

HEALTH INFRASTRUCTURE

Bathurst Hospital Redevelopment

Wiradjuri Country

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

Version Number 1



Bathurst Hospital Redevelopment

Project Details							
Project Name	Bathurst Hospital Redevelopment						
Project Location	Bathurst Hospital – 361-365 Howick Street, West Bathurst						
REF Prepared by	HI-Planning – Project Advisory						
Activity Description	Alterations and additions to the existing health service facility through expanding, refurbishing and repurposing facilities and services to the Bathurst Hospital and the provision of associated landscaping and public domain works.						
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.						
	<table><tr><th>Author</th><th>Position</th><th>Date</th></tr><tr><td>Nicholas Dowman</td><td>Senior Advisor, Town Planning</td><td>26 May 2025</td></tr></table>	Author	Position	Date	Nicholas Dowman	Senior Advisor, Town Planning	26 May 2025
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<table><tr><th>Endorsed by</th><th>Position</th><th>Date</th></tr><tr><td>Rachel Mitchell</td><td>Program Director, Town Planning</td><td>29/05/2025</td></tr></table>	Endorsed by	Position	Date	Rachel Mitchell	Program Director, Town Planning	29/05/2025	
Endorsed by	Position	Date					
Rachel Mitchell	Program Director, Town Planning	29/05/2025					

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 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 improved and expanded health services facilities for the residents of Bathurst and the broader community.

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 E, and as updated within the REF Update and Response to Submissions Report. 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 HI Planning – Project Advisory, dated 16 February 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.



1 July 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 *Environmental Planning and Assessment Act 1979* (EP&A Act). These mitigation measures are required to eliminate, minimise or manage environmental impacts of the activity. They provide measures for the appropriate environmental performance of the activity, including regular monitoring and reporting.

General measures

1. Obligation to prevent impacts to the environment

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

The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 16 February 2025 and prepared by HI-Planning Advisory on behalf of NSW Health Infrastructure (including accompanying Appendices A - BB) 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	BHR-BLP-DRW-ARC-SSD-000-XX001	F	24/01/2025	Billard Leece Partnership
Location Plan	BHR-BLP-DRW-ARC-SSD-000-XX002	C	22/07/2024	Billard Leece Partnership
Site Context Plan -Existing	BHR-BLP-DRW-ARC-SSD-001-XX001	E	06/09/2024	Billard Leece Partnership
Site Context Plan – Demolition	BHR-BLP-DRW-ARC-SSD-002-XX001	E	06/09/2024	Billard Leece Partnership
Site Plan – Demolition undercroft	BHR-BLP-DRW-ARC-SSD-002-XX002	A	20/12/2023	Billard Leece Partnership
Site Context Plan – proposed	BHR-BLP-DRW-ARC-SSD-003-XX001	H	11/02/2025	Billard Leece Partnership
Proposed Plan – Level 00	BHR-BLP-DRW-ARC-SSD-100-00001	E	06/09/2024	Billard Leece Partnership
Proposed Plan – Level 01	BHR-BLP-DRW-ARC-SSD-100-01001	F	24/01/2025	Billard Leece Partnership
Proposed Plan – Level 02	BHR-BLP-DRW-ARC-SSD-100-02001	F	24/01/2025	Billard Leece Partnership
Proposed Plan – Level 03	BHR-BLP-DRW-ARC-SSD-100-03001	F	24/01/2025	Billard Leece Partnership
Proposed Plan – Level 04	BHR-BLP-DRW-ARC-SSD-100-04001	F	24/01/2025	Billard Leece Partnership
Proposed Plan – Level 05 – Roof	BHR-BLP-DRW-ARC-SSD-100-05001	F	24/01/2025	Billard Leece Partnership
Elevations – General Arrangement Sheet 01	BHR-BLP-DRW-ARC-SSD-200-XX001	E	06/09/2024	Billard Leece Partnership
Elevations – General Arrangement Sheet 02	BHR-BLP-DRW-ARC-SSD-200-XX002	E	06/09/2024	Billard Leece Partnership
Elevations – General Arrangement Sheet 03	BHR-BLP-DRW-ARC-SSD-200-XX003	D	05/08/2024	Billard Leece Partnership
Section – General Arrangement – Sheet 01	BHR-BLP-DRW-ARC-SSD-210-XX001	D	05/08/2024	Billard Leece Partnership
Section – General Arrangement – Sheet 02	BHR-BLP-DRW-ARC-SSD-210-XX002	D	05/08/2024	Billard Leece Partnership
External Signage – Sheet 01	BHR-BLP-DRW-ARC-SSD-470-XX001	C	22/07/2024	Billard Leece Partnership
External Signage – Sheet 02	BHR-BLP-DRW-ARC-SSD-470-XX002	C	22/07/2024	Billard Leece Partnership
Site Plan – Solar Study – Sheet 01	BHR-BLP-DRW-ARC-SSD-700-XX001	C	22/07/2024	Billard Leece Partnership
Site Plan – Solar Study – Sheet 02	BHR-BLP-DRW-ARC-SSD-700-XX002	C	22/07/2024	Billard Leece Partnership
Site Plan – Solar Study – Sheet 03	BHR-BLP-DRW-ARC-SSD-700-XX003	B	09/02/2024	Billard Leece Partnership
Site Plan – Solar Study – Sheet 04	BHR-BLP-DRW-ARC-SSD-700-XX004	B	09/02/2024	Billard Leece Partnership
Site Plan – Solar Study – Sheet 05	BHR-BLP-DRW-ARC-SSD-700-XX005	B	09/02/2024	Billard Leece Partnership
External Materials Schedule – Sheet 01	BHR-BLP-DRW-ARC-SSD-980-XX002	C	22/07/2024	Billard Leece Partnership
Façade Panels – FT01	BHR-BLP-DRW-ARC-SSD-980-XX002	D	05/08/2024	Billard Leece Partnership
Landscape Plans				
Cover Sheet	L000	G	24/01/2025	Arcadia
Legend	L001	G	24/01/2025	Arcadia
Landscape Masterplan	L101	G	24/01/2025	Arcadia
Existing Tree retention and removal Plan	L102	G	24/01/2025	Arcadia
Setout and Grading Plan – Lower Ground	L201	G	24/01/2025	Arcadia

