

HEALTH INFRASTRUCTURE

REF Addendum 1 – Alterations and Additions to Medical Gas Compound – RPA West Campus

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



REF Addendum 1: RPA West Campus Medical Gas Compound

Project Details	
Project Name	RPA West Campus Medical Gas Compound
Project Location	Royal Prince Alfred Hospital Redevelopment
REF Prepared by	HI-Planning Advisory, 29/04/2025
Description	To seek approval for amendments to REF 04/2024 relating to the medical gas compound works


Decision Statement

Based on the Addendum REF document, 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 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* (EP&A Act), 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 Addendum Review of Environmental Factors (REF) prepared by HI-Planning Advisory (29/04/2025) and the REF Addendum Recommendation Report. I hereby determine the REF by granting approval to the carrying out of the proposed activity subject to the Mitigation Measures in Schedule 1 below.

.....

Leisa Rathborne

A/ Chief Executive Health Infrastructure

14 May 2025.....

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 and reporting.

General measures

1. Obligation to prevent impacts to the environment

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

2. Development in Accordance with Plans and Documentation

- 2.1 The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 13 March 2024 and prepared by Architectus on behalf of NSW Health Infrastructure (including accompanying Appendices A - V); **and as amended by Review of Environmental Factors Addendum 1, prepared by HI-Planning Advisory dated 29 April 2025 (including accompanying Appendices A – E);** 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
COVER SHEET - REF5	RPA-ARC-JAC-DRG-REF5-000000	H I	19/02/24 21/02/2025	Jacobs
EXISTING OVERALL SITE PLAN - REF 5	RPA-ARC-JAC-DRG-REF5-000001	G H	19/02/24 21/02/2025	Jacobs
EXISTING SITE PLAN - WESTERN CAMPUS - REF5	RPA-ARC-JAC-DRG-REF5-000002	H I	19/02/24 21/02/2025	Jacobs
PROPOSED LEVEL 1 PLAN - WESTERN CAMPUS - REF 5	RPA-ARC-JAC-DRG-REF5-000003	I J	19/02/24 21/02/2025	Jacobs
PROPOSED ROOF PLAN - WESTERN CAMPUS - REF5	RPA-ARC-JAC-DRG-REF5-000004	I J	19/02/24 21/02/2025	Jacobs
DEMOLITION PLAN - WESTERN CAMPUS - REF5	RPA-ARC-JAC-DRG-REF5-180001	H I	19/02/24 21/02/2025	Jacobs
ELEVATIONS - REF5	RPA-ARC-JAC-DRG-REF5-400001	I J	19/02/24 21/02/2025	Jacobs

- 2.2 The mitigation measures listed below prevail to the extent of any inconsistency, ambiguity or conflict between them and a document or plan listed at 2.1 above.

3. Crown Certificate

A Certificate under Section 6.28 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) 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 conditions do not remove any obligation to obtain all other licences, permits, approvals and land owner

consents from all relevant authorities and land owners as required under any other legislation for the Project. The terms and conditions of such licences, permits, approvals and permissions must be complied with at all times. A copy of all approvals is to be kept on site.

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. 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, 4.14 and 4.15 of *State Environmental Planning Policy (Hazards and Resilience) 2021*.

8. Tree Management and Landscape

- 8.1 Trees not proposed to be removed and which may be impacted by the works, are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- 8.2 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.
- 8.3 Nine (9) replacement trees are to be planted on the RPA West Campus site, or elsewhere on the RPA Campus. Prior to the completion of the approved works, a plan indicating the location, species and pot size of the replacement trees is to be provided to and approved by HI-ED Capital & Commercial Advisory (email HI- Planning@health.nsw.gov.au).

9. 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.

10. Structural adequacy

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

11. Hazardous goods

The recommendations, ~~of the Dangerous Goods Design Requirements and Work Health and Safety Requirements specified in the Dangerous Goods Design Report (DGDR) prepared by Riskcon dated 05/03/2024 25 February 2025 and as in part, are~~ listed below, are to be implemented:

a. Dangerous Goods (DG) Storage Requirements:

- (i) Each DG storage area has different requirements based on the particular substances which are being stored. Detailed summaries of the items to be included in the design of each DG store area as provided in the following sections ~~(of the DG Design Report)~~:
 - ~~—Liquid oxygen: Table 4-2 of the DGDR,~~
 - ~~—Emergency liquid oxygen: Table 4-4 of the DGDR,~~
 - ~~—Liquid nitrogen: Table 4-6 of the DGDR,~~
 - ~~—Store A: Table 4-10 of the DGDR,~~
 - ~~—Store B: Table 4-10 of the DGDR,~~
 - ~~—Store 4/5/7F: Table 4-12 of the DGDR.~~

