

HEALTH INFRASTRUCTURE

Maitland Mental Health Facility

Wonnarua Country

Decision Statement for Review of Environmental Factors prepared
by Ethos Urban

Version Number 1



Maitland Mental Health Facility

Project Details		
Project Name	Maitland Mental Health Facility	
Project Location	Maitland Hospital Campus – 51 Metford Road, Metford	
REF Prepared by	Ethos Urban, 21 May 2025	
Activity Description	The construction and operation of a mental health services facility within the Maitland Hospital campus.	
Reviewing Officers	I certify that I have reviewed and endorsed the contents of this REF document, and, to the best of my knowledge, it is in accordance with the <i>Environmental Planning & Assessment Act 1979</i> (EP&A Act), the <i>Environmental Planning & Assessment Regulation 2021</i> (EP&A Regulation) and the Guidelines approved under Section 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.	
	Author	Position
	Nicholas Dowman	Senior Advisor, Town Planning
	Date	5/6/2025
	Endorsed by	Position
	Rachel Mitchell	Program Director
	Date	06/06/2025

Decision Statement

Based on the REF document and supporting documentation, including technical studies and any consultation and notification outcome, the Recommendation Report prepared by HI-Planning 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.

Reason for the decision

- The proposed activity will have positive economic and social benefits.
- The REF identifies a range of environmental outcomes and safeguards as mitigation measures that would be required to avoid or reduce environmental impacts, ensuring that the activity is not likely to significantly affect the environment. The mitigation measures for the activity are included at **Schedule 1** to this Decision Statement.
- The proposed activity will provide updated mental health services for the region as part of the broader Statewide Mental Health Infrastructure Program (SWMHIP).

Mitigation Measures

- Mitigation measures are required to minimise or manage environmental impacts and are detailed throughout the REF and specifically in Section 7 and at Appendix A. Additional mitigation measures, detailed in the Determination below have been imposed to minimise the impact on the surrounding environment, ensure appropriate site safety and to ensure legislative compliance.

- Any aspect of the Proposal that does not comply with the specified mitigation measures and any other statutory requirements is in breach of this determination.

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 Review of Environmental Factors (REF) prepared by Ethos Urban, dated 21 May 2025, and the HI-Planning 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.



24 June 2025

.....
Amanda Bock

.....
Date

A/ Chief Executive Health Infrastructure

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 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 REF dated 21 May 2025 and prepared by Ethos Urban, on behalf of NSW Health Infrastructure (HI) (including accompanying Appendices A - CC) and generally in accordance with the following plans, as modified below and by any of the under-mentioned measures:

Drawing Title	Drawing Ref	Revision	Date	Prepared by
Architectural Drawings				
Title Sheet	BSA-ARC-DWG-MH-00.01	4	13.12.24	Bates Smart
Site- Location Plan	BSA-ARC-DWG-MH-01.01	5	13.12.24	Bates Smart
Site – Demolition Plan	BSA-ARC-DWG-MH-00.02	7	13.12.24	Bates Smart
Site – Proposed Site Plan	BSA-ARC-DWG-MH-00.03	7	13.12.24	Bates Smart
Site – Bushfire Asset Protection Zone	BSA-ARC-DWG-MH-01.11	7	13.12.24	Bates Smart
General Arrangement Plan – Lower Ground	BSA-ARC-DWG-MH-03.01	5	13.12.24	Bates Smart
General Arrangement Plan – Ground	BSA-ARC-DWG-MH-03.02	5	13.12.24	Bates Smart
General Arrangement Plan – Roof Plan	BSA-ARC-DWG-MH-03.03	4	13.12.24	Bates Smart
Elevations – Elevations	BSA-ARC-DWG-MH-09.01	3	13.12.24	Bates Smart
Sections – Overall Building Sections	BSA-ARC-DWG-MH-10.01	4	13.12.24	Bates Smart
Diagrams – Shadow Diagrams	BSA-ARC-DWG-MH-21.01	4	13.12.24	Bates Smart

3. Design integrity

The ‘for construction drawings’ with materials, colours and finishes are to be consistent with the approved plans and the Design Statement dated 10 December 2024 by Bates Smart and the Landscape Design Report, dated November 2024 by Turf Design Studio. Changes to design including materials and finishes are to be made in consultation with HI’s Design Advisor, HI’s Sustainability Team and through the HI Design Assurance process and where required,

approved via an Addendum to the REF, as appropriate and submitted to HI-Planning for assessment and determination by HI's Chief Executive.