Setout and Grading Plan – Level 1	L211	G	24/01/2025	Arcadia
Setout and Grading Plan – Ground Level	L212	G	24/01/2025	Arcadia
Setout and Grading Plan – Ground Level	L213	G	24/01/2025	Arcadia
Setout and Grading Plan – Ground Level	L214	G	24/01/2025	Arcadia
Setout and Grading Plan – Level 2&3	L221	G	24/01/2025	Arcadia
Material Schedule	L300	G	24/01/2025	Arcadia
Hardworks Plan – Lower Ground Level	L301	G	24/01/2025	Arcadia
Hardworks Plan – Level 1	L311	G	24/01/2025	Arcadia
Hardworks Plan – Ground Level	L312	G	24/01/2025	Arcadia
Hardworks Plan – Ground Level	L313	G	24/01/2025	Arcadia
Hardworks Plan – Ground Level	L314	G	24/01/2025	Arcadia
Hardworks Plan – Level 2&3	L321	G	24/01/2025	Arcadia
Planting schedule	L400	G	24/01/2025	Arcadia
Softworks Plan – Lower Ground Level	L401	G	24/01/2025	Arcadia
Softworks Plan – Level 1	L411	G	24/01/2025	Arcadia
Softworks Plan – Ground Level	L412	G	24/01/2025	Arcadia
Softworks Plan – Ground Level	L413	G	24/01/2025	Arcadia
Softworks Plan – Ground Level	L414	G	24/01/2025	Arcadia
Softworks Plan – Level 2&3	L421	G	24/01/2025	Arcadia
Landscape Sections	L501	G	24/01/2025	Arcadia
Landscape Sections	L502	G	24/01/2025	Arcadia
Landscape Sections	L503	G	24/01/2025	Arcadia
Landscape Sections	L504	G	24/01/2025	Arcadia
Landscape Details – softworks	L610	G	24/01/2025	Arcadia
Landscape Details – Paving	L620	G	24/01/2025	Arcadia
Landscape Details – Walls	L630	G	24/01/2025	Arcadia
Landscape Details – Steps	L640	G	24/01/2025	Arcadia
Landscape Details – Furniture	L650	G	24/01/2025	Arcadia
Landscape Details – Furniture	L651	G	24/01/2025	Arcadia
Landscape Details – Shade Structure	L660	G	24/01/2025	Arcadia
Specification	L700	G	24/01/2025	Arcadia

Survey Plan

Survey plans	Detail 1 to Detail 21	Issue 3	28/05/2024	Usher and Company
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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 January 2025 by Billard Leece Partnership and Landscape Design Report, dated January 2025 by Arcadia. 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 REF, as appropriate and submitted to HI-Planning for assessment and determination by HI's Chief Executive.

4. Crown Certificate

A Certificate under Section 6.28 of the *Environmental Planning and Assessment Act 1979* is to be obtained prior to any work commencing.

