged with consultation with the nominated heritage consultant and stored carefully for later use in heritage interpretation at the hospital site.
- 20.5 A heritage interpretation plan (HIP) is to be prepared that includes a heritage interpretation strategy. The Plan is to be prepared by a qualified heritage consultant, and a copy of the plan shall be submitted to HI-Planning for information (HI-Planning@health.nsw.gov.au)
- 20.6 A full photographic archival recording of the hospital site and Building 08 (Victoria Fever Ward) is to occur prior to the commencement of any works.

- 20.7 A photographic archival recording of Building 09 is to occur in accordance with the Heritage Office guidelines *How to Prepare Archival Records of Heritage Items* (1998) and *Photographic Recording of Heritage Items using Film or Digital Capture* (Heritage Office 2006). The photographic archival recording is to include original fabric that has been covered or hidden by later additions. The demolition is to be staged so that non-significant sections are removed first, exposing the original fabric, which is to be photographed before demolition proceeds. The staging of the demolition is to be determined in consultation with a nominated heritage consultant.
- 20.8 A heritage interpretation plan (HIP) is to be prepared for Building 9 that formalises and develops the interpretation strategies selected with consultation from HI, the Local Health District, the local community, prior to construction works and integrated into the finalised construction and landscape plan.
- 20.9 A historical archaeological assessment of the site is to be conducted for this site as recommended by the Final Heritage Report prepared by EMM dated July 2023.
- 20.10 All personnel working on site are to receive training in their responsibilities under the *Heritage Act 1977*.
- 20.11 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. Work shall not recommence until the significance of the find is established.

21. Construction Management

- 21.1 A detailed Construction Environmental Management Plan (CEMP) is to be prepared prior to the commencement of works, provided to the Crown Certifier, and implemented during the undertaking of works. The CEMP must be prepared having regard to the *Environmental Management Plan Guideline: Guideline for Infrastructure Projects (2020)* prepared by the Department of Planning and Environment, and is to include (where relevant), but not be limited to, the following:
- a. Details of:
 - i. hours of work;
 - ii. 24-hour contact details of site manager;
 - iii. management of dust and odour;
 - iv. stormwater control and discharge;
 - v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - vi. any other specific environmental construction mitigation measures detailed in this REF;
 - vii. any requirements outlined in any relevant approvals, permits or licences; and
 - viii. community consultation and complaints handling.
 - b. Construction traffic and Pedestrian Management Plan;
 - c. Construction noise and vibration management;
 - d. Construction waste management, including contaminated waste;
 - e. Construction soil and water management;
 - f. Flood management;
 - g. Tree protection;
 - h. Air quality and dust management measures;
 - i. Demolition Work Plan;
 - j. Unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
 - k. Unexpected finds protocol for historical heritage;

- l. Unexpected finds protocol for contamination;
- m. Emergency Management Plan; and
- n. Training of responsibilities under *National Parks and Wildlife Act 1975*, *Heritage Act 1977* and any other relevant legislation.
- o. A Services adjustment plan shall be included to advise on how services and utilities will be treated/closed/relocated and the like during works.

22. Demolition/Construction Waste Management Plan

- 22.1 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.
- 22.2 The Demolition/Construction Waste Management Plan is to include the following requirements and details:
- a. The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified;
 - b. Cleaning out of batched concrete mixing plant is not permitted within any construction compound;
 - c. Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified;
 - d. No burning or burying of waste is permitted on the site; and
 - e. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
- 22.3 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.

23. Noise Management Measures

- 23.1 During preparation of the construction program, consult with the hospital to determine what areas (if any) of the hospital are particularly noise sensitive, and at what time (ward rooms, operating theatres, etc.).
- 23.2 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 and noise mitigation measures outlined in Section 10.2 (General practices) of the Arup Noise Assessment Report dated 22 June 2023 shall be implemented.
- 23.3 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.

24. Erosion and Sediment Control

- 24.1 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.

24.2 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.

24.3 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.