4. External materials

The external colours, materials and finishes of buildings must be consistent with the approved plans under mitigation measure 2. Any minor changes to the colour and finish of the approved external materials may be approved by the Crown Certifier, provided that:

- a. The alternative colour/material is of a similar tone/shade and finish to the approved external materials and colours; and
- b. The quality and durability of any alternative material is the same standard as the approved external building materials.

5. External walls and cladding

The external walls of buildings, including additions to existing buildings, that are part of the activity, must comply with the relevant requirements of the Building Code of Australia.

6. Crown Certificate

A Certificate under Section 6.28 of the EP&A Act is to be obtained prior to any work commencing.

7. 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.

8. Approvals

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

9. Bushfire Safety Authority

Prior to the commencement of any work, a Section 100B Bushfire Safety Authority under the *Rural Fires Act 1997* is to be obtained from the NSW Rural Fire Service.

10. Bushfire management

The activity shall adopt the relevant and reasonable recommendations of the Bushfire Assessment Report prepared by Bushfire Planning Australia dated 17 October 2024 and consistent with *Planning for Bushfire Protection (PBP) 2019*.

11. 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.

12. 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.

13. Compliance with Mitigation Measures

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

14. Non-compliance notification

- 14.1 The HI-Planning Team and the HI-Regional Executive Director must be notified where a non-compliance with a mitigation measure is identified. Notification to the HI-Planning team should be via email at HI-Planning@health.nsw.gov.au
- 14.2 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.

15. Staging Plan

- 15.1 The development may be constructed and/or operated in stages. Where the development is to be staged, a Staging Plan shall be prepared for the project and be submitted to HI-Planning@health.nsw.gov.au for approval, prior to the commencement of construction. A copy of the final Plan is to be provided to the Certifier.
- 15.2 The staging plan must set out how the project is to be staged (construction and or operation stages, must include an appendix identifying mitigation measures triggered for each stage and must address any environmental impacts resulting from the staging beyond those identified in the REF and addressed by way of imposed mitigation measures.
- 15.3 Works shall be consistent with the adopted Staging Plan and at each stage relevant mitigation measures forming part of this Decision Statement shall be complied with.
- 15.4 Should the staging plan be revised, this shall occur in consultation with HI-Planning. HI-Planning and the Certifier are to be provided with a copy of the current version of the staging plan.

16. Prior Notice of Category 2 Remediation Work

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

17. Tree Management and Landscape

- 17.1 One hundred twenty-seven (127) trees have a TPZ encroachment calculated as 'Major' and will be assessed onsite by a Consulting Arborist for removal or retention in consultation with the relevant Civil Engineer. A detailed Tree Protection Management Plan will be prepared prior to construction and is to be used throughout the duration of the project.
- 17.2 Initial Non-Destructive Root Exploration (NDRE) is to be utilised whilst working within the calculated TPZ of any retained tree
- 17.3 Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- 17.4 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.
- 17.5 Revised landscape drawings are required to be submitted to HI for approval by HI Executive Director –Capital & Commercial Advisory prior to the commencement of construction of any new buildings approved under this Determination Statement. The revised landscape plans must be prepared by a suitably qualified landscape architect and are to provide more specific detail following further development of the plans provided at Appendix CC of the REF and following the assessment required at Mitigation Measure 17.1.
- 17.6 Trees proposed to be removed are to be replaced at a replacement ratio of at least 1:1.

18. Sustainability

- 18.1 Prior to the commencement of construction, it must be demonstrated to the Crown Certifier that the following, or equivalent, have been incorporated into the design, construction and operation of the activity:
- a) Any Ecologically Sustainable Development (ESD) initiatives or design measures recommended by the ESD Statement, prepared by Lucid Consulting Australia and dated 4 October 2024.
- 18.2 Prior to the commencement of construction, it must be demonstrated to the Crown Certifier that the that the project is able to achieve compliance with Health Infrastructure's Design Guidance Note No.58 Rev C for the relevant compliance pathway.
- 18.3 At the completion of construction, it must be demonstrated to the Crown Certifier that the that the project has achieved compliance with Health Infrastructure's Design Guidance Note No. 058 Rev C for the relevant compliance pathway and that any required sustainability data has been provided.

19. Safer by Design

- 19.1 The construction and operation of a new mental health services building will be undertaken in accordance with the Crime Prevention through Environmental Design (CPTED) measures set out in the Architectural Design Report prepared by Bates Smart (dated 14/10/2024).

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.

20. Consultation Approach

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

21. Notice of Commencement

Prior to the commencement of construction under this Approval, the Proponent must notify HI-Planning in writing (using the email address HI-Planning@health.nsw.gov.au) of the date(s) of the intended commencement of construction at least 48 hours before those dates.