5. National Construction Code of Australia

- 5.1 All building work is to be undertaken in accordance with the National Construction Code of Australia and referenced Australian Standards, including the requirements of AS 1428.1:2021 Design for access and mobility, Part 1: General requirements for access – New building work.
- 5.2 The Fire Engineering Process proposed in the Fire Engineering Letter prepared by AECOM and dated 23 February 2024 shall be integrated into the detailed construction design to ensure compliance during and after construction

- 5.3 Recommendations in the BCA and DDA Capability Statement prepared by BM+G and dated 17 October 2024 shall be integrated into the design prior to Crown Certificate approval being issued. However, noting that specific reference to AS 3826-1998 is advisory only.

6. 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 are to be kept on site.

7. Landowners Consent

Prior to the commencement of any work, landowners consent must be obtained in writing from the relevant authority for any off-site works or for any works on land not owned by HAC/LHD.

8. Works In the Road Reserve

Prior to the commencement of any work in the road reserve or public domain, approval under Section 138 of the *Roads Act 1993*, is to be obtained from the relevant road authority. Any work in the road reserve, including a road opening permit for temporary construction access, requires Section 138 approval.

9. 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.

10. Tree Management and Landscape

- 10.1 Recommendations in the Arboricultural Impact Assessment Report prepared by Douglas Arbor, dated January 2025 shall be implemented through the demolition and construction process and during operation.
- 10.2 Prior to any work commencing at the site, an Arborist shall be appointed to supervise all tree protection procedures detailed in this report. The Arborist shall have a minimum Level 5 AQF qualification in Arboriculture.
- 10.3 A pre-commencement site meeting shall take place between the Contractor and the Arborist engaged for the construction of the project. The meeting is to take place before any development activity to determine specific arboricultural inspections and required tree protection measures.
- 10.4 The Arborist shall conduct site monitoring at intervals as agreed at the pre-commencement site meeting. These visits are to ensure that the protection measures are followed and that the works within the TPZ meet with this Arboricultural Method Statement, the recommendation outlined in this report, and AS4970.
- 10.5 Sufficient notice must be given to the Arborist when attendance is required.
- 10.6 Should the proposed design change from that reviewed, additional arboricultural assessment will be required.
- 10.7 Prior to development work commencing the Arborist is to assess and certify that tree protection has been installed in accordance with this report and AS4970 prior to works commencing at site.
- 10.8 The Arborist shall supervise the removal of the existing roadway off Howick Street carpark including establishing the TPZ for Trees 68 and 69.
- 10.9 After all construction works are completed, the Arborist should assess that the retained trees are in the same condition and vigour and authorise the removal of the tree fencing. If changes to conditions are identified, the Arborist should provide recommendations for remediation. The Arborist may, in consultation with the Contractor, identify any tree protection fencing, which may be removed without supervision.

- 10.10 In accordance with the Heritage advice, the works proposed to remove the grassed area to the north of the semi-circular drive and the cedars along Howick Street shall be redesigned to avoid the removal of these significant items. The detailed design shall include these changes.
- 10.11 The following 70 trees are within the footprint of the proposed buildings or have a major TPZ encroachment and will require removal:
- Trees 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 37, 38, 39, 40, 56, 57, 58, 59, 60, 63, 64, 65, 66, 67, 70, 74, 77, 78, 83, 84, 85, 86, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 109, 114, 164, 165
- 10.12 The following 37 trees are to be retained with tree protection measures implemented to ensure they remain healthy and viable post construction:
- Trees 30, 34, 35, 36, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 61, 62, 68, 69, 71, 72, 73, 75, 76, 79, 80, 81, 82, 87, 88, 89, 90, 110.
- 10.13 Removal of the existing road accessway off the Howick Street carpark shall incorporate the following measures;
- To ensure minimal impact and the viability of Trees 68 and 69, the existing asphalt road and concrete edging must be removed in a tree sensitive manner that minimises root disturbance and under the supervision of the Arborist.
 - The asphalt roadway shall be removed by hand or using light machinery (tracked skid-steer loader or alternative approved method). The machinery should operate from beyond the TPZs if possible or be restricted to the road's footprint. Care shall be taken to avoid damage to significant woody roots and the tree canopy above.
 - The soil fill material should be a courser material (sandy loam) than the natural soil beneath.
- 10.14 When constructing the new pedestrian access path leading to the hospital from Howick Street the following measures shall be implemented;
- The footpath within the TPZs of the retained Tree 69 and should be installed above grade, with minimal topsoil removed by hand of <50mm, with no woody roots of >30mm diameter to be damaged.
 - A course sub-base material with minimal fines using low compaction methods is permitted to a depth of 100mm.
- 10.15 When demolishing the existing pedestrian access path leading to the hospital entrance from Howick Street the following measures shall be imposed;
- the footpath within the TPZs of the retained Tree 69 and should be installed above grade, with minimal topsoil removed by hand of <50mm, with no woody roots of >30mm diameter to be damaged.
 - A course sub-base material with minimal fines using low compaction methods is permitted to a depth of 100mm.
- 10.16 Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- 10.17 No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.
- 10.18 Trees proposed to be removed are to be in accordance with the Plans and Documentation approved under this Determination and replaced at a replacement ratio of at least 1:1, as indicated by the Landscape Plans prepared by Arcadia and dated January 2025 with a minimum pot size of 100L (unless otherwise specified in these mitigation measures).