25. Services and Utilities

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

26. Construction Traffic Management

26.1 A Construction Traffic Management Plan shall be prepared in consultation with Council prior to commencement of works. A copy of the plan is to be provided to the Crown Certifier.

27. Construction Worker Transport Strategy

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

28. Monitoring and Reporting

28.1 Prior to the commencement of works, a program for the monitoring and reporting of compliance with these mitigation measures shall be prepared. The timing and scope of these are to be defined in the program, however, must be undertaken at least every six months following the commencement of works.

28.2 The compliance reporting should:

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

28.3 The compliance reports are to be provided to the HI-Planning Team (via email HI-Planning@health.nsw.gov.au) with a copy emailed to the relevant HI-Regional Executive Director.

28.4 Refer also to Advisory Note AN1.

During Construction/Undertaking of Work

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

29. Site Notice

29.1 The Site Notice(s) required by mitigation measure 16.5 must be prominently displayed during the construction of the activity.

30. Construction Site Management

30.1 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.

- 30.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 30.3 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.
- 30.4 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.
- 30.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 30.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 30.7 No batching plant is permitted on the site.
- 30.8 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.
- 30.9 All contractor(s) must meet all workplace safety legislation and requirements.
- 30.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 30.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

31. Erosion and Sediment Control

- 31.1 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.
- 31.2 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.
- 31.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

32. Air Quality and Dust Management

- 32.1 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.
- 32.2 No burning of materials is permitted.
- 32.3 Dust generated during demolition and construction activities is to be controlled to avoid impact on surrounding properties.

- 32.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 32.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 32.6 Exposed areas are to be progressively revegetated as soon as practical.
- 32.7 Vehicle wash down areas (or other effective measures) are to be established where required to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 32.8 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.
- 32.9 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.
- 32.10 Stockpiles and exposed soils will be covered, stabilised and dampened to reduce incidence of dust dispersal.

33. Construction

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

34. Services

- 34.1 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.
- 34.2 Where services are found not to be adequate to support the activity they shall be appropriately augmented.

35. Traffic Management

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

36. Contamination (Unexpected Finds)

- 36.1 Should any new soil contamination information or contaminants be identified during the undertaking of works which have the potential to alter previous conclusions about site contamination, then the Managing Contractor and HI must be immediately notified and works must cease in the location of the contamination.
- 36.2 Works must not recommence until a suitably qualified contaminated land specialist (i.e. a Certified Environmental Practitioner) has investigated and assessed the category of the contamination in accordance with SEPP (Resilience and Hazards) 2021 and if required prepare a Remediation Action Plan (RAP) which details the necessary remedial work or management required to render the site suitable for the proposed development.
- 36.3 Following completion of any remediation, a Site Remediation and Validation Report (SRVR) which documents the completeness of the remedial work is to be submitted to HI, and the EPA where required. Validation Reports must be prepared by a Certified practitioner and be prepared having regard to the Guidelines.

- 36.4 Any contaminated materials or hazardous substances that need to be removed from the site are to be classified first and then stored, transported and disposed of in accordance with EPA requirements at an EPA licensed waste facility.
- 36.5 Asbestos removal and management in NSW is regulated under the *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2017*. The handling of asbestos work must be carried out in accordance with Safe Work Australia Code of Practice *How to Manage and Control Asbestos in the Workplace February 2016*, including being undertaken by contractors who hold a current Safe Work Asbestos or Demolition Licence and any other current Safe Work Licence required
- 36.6 If soils are to be disposed offsite during construction, they are required to be disposed in accordance with the waste classification, subject to additional sampling and analysis.
- 36.7 Demolition and construction works should not result in the contamination of the site.
- 36.8 A spill containment kit will be available at all times. All personnel will be made aware of the location of the kit and trained in its effective deployment.
- 36.9 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

37. Contamination

- 37.1 If remediation is to be undertaken of contaminated land in accordance with a Remediation Action Plan, it is to be prepared post-demolition and further assessment of contamination on site. Refer to Mitigation Measure No.8.
- 37.2 Should a RAP be required, a Validation Assessment (VA) report must be prepared having regard to relevant legislation and Guidelines.
- 37.3 A notice of completion of remediation work must be given in accordance with Section 4.14 and Section 4.15 of the State Environmental Planning Policy (Resilience and Hazards) 2021 (if remediation occurs).
- 37.4 Construction works should not result in the contamination of the site.
- 37.5 Any materials imported on site by the Contractor to re-establish ground levels or to be applied as a capping layer must be validated, environmentally suitable material.
- 37.6 In a storm or an extended rainfall event, the structures located on site for sediment control shall be monitored and replaced or altered if necessary, by the Contractor. Collected material shall be managed in accordance with remediation works by the Contractor.