- Liquid oxygen (new 32 kL): Table 4-2
- Liquid oxygen (new 32 kL): Table 4-5
- Emergency liquid oxygen: Table 4-8
- Liquid nitrogen: Table 4-10
- Store A/B: Table 4-12
- Store 4/5/7/F: Table 4-14

b. Specific Recommendations

- Separating fire wall between tanks and existing stores to be a minimum of 4.5m high.

c. Dangerous Goods Documents:

(ii) Ensure the following documentation is supplied on site in accordance with the Work Health and Safety Regulation 2017:

- ~~A Dangerous Goods Register, indicating the list of hazardous chemicals stored used or handled, type of chemical, any notification that may be required from the risk assessment and the Safety Data Sheet for the chemical (also refer Table 5-2 of the DGDR).~~
- A Dangerous Goods Register, indicating the type of chemical, any notations that may be required from the risk assessment and the Safety Data Sheet for the chemical.
- ~~A Manifest prepared in accordance with Schedule 11 and 12 of the NSW Work, Health, Safety Regulation 2017.~~
- A DG Risk Assessment of the storage and handling area.
- A Placard Schedule.
- An Emergency Response Plan (ERP).
- Emergency Services Information Pack (ESIP).
- A Hazardous Area Classification.
- Hazardous Area Verification Dossier (HAVD).

12. Compliance with Mitigation Measures

12.1 The Proponent 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.

12.2 Refer also to Advisory Note AN1.

13. Non-compliance notification

13.1 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 HI-Planning team should be via email to HI-Planning@health.nsw.gov.au.

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 subject site, and at other stages where stated.

14. Notice of Commencement

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

15. Community Notification

- 15.1 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.
- 15.2 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.
- 15.3 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.
- 15.4 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.
- 15.5 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 size, durable and weatherproof and include the following:
 - a. 24-hour contact person for the site;
 - b. Telephone, facsimile number (if relevant) and email addresses;
 - c. Site activities and time frames; and
 - d. Details of where accessible project information can be sourced.
- 15.6 The site notice must be placed at eye level and erected no less than 2 days prior to the commencement of works.

16. Dilapidation Report

- 16.1 Prior to construction, a dilapidation report is to be prepared for hospital, Council, or other assets within the zone of influence of the work.
- 16.2 A copy of the dilapidation report is to be provided to the hospital, Council, asset or other provider and the Crown Certifier.

17. 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), although may 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 or hazardous material including management and proper disposal of possible hazardous material from fluorescent lights;
- m. Emergency Management Plan; and
- n. Training of responsibilities under *National Parks and Wildlife Act 1975*, *Heritage Act 1977* and any other relevant legislation.

18. Demolition/Construction Waste Management Plan

- 18.1 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*.
- 18.2 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; and
 - b. Cleaning out of batched concrete mixing plant is not permitted within any construction compound; and
 - 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; and
 - 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.

- 18.3 The following mitigation measures will be implemented 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; and
 - 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, or as may be updated.

19. External walls and cladding

- 19.1 Where relevant, prior to the commencement of work, independent advice is required to confirm that the products and systems for use or used in the construction of any external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the Building Code of Australia.
- 19.2 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.

20. Noise Management Measures

- 20.1 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.).
- 20.2 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.
- 20.3 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.

21. Erosion and Sediment Control

- 21.1 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.
- 21.2 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.
- 21.3 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.

22. Services and Utilities

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

23. 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.

During construction/undertaking of work

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

24. Hazardous materials

- 24.1 All asbestos handling shall be carried out consistent with the current SafeWork NSW Guidelines.
- 24.2 An unexpected finds procedure is to be included in an overarching Construction Management Plan (CMP) for the work, if other contamination is encountered which has not been identified during this assessment.
- 24.3 Waste must be transported by an appropriately licensed transporter and disposed to a facility that is licensed to receive that class of waste.
- 24.4 Safe Work NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.

25. Construction Site Management

- 25.1 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.
- 25.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 25.3 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
 - SafeWork NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.
- 25.4 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.
- 25.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 25.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 25.7 No batching plant is permitted on the site.
- 25.8 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.
- 25.9 All contractor(s) must meet all workplace safety legislation and requirements.
- 25.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 25.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

26. Erosion and Sediment Control

- 26.1 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.
- 26.2 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.
- 26.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

27. Air Quality and Dust Management

- 27.1 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.
- 27.2 No burning of materials is permitted.
- 27.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- 27.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 27.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 27.6 Exposed areas are to be progressively revegetated as soon as practical.
- 27.7 Where necessary, vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads. No mud or soil from the construction site or construction activities is to be deposited on the public paths or roadways.
- 27.8 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.
- 27.9 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.