22. Community Notification

- 22.1 Prior to commencement of work, the Proponent must notify Council and the occupier of any land within 40 metres of the boundary of the site works, in writing. The notification should outline the project, the expected timing for commencement and completion of construction works.
- 22.2 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.
- 22.3 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.

- 22.4 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. Where required a Disruption Notice shall be prepared and approved ahead of such works or activities commencing.
- 22.5 A site notice board must be provided and be located at the entrance or other appropriate location on the Site in a prominent position. The notice must be A1 sized (minimum), durable and weatherproof and include the following:
- a) 24-hour contact person for the site;
 - b) Telephone number(s), facsimile number (if relevant) and email address(es);
 - c) Site activities and time frames; and
 - d) Details of where accessible project information can be sourced.
- 22.6 The site notice must be placed at eye level and be erected no less than two (2) days prior to the commencement of works/activities.

23. Hazardous Materials

- 23.1 A Hazardous Material Risk Assessment will be undertaken to review previous contamination remedial works in this area, prior to construction.
- 23.2 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.
- 23.3 An unexpected finds procedure is to be included in an overarching Construction Management Plan (CMP) for the work, if other contamination is encountered which have not been identified during this assessment.
- 23.4 Waste must be transported by an appropriately licensed transporter and disposed to a facility that is licensed to receive that class of waste. It is recommended that this report is sent to the proposed receiving facility to confirm their acceptance of the material prior to off-site disposal. If the description of the soil differ from that described within, then further assessment for waste classification purposes may be required prior to off-site disposal.
- 23.5 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 23.6 A Lead Removal Control Plan will be developed and implemented by the contractor. Lead based paint is defined as paint containing more than 1% lead by weight and is classified as hazardous waste according to EPA NSW Waste Classification Guidelines. Part 1: Classifying Waste.

24. Pre-Construction Dilapidation Report

- 24.1 Prior to construction, a dilapidation report is to be prepared for the hospital, Council or other assets within the zone of influence of the work.
- 24.2 The dilapidation report should:
- a. 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.
 - b. Identify the condition of affected assets or infrastructure in the vicinity of the work; and
 - c. Be provided to the hospital, Council, and any other assets owner or provider, and the Crown Certifier.

25. Construction Management

A detailed Construction Environmental Management Plan (CEMP) is to be prepared prior to the commencement of works, provided to the Crown Certifier, and implemented during the undertaking of works. The CEMP must be

prepared having regard to the *Environmental Management Plan Guideline: Guideline for Infrastructure Projects (2020)* prepared by the Department of Planning, Housing and Infrastructure (formerly the Department of Planning and Environment), and is to include (where relevant), but not be limited to, the following:

- a. Details of:
 - i. hours of work;
 - ii. 24-hour contact details of site manager;
 - iii. management of dust and odour;
 - iv. stormwater control and discharge;
 - v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - vi. any other specific environmental construction mitigation measures detailed in this REF;
 - vii. any requirements outlined in any relevant approvals, permits or licences; and
 - viii. community consultation and complaints handling.
- b. Construction Traffic and Pedestrian Management Plan;
- c. Construction 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;
- n. Training of responsibilities under *National Parks and Wildlife Act 1975*, *Heritage Act 1977* (Heritage Act) and any other relevant legislation; and,
- o. Flora and Fauna Management Plan
- p. Incident Response Strategy including an incident reporting responsibilities flowchart prepared having regard to the Duty to Notify Pollution Incidents provisions of the Protection of the Environment Operations Act 1997.

26. Construction Noise and Vibration Management Plan

The Construction Noise and Vibration Management Plan to be included in the CEMP required by mitigation measure 25, is to include (not limited to) the following conditions/mitigation measures:

- a. All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites;
- b. Building contractors are to implement the requirements of the Office of Environment Interim Construction Noise Guideline (July 2009) as far as practicable;
- c. Construction is to be carried out in accordance with the National Construction Code deemed-to-satisfy provisions with respect to noise transmission;
- d. All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site;

- e. Plant and equipment are to be maintained, checked and calibrated in accordance with the appropriate design requirements and to ensure that maximum sound power levels are not exceeded;
- f. Plant and equipment (where possible) are to be strategically positioned on site to reduce the emission of noise from the site to the surrounding area, users of the site and on site personnel;
- g. Unnecessary noise is to be avoided when carrying out manual operations and operating plant; and
- h. Any equipment not used for extended periods is to be switched off.