38. Noise and Vibration Management

- 38.1 A Noise and Vibration Management Plan is to be prepared in accordance with the recommendations (section 10.1) of the Acoustic Assessment Report prepared by Arup and dated 22 June 2023. The plan should include recommended minimum working distances for vibration intensive plant, which is included at Table 15 in the Arup report and noise monitoring is to occur. Specific details around monitoring and how it will be conducted should be included in the plan.
- 38.2 All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- 38.3 Building contractors are to implement the requirements of the Office of Environment Interim Construction Noise Guideline (July 2009) as far as practicable.
- 38.4 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.

- 38.5 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 38.6 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.
- 38.7 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.
- 38.8 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 38.9 Any equipment not used for extended periods is to be switched off.
- 38.10 Construction vehicles (including concrete agitator trucks) are to not arrive at the site or any surrounding residential precincts outside of the construction hours of work outlined under mitigation measure 52.
- 38.11 Pre-Construction/Site Inductions:
- All employees, contractors and subcontractors are to receive an environmental induction. The induction must at least include:
 - relevant noise and vibration mitigation measures;
 - licence and approval conditions;
 - permissible hours of work;
 - limitations on high noise generating activities;
 - location of nearest sensitive receivers;
 - construction employee parking areas;
 - designated loading/unloading areas and procedures;
 - site opening/closing times; and
 - environmental incident procedures.
 - Implement a noise monitoring program to quantify noise emissions from construction activities and guide practical reasonable and feasible noise control measures.
- 38.12 Plan Worksites:
- Locate compounds away from sensitive receivers and discourage access from local roads.
 - Plan traffic flow, parking and loading/ unloading areas to minimise reversing movements within the site.
- 38.13 Site Practices/Behavioural Practices:
- Conduct toolbox talks pre-shift to communicate awareness regarding the importance of noise emission management.
 - Ensure site managers periodically check the site and nearby residences and other sensitive land uses for noise problems so that solutions can be quickly applied.
 - Include in tenders, employment contracts, subcontractor agreements and work method statements clauses that require minimisation of noise and compliance with.
 - Directions from management to minimise noise.
 - Avoid shouting and minimise talking loudly. Avoid dropping materials from height, throwing of metal items and slamming of doors.

- Keep truck drivers informed of designated vehicle routes, parking locations, acceptable delivery hours or other relevant practices.
- Encourage workers to operate equipment in a conservative manner.

38.14 Notification

- Provide information to neighbours detailing work activities, dates and hours, impacts and mitigation measures, work schedule over the night period, any operational noise.
- benefits from the works (where applicable) and contact telephone number.
- Notifications should be a minimum of 7 calendar days prior to the start of the works.
- Use site information board at the front of the site with relevant details about site contacts, hours of operation and regular information updates.

38.15 Complaints Handling

- Have a documented complaints handling procedure with an escalation procedure so that if a complaint is not satisfied, there is a clear path to follow.
- Implement all feasible and reasonable measures to address the source of the complaint.
- Keep a register of any complaints including all relevant details and provide a quick response to all complaints.

38.16 Construction Method

- Use quieter and less vibration emitting construction methods where feasible and reasonable (eg bore piles rather than impact driven piles).

38.17 Equipment/Maintenance

- Select the quietest plant to perform a specific function and consider the noise levels of plant and equipment in rental or purchasing decisions.
- Regularly inspect and maintain equipment to ensure that it is in good working order.
- Equipment must not be operated until it is maintained or repaired, where maintenance or repair would address an annoying character of noise identified.
- Return any hired equipment that is causing noise that is not typical for the equipment – the increased noise may indicate the need for repair.