- 10.19 In accordance with the Biodiversity Development Assessment Report prepared by Umwelt (January 2025), all 17 native trees that are to be removed as part of the Project must be replaced with a ratio of 2:1 of native trees consistent with PCT 3376 throughout the retained Landscaped Garden Native areas. The trees must be maintained up until establishment ensuring 34 native trees are established prior to the completion of the project.

11. Biodiversity

- 11.1 Prior to commencement of works a detailed plan of management shall be developed to ensure that the recommendations and mitigation measures outlined within the Biodiversity Development Assessment Report (BDAR) prepared by Umwelt and dated January 2025, have been generally complied with/implemented prior to and during construction and operation. The Plan shall be submitted to the Crown Certifier.
- 11.2 The CEMP that will be developed in accordance with the requirements of mitigation measure 30 shall include the biodiversity mitigation measures listed under Tables 8.4 and 8.6 of the Umwelt Report (January 2025) and how they will be addressed.

12. 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.

13. 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.

14. 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.

15. 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.

16. Sustainability

- 16.1 Prior to the commencement of construction, it must be demonstrated to the Crown Certifier that the ESD initiatives recommended by the ESD Report titled Ecologically Sustainable Development – Bathurst Hospital Redevelopment, prepared by Health Infrastructure and dated, 31 January 2025 have been incorporated into the design.
- 16.2 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 Design Guidance Note No. 058 (Rev C).

17. Flood management

- 17.1 The activity shall adopt the relevant and reasonable recommendations of the Flood Risk Assessment Report titled prepared by Water Technology dated 10 September 2024.
- 17.2 The existing back-up power supply and on-site water retention at the hospital shall be upgraded to better manage the risk of any future disruption to services.

- 17.3 The existing Hospital's Business Continuity Plan shall be updated to consider and account for the increase in staffing demand and any changes to service delivery created by the development.

18. Heritage management

- 18.1 A Section 60 permit is required to undertake the proposed activity prior to commencement of any works. The Section 60 application to NSW Heritage must be accompanied by:
- a. a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage professional in accordance with the Guidelines for preparing a Statement of Heritage Impact
 - b. a Historical Archaeology Assessment (HAA) prepared by a suitably qualified archaeologist in accordance with the historical archaeology guidelines.
- 18.2 The activity shall adopt the recommendations of the Heritage Report titled Bathurst Health Service Redevelopment Historical Archaeological and Heritage Assessment prepared by Unearthed Archaeology and Heritage and dated January 2025, which include (but are not limited to the following):
- a. that the works proposed to remove the grassed area north of the semi-circular drive and the cedars along Howick Street are redesigned to avoid the removal of these significant items and be consistent with the Conservation Management Plan.
 - b. an Archaeological Monitoring Methodology and Research Design is prepared for any proposed works in the vicinity of the isolation block, straw house and several cisterns marked on the 1911 plan. The monitoring must be undertaken during the ground works in these areas in accordance with a s60 permit.
 - c. the program of archaeological monitoring must be undertaken by a suitably qualified and experienced archaeologist and in accordance with an approved Archaeological Monitoring Methodology and Research Design.
 - d. that no large or significant trees are to be removed, and no works are to occur to the front entry to the 1880 heritage hospital building.
 - e. a heritage induction must be provided to all workers engaged on the project.
 - f. if, during the works, any unexpected archaeological deposits are uncovered, all work in the vicinity of that deposit must cease and advice be sought from a suitably qualified and experienced archaeologist.

19. 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.

20. Non-compliance and Incident notification

- 20.1 The HI-Planning Team and the HI-Regional Executive Director must be notified where a non-compliance with a mitigation measure or Incident (as defined by the POEO Act) is identified. Notification to the HI-Planning team should be via email: HI-Planning@health.nsw.gov.au
- 20.2 The notification is to identify the relevant activity, set out the mitigation measure that activities are 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.
- 20.3 Incidents must be notified as required under the Protection of the Environment Operations Act 1997, Duty to Notify Pollution Incidents (Part 5.7), and associated (General) Regulation 2022.