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

27. Demolition/Construction Waste Management Plan

- 27.1 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* (POEO Act). A copy of the plan is to be provided to the Crown Certifier.
- 27.2 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/waste bins delivered by authorised waste contractors are to be placed and kept within the construction site boundary.
- 27.3 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 sorted for recycling/recycled where possible;
 - b. Unnecessary resource consumption shall be avoided; and
 - c. Non-recyclable wastes will be collected and disposed of or reused in accordance with Office of Environment and Heritage (OEH) guidelines.

28. Flora and Fauna Management Plan

- 28.1 The Flora and Fauna Management Plan to be included in the CEMP required by mitigation measure 25 is to include (not limited to) the following measures:
- a. Plans for the construction site and adjoining area showing native vegetation, flora and fauna habitat, and threatened species.
 - b. Plans showing areas to be cleared and areas to be protected, including exclusion zones and protected habitat features (e.g. hollow-bearing trees), and areas for rehabilitation or re-establishment of native vegetation. The limits of clearing within the construction site and protected habitat features will be clearly delineated using appropriate signage, barriers, fencing or markings.
 - c. Pre-clearing, including the outcomes of final flora and fauna species checks, establishment of exclusion zones and on-ground identification of specific habitat features to be retained (such as hollow-bearing trees).

- d. Vegetation clearing and bush rock removal, including staged habitat removal and any specified seasonal limits on clearing activities.
 - e. Fauna handling and unexpected threatened species finds.
 - f. Rehabilitation, revegetation, re-use of soils, woody debris and bush rock, and other habitat management actions.
 - g. Weed, pathogen and pest management.
 - h. Monitoring during construction and post-construction.
- 28.2 Where possible it is recommended that mature trees are retained in the south of the Maitland Health Campus to provide for connectivity along the property boundary.
- 28.3 Prior to commencement of construction, the following will be undertaken:
- a. targeted pre-clearance surveys to confirm threatened species and/or their habitat within the construction area
 - b. identification of hollow-bearing trees required for removal including the details of all hollows (e.g. diameter, height)
 - c. an unexpected finds procedure is to be adopted if threatened ecological communities or species, not assessed in the biodiversity assessment, are identified in the Assessment Area.
- 28.4 Where threatened ecological communities, species and/or their habitats are identified, these will be electronically (GIS) and physically demarcated and appropriate controls established to minimise the impact to these biodiversity values as much as practicable.
- 28.5 If hollow-bearing trees are identified during the pre-clearance survey, a nest box strategy will be prepared and implemented to include the installation of nest boxes to offset the removal of hollow-bearing trees. Details of nest box types, installation methods and monitoring are to be included in the Flora and Fauna Management Plan.
- 28.6 A wildlife connectivity strategy will be prepared and implemented for maintaining connectivity in areas adjacent to the Assessment Area (as defined in the Flora and Fauna Assessment Report, prepared by Umwelt and dated December 2024) within the Project Area. This strategy is to include, but not be limited to:
- a. identification of trees suitable for retention within the area between the required 50m APZ to provide for connectivity and minimise fragmentation impacts particularly for the squirrel glider
 - b. consideration of the type and extent of associated landscaping or structures to facilitate fauna connectivity such as fencing or fauna infrastructure.
- 28.7 Specific measures to minimise the potential for chemical and fuel spills and associated impacts on adjacent natural environments will be developed, including, but not limited to:
- a. Adequate storage of chemicals in clearly marked bunded areas.
 - b. Regular inspection of vehicles and mechanical plant for leakage of fuel or oil.
 - c. No re-fuelling, washing or maintenance of vehicles and plant to be undertaken within 20 m of natural drainage lines or aquatic habitats and wetlands
- 28.8 Weed management will be implemented within the Assessment Area during and after construction to minimise weed incursions into surrounding intact native vegetation, including, but not limited to:
- a. Prioritising the control of Weeds of National Significance such as Lantana (*Lantana camara*), which was detected within the Project Area.
 - b. Undertake weed removal within the Assessment Area prior to the construction phase of the Project. This will reduce the capacity of exotic plant species to spread into the locality. Organic matter and soil removed during construction should be disposed of appropriately.

- c. All vehicles and plant machinery should be cleaned before entering and leaving the Project Area in order to prevent the introduction of new exotic species, as well as the spread of existing species.