28. Services

- 28.1 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.
- 28.2 Where services are found not to be adequate to support the development, they shall be appropriately augmented.

29. Traffic Management

- 29.1 Traffic during construction shall be managed in accordance with AS 1742.3-2019 "Manual of Uniform Traffic Control Devices Part 3: Traffic Control Devices for Works on Roads".
- 29.2 Existing traffic access and arrangements should be maintained during construction as much as practicable.

- 29.3 As the proposed activity are in the vicinity of pedestrian routes and key hospital access points, the construction area should not spill onto trafficable areas.

30. Contamination and/or Hazardous Materials - Unexpected Finds

- 30.1 Should any new soil contamination information, contaminants or hazardous materials be identified during the undertaking of works which have the potential to alter previous conclusions about site contamination, then the Managing Contractor and Health Infrastructure (HI-Planning@health.nsw.gov.au) must be immediately notified, and works must cease in the location of the contamination.
- 30.2 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) or addend the approved RAP to address remediation actions related to the unexpected finds, which details the necessary remedial work or management required to render the site suitable for the proposed development.
- 30.3 Following completion of the remediation, a Site Remediation and Validation Report (SRVR) which documents the completeness of the remedial work is to be submitted to HI, and the EPA, if required.
- 30.4 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.
- 30.5 Asbestos removal and management in New South Wales 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.
- 30.6 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.
- 30.7 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.
- 30.8 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving any asbestos material being undertaken.
- 30.9 Air monitoring devices shall be put in place, around the site, during removal of the contaminated and/or hazardous material. A qualified environmental hygienist 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.
- 30.10 A Lead Removal Control Plan will be developed and implemented by the contractor where lead paint is discovered. 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'.
- 30.11 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.
- 30.12 The contractor shall develop a procedure for the management of acid sulfate material (ASM) including identification, testing and treatment of ASM encountered during the works and opportunities for reuse of treated ASM within the site.

- 30.13 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

31. Contamination (Remediation Action Plan)

- 31.1 Remediation is to be undertaken of contaminated land in accordance with the approved Remediation Action Plan (RAP) titled Remediation Action Plan – Landscaped Area, Medical Gas Loading Bay Area, West Campus of RPA, dated 10 February 2023, prepared by Cardno (now Stantec). 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.
- 31.2 The Proponent is to Prepare a Validation Assessment (VA) report in accordance with the requirements of the RAP, titled Remediation Action Plan – Landscaped Area, Medical Gas Loading Bay Area, West Campus of RPA, dated 10 February 2023, prepared by Cardno now Stantec.
- 31.3 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.
- 31.4 Construction works should not result in the contamination of the site.
- 31.5 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.
- 31.6 In a storm or an extended rainfall event, or directly after such an 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.

32. Acid sulfate soils

- 32.1 All measures must be taken to ensure that should Potential Acid Sulfate Soils (PASS) occur, soils are treated in accordance with ASSMAC 1998 guidelines and disposed of at an appropriate waste facility.

33. Air quality and dust management

- 33.1 Dust control is to be undertaken. Specific measures to be implemented include:
- a) During works, as necessary, excavation areas will be wetted down using a water spray to minimise the potential for dust to be generated by the Contractor. A wetting or bonding agent may be used to further bind the soil to minimise asbestos fibre release.
 - b) Any asbestos impacted soils must be wetted (but not flooded) prior to and during excavation and movement of the soils. To control dust in significant areas of exposed asbestos contaminated fill, industrial misting fans, placed at the outer extents of remedial/excavation areas, must be utilised by the Contractor.
 - c) Dust shall also be controlled by ensuring vehicles leave via the designated (stabilised) site access and all equipment have dust suppressors fitted by the Contractor.
 - d) During works, dust screens will be erected around the perimeter of the site by the Contractor. Where significant fugitive emissions are observed from asbestos inspection / treatment pads, these areas shall be wetted and/or covered by the Contractor.
 - e) Meteorological conditions shall be monitored and Contractor.
 - f) Dust, odour or emission generating work will be stopped or modified where meteorological conditions are adverse (i.e., dry conditions and strong winds towards sensitive receptors).
 - g) Implement various methods of control during removal works to ensure dust minimisation, such as wetting of soil with water cart, misting fans and bonding sprays and controlled excavation methods. If the head contractor determines the generation of excess dust, they may order a Stop Works Order, with no time or cost implication to the Principal.