38.18 Site Practices

- The offset distance between noisy plant and adjacent sensitive receivers should be maximised and restrict areas that mobile plant can be operated during sensitive times.
- Maximise shielding between plant and adjacent sensitive receivers by making use of natural landforms, temporary structures and stockpiles, and barriers.
- Operate plant in a quiet and efficient manner. Reduce throttle settings and turn off equipment when not being used.
- Where practicable, avoid the coincidence of noisy plant/machinery working simultaneously in close proximity to sensitive receivers.
- Minimise disturbance arising from delivery of goods to construction sites by:
 - Avoid queuing of vehicles where practicable or ensure engines are switched off to reduce their overall noise impacts on receivers.

- Minimise the use of engine brakes.
- Fit delivery vehicles with straps rather than chains.
- Select site access points and roads as far away as possible from sensitive receivers and provide shielding where practicable.

38.19 Work Scheduling

- Where feasible and reasonable, construction should be carried out during standard construction hours (daytime period). Work generating high noise and/or vibration should be scheduled during less sensitive time periods.
- Where additional activities or plant may only result in a marginal noise increase and speed up works, consider limiting duration of impacts by concentrating noisy activities at one location and move to another as quickly as possible.
- Schedule delivery of materials to occur during the day or early evening periods only.
- Organise deliveries and access to optimise the number of vehicle trips to and from the site – movements can be organised to amalgamate loads rather than using a number of vehicles with smaller loads.

38.20 Physical Methods

- Reduce the line-of-sight transmission from noise emissions sources to residences or other sensitive land uses using temporary barriers or mobile screens.
- Erect temporary noise barriers before work commences to ensure noise is minimised during the entire shift.
- Consider the height of mobile screens and barriers to ensure adequate shielding to multistorey dwellings.

39. Aboriginal Heritage

39.1 Prior to ground disturbance, an Aboriginal Cultural Heritage Management Plan (ACHMP) must be developed by a heritage specialist in consultation with the Registered Aboriginal Parties (RAPs) and consent authority to provide the post-approval framework for managing Aboriginal heritage within the project area in accordance with the recommendation of the Aboriginal Cultural Heritage Assessment prepared by EMM dated July 2023. The ACHMP should include the following issues:

- Processes, timing, and communication methods for maintaining Aboriginal community consultation and participation through the remainder of the project.
- If required: descriptions and methods of any additional investigative and/or mitigative archaeological actions that may be required prior to works commencing or during the project. These may include cultural inductions for all personnel and subcontractors outlining the past history and sensitivity of the region, archival recording, archaeological excavation and/or cultural monitoring for any areas where the surface impacts of the project intersect the identified Aboriginal objects and/or sites, and/or areas of archaeological sensitivity, and any additional requirements identified by the Aboriginal community.
- Description and methods for undertaking further Aboriginal heritage assessment, investigation and mitigation of any areas of the project footprint that have changed following completion of the Aboriginal heritage assessment and/or during the final design and construction phases of the project.
- Description and methods of post-excavation analysis and reporting of any archaeological investigations and activities implemented as part of the ACHMP. For excavations, these should include suitable collection and processing of stone artefacts, and chronological, soil, and environmental samples.
- Procedures for managing the unexpected discovery of Aboriginal objects, sites and/or human remains during the project.