29. Construction Air Quality and Dust Management Plan

The Construction Air Quality and Dust Management Plan to be included in the CEMP required by mitigation measure 25 is to include (not limited to) the following measures:

- a. Spraying of paint and other materials with the potential to become air borne is only to be undertaken on days with still or light wind conditions to prevent drift;
- b. No burning of materials is permitted;
- c. Dust generated during construction works is to be controlled to avoid impact on surrounding properties;
- d. All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period/approved work hours;
- e. Excessive use of vehicles and powered construction equipment is to be avoided;
- f. Exposed areas are to be progressively revegetated as soon as practical;
- g. Vehicle wash down areas (or other effective alternative) are to be established on-site to ensure all mud and soil from construction vehicles is not carried onto public roads;
- h. All vehicles involved in any excavation and/or demolition and departing the site with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway; and
- i. Vehicles, machinery and equipment will be maintained in accordance with manufacturer's specifications and meet the requirements of the POEO Act, and associated regulations.

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

30. External walls and cladding

- 30.1 Prior to commencement of relevant work, independent advice is required to confirm that the products and systems proposed for use or used in the construction of any external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the National Construction Code.
- 30.2 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.

31. External lighting

- 31.1 Prior to commencement of relevant work, independent advice is required to confirm that the proposed external lighting design would be in accordance Australian Standards AS/NZS 1158.3.1:2020 Lighting for roads and public spaces – Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements and AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting and National Light Pollution Guidelines for Wildlife.
- 31.2 The independence advice is to be prepared and signed by a suitably qualified expert, such as a practising lighting engineer, and a copy of the advice is to be provided to the Crown Certifier.

32. Operational noise – Mechanical Plan and Equipment

- 32.1 Prior to the installation of mechanical plant and equipment, independent advice is required to confirm compliance with relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment, prepared by Acoustic Logic and dated 13 December 2024.
- 32.2 The independent advice should be prepared by suitably qualified expert, such as a practising acoustic engineer, and a copy of the advice is to be provided to the Crown Certifier.

33. Existing helipad/helicopter operations during construction

- 33.1 Prior to the commencement of construction, independent advice is required to review and confirm that helipad/helicopter operations on the hospital site remain of safe operation during construction.
- 33.2 The review should consider the expected construction methodology, including lighting and cranes, and where necessary, recommend any amendments to the construction management to ensure safe on-going helicopter operations.
- 33.3 The independent advice should be prepared by a suitably qualified expert, such as a practising aviation consultant, and a copy of the advice is to be provided to the Crown Certifier.

34. Noise Management Measures

- 34.1 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.).
- 34.2 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.
- 34.3 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.

35. Erosion and Sediment Control

- 35.1 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.
- 35.2 Works which disturb the ground / soil 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.
- 35.3 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.

36. Stormwater Management System

Prior to the commencement of any relevant works, the operational stormwater management system for the activity must be designed and submitted to the satisfaction of the Crown Certifier. The system must:

- a. Be in accordance with the relevant plans and supporting documents under mitigation measure 2;
- b. Be in accordance with the applicable Australian Standards;
- c. Ensure that the system capacity has been designed in accordance with Australian Standards; and
- d. Ensure that the system has been designed in accordance with *Australian Rainfall and Runoff Guidebook* (Engineers Australia, 2019 Version 4.2 or as updated) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) Guidelines.

37. Services and Utilities

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

- 37.2 A Building Plan Assessment will be submitted to Hunter Water during the Design Development phase to confirm the proposed building does not damage / limit access to Hunter Water's assets.
- 37.3 A Section 50 Application will be made as part of the Design Development phase in order to obtain formal confirmation from Hunter Water that the surrounding infrastructure is adequate to support the proposed works and no upgrades are required.

38. Construction Traffic Management

- 38.1 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.
- 38.2 Construction workers are not to park within the Maitland Hospital site or associated road network unless otherwise agreed with the relevant landowner.
- 38.3 Where required, modifications to the existing Pottery Road will be implemented to accommodate two-way movements on the bends for larger vehicles.

39. Construction worker transport strategy

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

40. Monitoring and Reporting

- 40.1 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 6 months following the commencement of works.
- 40.2 The compliance reporting should:
- Provide a summary and analysis of the monitoring undertaken and any actions taken in response to these (if needed),
 - Include details of any complaints received, and responses and actions to these, and
 - Include any strategies adopted to reduce the recurrence of such complaints.
- 40.3 The compliance reports are to be provided to the HI-Planning Team (email to HI-Planning@health.nsw.gov.au) and the relevant HI-Regional Executive Director.
- 40.4 Refer also to Advisory Note AN1.