- h) If potentially asbestos containing dust levels exceeds allowable limits or potentially asbestos containing dust is observed during works, the head contractor may issue a Stop Works instruction at no time or cost to the Principal.

33.2 Odour / volatile emission control shall be undertaken. Specific measures to be implemented include:

- (a) No odours should be detectable at the site boundary and volatile emissions of other potentially volatile substances shall be controlled. Appropriate actions will be taken by the Contractor to reduce theodours, which may include: increasing the amount of covering of excavations / stockpiles; mist sprays; odour suppressants; and maintenance of equipment.
- (b) Records of volatile emissions and odours shall be kept by the Contractor. Equipment and machinery will be adequately maintained to minimise exhaust emissions. No materials shall be burnt on the site.

33.3 The following general site management practices shall also be implemented and undertaken:

- (a) 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.
- (b) No burning of vegetation or other materials is permitted.
- (c) Dust generated during demolition and construction activities is to be controlled by regular control measures such as on-site watering.
- (d) All necessary maintenance for demolition and construction vehicles and equipment is to be undertaken during the demolition and construction period.
- (e) Excessive use of vehicles and powered demolition and construction equipment is to be avoided.
- (f) Exposed areas are to be progressively revegetated as soon as practical.
- (g) Vehicle wash down areas are to be established to ensure all mud and soil from demolition and 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.
- (i) Any mud deposited on the road network due to truck movements to and from the site is to be cleaned up immediately.

34. Noise and Vibration Management

34.1 All works will be in accordance with AS 2436-2010 Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.

34.2 Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.

34.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.

34.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.

34.5 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.

34.6 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.

34.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant equipment.

34.8 Any equipment not used for extended periods is to be switched off.

- 34.9 Construction vehicles (including concrete agitator trucks) are to not arrive at the site or any surrounding residential precincts outside of the construction hours of work outlined under mitigation measure 43.

35. Non Aboriginal Heritage

- 35.1 All personnel working on site will receive training in their responsibilities under the *Heritage Act 1977*.
- 35.2 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.
- 35.3 Work shall not recommence until the significance of the find is established.

36. Aboriginal Heritage

- 36.1 If suspected Aboriginal material has been uncovered as a result of development activities within the Project Area:
- Work in the surrounding area is to stop immediately; and
 - A temporary fence is to be erected around the area of the site, with a buffer zone of at least 10 metres around the known edge of the site; and
 - 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)*.
- 36.2 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.
- 36.3 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.
- 36.4 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.

37. Restriction on Hours during Construction

- 37.1 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.
- 37.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 37.3 Activities may be undertaken outside of hours in condition 38.1 if required:
- By the police or a public authority for the delivery of vehicles, plant or materials; or
 - For the delivery, installation or removal of a Crane; or

- In an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or
- From 7.00am to 8.00am Saturdays, for non-invasive, low noise generating activities only.

- 37.4 Where the works are inaudible at the nearest external receiver, a disruption notice has to be issued by the relevant LHD or hospital and a letter of support has to be provided from the relevant LHD or hospital for the Out of Hours Works.
- 37.5 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 at HI-Planning@health.nsw.gov.au, being sought prior to this occurring and the assessment of any impact of this extension. Refer to Health Infrastructure's OOHW Protocol for information.

38. Access and pedestrian movements

- 38.1 Safe pedestrian and cyclist access and movement to the hospital and surrounding buildings shall remain unimpeded at all times.
- 38.2 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.

39. Works as Executed

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

40. Structural certification

- 40.1 Prior to the use of the facility, a Structural Certificate must be obtained confirming that structural work is compliant with any structural drawings.
- 40.2 A copy of the Structural Certificate is to be provided to the Crown Certifier.

41. Fire safety certification

- 41.1 Where relevant, 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.
- 41.2 A copy of the Fire Safety Certificate must be provided to the Crown Certifier, hospital and/or LHD.

42. Post-Construction Dilapidation Report

- 42.1 Prior to the use of the facility, a Post-Construction Dilapidation Report is to be prepared for the hospital, Council, assets or other provider within the zone of influence of the work.
- 42.2 Any damage to assets as a result of the construction of the activity should be appropriately repaired.
- 42.3 A copy of the report is to be provided to the hospital, Council, assets or other provider and the Crown Certifier.

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.