- Procedures for the curation and long-term management of cultural materials recovered as part of the works outlined in the AHMP and any preceding stages associated with the project.
 - Processes for reviewing, monitoring, and updating the ACHMP as the project progresses.
 - 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 and the following procedures occur;
 - 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).
- 39.2 Should human remains be located at any stage during earthworks within the Project Area, all works must halt in the immediate area to prevent any further impacts to the remains. The site should be cordoned off and the remains themselves should be left untouched. The nearest police station, the relevant Local Aboriginal Land Council and the OEH Regional Office are all to be notified as soon as possible.
- 39.3 If Aboriginal cultural materials are uncovered as a result of development activities within the Project Area, they are to be registered as Sites in the Aboriginal Heritage Information Management System (AHIMS) managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.
- 39.4 All efforts must be taken to avoid any impacts on Aboriginal Cultural Heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the Proponent, OEH and the Aboriginal community.
- 39.5 A heritage-interpretation strategy must be developed by a heritage specialist (or equivalent) to identify the interpretive values of the study area, and specifically Aboriginal heritage values across the project footprint, and to provide direction for potential interpretive installations and devices. This strategy should be made available for consultation and feedback with the RAPs. Following consultation and feedback on the strategy, a heritage interpretation plan would refine the strategy with content (visual and textual) and design details in order to allow the implementation stage. The interpretation strategy and interpretation plan must include consideration of the following main components identified through the ACHA process:
- Information obtained from the oral histories provided by Elders and key-knowledge holders where approved for use by the participants.
 - Any input and feedback from the registered Aboriginal parties on traditional and/or contemporary Aboriginal heritage values provided during the development of the strategy and/or plan.
 - The historical record of the study and its immediate environs, which has documented associations with Aboriginal people, dating to the pre- and post-Contact period.
- 39.6 Consultation should be maintained with the registered Aboriginal parties during the finalisation of the assessment process and throughout the project.
- 39.7 A copy of the ACHA should be lodged with AHIMS and provided to each of the registered Aboriginal parties.
- 39.8 Where the heritage consultant changes through the project, suitable hand over should be undertaken to ensure no less or mistranslation of the intent of the information, findings and future steps in heritage management occur.
- 40. Restriction on Hours During Construction**
- 40.1 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.

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

40.3 Activities may be undertaken outside of hours in measures 49.9 and 52.1 if required:

- By the police or a public authority for the delivery of vehicles, plant or materials; or
- In an emergency to avoid the loss of life, damage to property or to prevent environmental harm or
- For the delivery, set up or removal of the project's crane(s).

40.4 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.

40.5 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-Planning being sought prior to this occurring and the assessment of any impact of this extension. A minimum of 21-days is required from submission of final Out of Hours Work (OOHW) package.

Advisory Note: Refer to HI OOHW Protocol which includes a HI OOHW Application form.

41. Access and Pedestrian Movements

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

41.2 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.

42. Works as Executed

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

43. Structural Certification

43.1 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.

43.2 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.

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

44. Post-Construction Dilapidation Report

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

44.2 The post-construction dilapidation report should:

- a. Identify whether the construction work created any structural damage to affected infrastructure, as identified in the pre-construction dilapidation report at mitigation measure 24;

- b. Have written confirmation from the relevant infrastructure authorities that there is no damage to their infrastructure; and
 - c. Be provided to the hospital, Council, asset or other provider and the Crown Certifier in the form of a Post-Construction Dilapidation Report.
- 44.3 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.
- 45. Post-demolition Survey – Adjoining Properties**
- 45.1 At completion of works, a post-demolition survey report is to be prepared.
- 45.2 The post-demolition survey should:
- a. Identify whether demolition work caused any damage to affected buildings identified in the pre-demolition survey at mitigation measure 19; and
 - a. Be provided to the owner of identified buildings and Crown Certifier in the form of Post-Construction/ Demolition Survey Report.
- 45.3 Where the post-construction/ demolition survey report determines that there is damage to a building as a result of construction/ demolition activity, the Proponent must repair any damage caused by carrying out the works.
- 46. Make Good Works**
- 46.1 In the event that an application for any site redevelopment for the purposes of a health services facility has not been determined within two years of the date of commencement of the demolition works, or as otherwise agreed to by HI-Executive Director Capital & Commercial Advisory, the site must be turfed, revegetated or the like to improve its appearance and amenity.

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.

AN2 Protection of the Environment Operations Act 1997 (POEO Act)

Pollution incidents are to be reported in accordance with the requirements of the POEO Act and associated Regulation. Concurrent notification of such incidents is to be given to HI-Planning (HI-Planning@health.nsw.gov.au).