41. Independent Environmental Audit

- 41.1 Prior to the commencement of works, a program of independent audits shall be prepared for the activity generally in accordance with the *Independent Post Approval Requirements 2020* (published on the Department of Planning, Housing and Infrastructure's website) and AS/NZS ISO 19011-2019 Guidelines for Auditing Management Systems.
- 41.2 The timing and scope of each audit is to be defined in the program. The program is to be submitted to and approved by HI-Planning via HI-Planning@health.nsw.gov.au.

The program shall identify the alignment of the Audit program generally in accordance with the *Independent Post Approval Requirements 2020* (with the exception of post operational phase auditing) and include justification for any departures from its frequency schedule. Projects seeking an alternative audit schedule are to include no less than two Independent Environmental Audits, the first being undertaken at between 3 and 9 months, post commencement of the approved activity.

- 41.3 The independent auditor must be engaged in accordance with HI's *Town Planning Approvals – Guide to Post Approval Management (Feb 2023)*.
- 41.4 Audits should be undertaken by suitably qualified person, independent to the activity ('independent auditor') and documented in an audit report which:
- Assesses how the mitigation measures of the approval are being satisfied;
 - Adequacy of any documents required under the mitigation measures;
 - Outlines the performance of the activity with respect to any impacts on the surrounding environment including local community; and
 - Recommends any measures or actions to improve the performance of the activity, if deemed required.

The independent audit reports are to be provided to HI-Planning via email at HI-Planning@health.nsw.gov.au, and the HI-Regional Executive Director.

During construction/undertaking of work

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

42. Construction Management

The site and all construction works are to be managed and carried out in accordance with:

- The CEMP and all of its associated plans, protocols and procedures, which were required to the satisfaction of mitigation measure 25;
- The approved REF, plans and supporting documents approved under mitigation measure 2; and
- Any other licences, permits, approvals and land owners consents as required under any other legislation.

43. Site notice

The Site Notice(s) required by mitigation measure 22.5 must be prominently displayed during the construction of the activity.

44. Construction Site Management

- 44.1 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 and is not to be in conflict with the scope of the approval.
- 44.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 44.3 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:
- POEO Act;
 - Work Health and Safety Regulation 2017* (WHS Regulation);
 - 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.
- 44.4 All materials on site or being delivered to the site must be wholly contained within the site. The requirements of the POEO Act 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.
- 44.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

- 44.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 44.7 No batching plant is permitted on the site.
- 44.8 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.
- 44.9 All contractor(s) must meet all workplace safety legislation and requirements.
- 44.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 44.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

45. Erosion and Sediment Control

- 45.1 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.
- 45.2 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.
- 45.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

46. Air Quality and Dust Management

- 46.1 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.
- 46.2 No burning of materials is permitted.
- 46.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- 46.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 46.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 46.6 Exposed areas are to be progressively revegetated as soon as practical.
- 46.7 Vehicle wash down areas (or other effective measure) are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 46.8 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.
- 46.9 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.

47. Construction

- 47.1 No blasting shall be permitted during construction.

- 47.2 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.

48. Services

- 48.1 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.
- 48.2 Where services are found not to be adequate to support the activity they shall be appropriately augmented.

49. Stormwater management system

- 49.1 Fencing will be installed around the southern swale to prevent unauthorised access.
- 49.2 Within three months of the commencement of construction, the operational stormwater management system for the activity must be designed and submitted to the satisfaction of the Crown Certifier. The system must:
- a) Be generally in accordance with the stormwater report and plans at mitigation measure 2;
 - b) Be in accordance with the applicable Australian Standards;
 - c) Ensure that the system capacity has been designed in accordance with Australian Standards; and
 - d) Ensure that the system has been designed in accordance with *Australian Rainfall and Runoff Guidebook (Engineers Australia, 2019 V4.2 or as updated)* and *Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines*.

50. Traffic Management

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

51. Contamination and Unexpected Finds

- 51.1 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.
- 51.2 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 Resilience and Hazards SEPP 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.
- 51.3 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 Environment Protection Authority (EPA), if required.
- 51.4 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 NSW EPA requirements at an EPA licensed waste facility.
- 51.5 Asbestos removal and management in NSW are regulated under the *Work Health and Safety Act 2011* and WHS Regulation. 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

- 51.6 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.
- 51.7 Construction works should not result in the contamination of the site.
- 51.8 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.
- 51.9 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.
- 51.10 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

52. Noise and Vibration Management

- 52.1 All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- 52.2 Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.
- 52.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 52.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 52.5 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.
- 52.6 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.
- 52.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 52.8 Any equipment not used for extended periods is to be switched off.
- 52.9 Construction vehicles (including any concrete agitator trucks) are to not arrive at the site or any surrounding residential precincts outside of the construction hours of work outlined under mitigation measure 55.1

53. Non Aboriginal Heritage

- 53.1 All personnel working on site will receive training in their responsibilities under the Heritage Act.
- 53.2 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.
- 53.3 Work shall not recommence until the significance of the find is established.
- 53.4 Should significant relics be identified, external approvals to impact the relics may be required

54. Aboriginal Heritage

- 54.1 No works shall occur within the vicinity of the registered Aboriginal cultural heritage site AHIMS 38-4-1684/NMH1.

- 54.2 If suspected Aboriginal material has been uncovered as a result of development activities within the Project Area:
- Work in the surrounding area is to stop immediately;
 - A temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site;
 - An appropriately qualified archaeological consultant is to be engaged to identify the material; and
 - If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010).
- 54.3 Should human remains be located at any stage during earthworks within the Project Area, all works must halt in the immediate area to prevent any further impacts to the remains. The site should be cordoned off and the remains themselves should be left untouched. The nearest police station, the relevant Local Aboriginal Land Council and the OEH Regional Office are all to be notified as soon as possible.
- 54.4 If Aboriginal cultural materials are uncovered as a result of development activities within the Project Area, they are to be registered as Sites in the Aboriginal Heritage Information Management System (AHIMS) managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS. If Registered Aboriginal Parties (RAPs) were engaged as part of an ACHAR process, the RAPs are to be invited to site along with the archaeologist. Following the on-site assessment, the archaeologist and RAPs (if they attended the site) are to advise on whether further management, mitigation or approvals are required in consultation with the HI Project Team. An Aboriginal Heritage Impact Permit (AHIP) would also need to be obtained to impact the site.
- 54.5 All efforts must be taken to avoid any impacts on Aboriginal Cultural Heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the Proponent, OEH and the Aboriginal community.

55. Restriction on Hours during Construction

- 55.1 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.
- 55.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 55.3 Activities may be undertaken outside of hours in measures 47.2 and 55.1 if required:
- By the police or a public authority for the delivery of vehicles, plant or materials;
 - 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).
- 55.4 Where the works are inaudible at the nearest sensitive receiver, a disruption notice has been issued by the relevant LHD or hospital and / or a letter of support has been provided from the relevant LHD or hospital for the Out of Hours Works.
- 55.5 Consideration will be given to extending the approved construction hours at Mitigation Measure 55.1, 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. With the exception of construction activities which may be undertaken under Mitigation measure 55.1 - 55.4, Approval from HI-Planning must be obtained

for all other OOHW, ahead of those works being carried out. Refer to the HI's OOHW Protocol and Application form. Allow 21 days.

56. Access and pedestrian movements

- 56.1 Safe pedestrian access and movement to the hospital and surrounding buildings shall always remain unimpeded.
- 56.2 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.*

57. Crown Certificate Completion

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

58. Compliance with Plans and Supporting Documentation

Prior to issue of a Crown Completion Certificate, evidence must be provided to the satisfaction of the Crown Certifier that the works have been carried out in accordance with the approved REF, plans and supporting documents outlined under mitigation measure 2, except where a mitigation measure expressly required or allowed otherwise.

59. Works as Executed

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

60. Structural certification

- 60.1 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.
- 60.2 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.
- 60.3 A copy of the structural certificate is to be provided to the Crown Certifier.

61. Warm water systems and cooling systems

- 61.1 Prior to the use of the facility, the installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the *Public Health Act 2010, Public Health Regulation 2012* and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance, and NSW Health Code of Practice for the Control of Legionnaires' Disease.
- 61.2 Documentation demonstrating compliance must be submitted to the Crown Certifier.

62. Fire safety certification

- 62.1 Prior to the use of the 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.
- 62.2 A copy of the Fire Safety Certificate is to be provided to the Crown Certifier, the hospital and/or the LHD.
- 62.3 In accordance with the requirements of section 85 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, as soon as is practicable after a Final Fire Safety Certificate has been issued for the building, a copy of the Certificate is to be given to the Fire Commissioner (via email to firesafety@fire.nsw.gov.au).

62.4 A copy of the Final Fire Safety Certificate and Schedule are to be prominently displayed in the building.

Note: A copy of the Fire Safety Certificate is to be provided in accordance with applicable requirements of section 85 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

63. Post-construction dilapidation report

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

63.2 The post-construction dilapidation report should:

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

63.3 Where the post-construction dilapidation report determines that there is damage to infrastructure as a result of construction activity, the Proponent must repair any damage caused by carrying out the works.

64. Operational waste management

64.1 Prior to the use of the facility, any operational waste management measures necessary for the activity shall be finalised in an Operational Waste Management Plan. This plan should outline how waste would be minimised, handled, stored and disposed of appropriately, including in accordance with any relevant guidelines.

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

65. Stormwater operation and maintenance plan

65.1 Prior to the use of the facility, a Stormwater Operation and Maintenance Plan is to be prepared and submitted to the satisfaction of the Crown Certifier. The Stormwater Operation and Maintenance Plan shall ensure that stormwater quality measures remain effective and contain the following:

- a. Maintenance schedule of all stormwater quality treatment devices;
- b. Record and reporting details; and
- c. Work Health and Safety requirements.

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

66. Bushfire

66.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the relevant and reasonable recommendations of the Bushfire Assessment Report prepared by Bushfire Planning Australia have been incorporated into the activity. This includes any operational emergency management measures (where provided).

66.2 A copy of operational emergency management measures is to be provided to the hospital and/or LHD.

67. External Lighting

67.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the external lighting complies with Australian Standard AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.

68. Mechanical ventilation

- 68.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the mechanical ventilation systems complies with:
- Australian Standard AS 1668.2-2012 The use of ventilation and air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and
 - Any dispensation granted by Fire and Rescue NSW.

69. Operational Noise – Plant and Machinery

Prior to the use of the facility, it must be demonstrated to the Crown Certifier that noise associated with the operation of any mechanical plant or machinery does not exceed the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment prepared by Acoustic Logic and dated 4 October 2024.

70. Landscaping

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

71. Landscape Management Plan

- 71.1 A species-specific Plant Health Care Plan shall be formulated and implemented with regards to any development and tree vitality, which should include an application of organic botanicals and top-dressing of organic mulch.
- 71.2 Prior to the use of the facility, a Landscape Management Plan must be prepared that provides measures for on-going operation and management of landscaping.
- 71.3 A copy of the Landscape Management Plan is to be provided to the Crown Certifier, hospital and/or LHD.

72. Car Parking

- 72.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the following requirements for car parking have been satisfied:
- The provision of a maximum of 106 car parking spaces;
 - The layout and design of car parking complies with the relevant Australian Standards;
 - Associated lighting to the car parking facilities, and any required operational measures; and
 - Appropriate wayfinding and advisory signage.

73. Signage

Prior to the use of the facility, signage and directional information must be installed to the satisfaction of the Crown Certifier. This includes any necessary advisory signage and/or wayfinding and identification signage provided on the plans under mitigation measure 2.

Post occupation/ operation

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

74. Operation of plant and machinery

Fixed plant machinery installed as part of the activity must be maintained in proper and efficient condition.

75. External lighting

Should external lighting installed as part of the activity result in any negative and unreasonable impacts on the amenity of surrounding sensitive receivers, the Proponent must undertake appropriate measures to reduce the impacts. Such

measures may include adjusting the mounting, light intensity and/or direction and/or the installation of screening devices such as shades.

76. Stormwater management

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

77. Requirement to comply with Protection of the Environment Operations Act 1997

- 77.1 The activity must remain compliant with Section 120 of the Protection of the Environment Operations Act 1997 (POEO Act), which prohibits the pollution of waters.
- 77.2 Pollution incidents are to be reported in accordance with the requirements of Part 5.7 of the POEO Act. Notification of incidents of material harm/pollution are to be reported in the manner described under the Act, and as may be required under the *Protection of the Environment Operations (General) Regulation 2022*.
- 77.3 HI-Planning and the Regional Executive Director are to be notified of all incidents reported to the NSW EPA under the POEO Act, by email at HI-Planning@health.nsw.gov.au.

78. Sustainability

Within 6 months of operation of the facility, the Crown Certifier is to be provided with evidence that the activity attains the minimum number of ESD points as required by mitigation measure 18.

79. Landscape management

Landscaping must remain appropriately maintained, and cared, for generally in accordance with the Landscape Management Plan required at mitigation measure 71.

80. Hazards and risks

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

- a. The requirements of relevant Australian Standards; and/or
- b. The EPA Storing and Handling of Liquids: Environmental Protection – Participants Manual if the chemicals are liquids.

81. Dangerous goods

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

Advisory Notes

AN1 Project Compliance – Town Planning Approvals – Guide to Post Approval Management (Feb 2023)

Health Infrastructure (HI) is responsible for ensuring that the conditions of consent are complied with during the course of the delivery of the project. To ensure that HI is complying with its legal obligations, compliance with the requirements of HI's *Town Planning Approvals – Guide to Post Approval Management (Feb 2023)* is required.