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.

21. Geotechnical requirements

Prior to commencement the detailed design shall ensure it satisfies the geotechnical requirements and recommendations outlined in the Geotechnical Report prepared by RCA Australia and dated October 2024.

22. Staging strategy

- 22.1 A preliminary Staging and Decanting Strategy is to be developed in consultation with key project stakeholders including WNSWLHD, HI, the Project Managers, Project Architects and other members of the design team as needed. The Main Works contractor will develop the final Staging and Decanting Strategy in consultation with stakeholders and a copy shall be provided to HI-Planning (HI-Planning@health.nsw.gov.au) for information.

23. Consultation Approach

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

24. Notice of Commencement

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

25. Community Notification

- 25.1 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.
- 25.2 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.
- 25.3 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.
- 25.4 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.
- 25.5 A site notice board must be located at the entrance or other appropriate location on the site in a prominent position. The notice must be A1 sized, durable and weatherproof and include the following:
- 24-hour contact person for the site;
 - Telephone number, facsimile number (if available) and email addresses;
 - Site activities and time frames; and
 - Details of where accessible project information can be sourced.

- 25.6 The site notice must be placed at eye level and be erected no less than 2 days prior to the commencement of works.

26. Site contamination

- 26.1 All the recommendations and mitigation measures outlined in the Preliminary Site (Contamination) Assessment prepared by RCA Australia, dated January 2025 shall be implemented through the construction of the development.
- 26.2 The Contractor shall prepare specific WHS documentation/plan for the project.
- 26.3 The WHS and a formal Induction process shall occur for all construction workers. The WHS and Induction process is to include the following information:
- Identify the location of any known encapsulated asbestos and a process of longer-term management is established.
 - Address the potential contamination associated with building waste and ash.
 - Identify the potential of unidentified asbestos.
 - Suggest management measures that will reduce and mitigate any risk.
 - Measures to reduce potential exposure are to be implemented as is appropriate for the area and extent of works and the activities being undertaken.
 - Measures to reduce impacts and risk may include dampening of soil, long sleeve and long pants, use of additional PPE such as masks, washing of hands and face before eating and drinking and the like.
- 26.4 The Asbestos Register shall be updated after the works in accordance with SafeWork NSW requirements.
- 26.5 All excavated soil is to be assessed in accordance with the relevant guidelines prior to being re-used on site or off-site or being removed to a licensed waste facility. All documentation regarding the classification, transport and final placement of the material is to be retained.
- 26.6 A Management Plan which identifies the location of any remaining contamination will be required to be prepared and includes a WHS documentation/plan prior to any works that could disturb it.

27. Hazardous Materials

- 27.1 All asbestos handling shall be carried out consistent with the recommendations of the Hazardous Materials Management Survey prepared by EHO Consulting and dated 15 October 2024. In particular the mitigation measures included in Section 5 of the report will need to be integrated into the Asbestos Management Plan.
- 27.2 In respect to the inspection and removal of hazardous materials:
- Flaking lead paint to the metal structure on roof top playground in main hospital is to be repaired or removal by competent persons.
 - If fibre glass insulation in ceiling tiles, fire breaks, pipes throughout buildings is impacted by demolition, these must be removed under controlled conditions prior to demolition.
 - Presumed asbestos backing to fuse backing inside electrical boxes throughout the site were not safely accessible for inspection. Inspection is required by a competent person prior to demolition and removal under Class A or B asbestos removal contractor in accordance with How to Safely Remove Asbestos: Code of Practice 2022, is required.

- Inspect and remove presumed Poly-chlorinated biphenyl-containing capacitors to fluorescent lights to front canopy in Daffodil Cottage in accordance with EPA requirements prior to demolition.

- 27.3 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.
- 27.4 An unexpected finds procedure is to be included in an overarching Construction Management Plan (CMP) for the work, in the event that other contamination is encountered which have not been identified during this assessment.
- 27.5 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.
- 27.6 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 27.7 Air monitoring devices shall be put in place, around the site, during the demolition. 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.
- 27.8 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.

28. Pre-Construction Dilapidation Report

- 28.1 Prior to the commencement of construction, the following must be undertaken:
- a. consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development (Hospital, Council or other asset owners) to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
 - b. prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; and
 - c. submit a copy of the Pre-Construction Dilapidation Report to the hospital, asset owner, Certifier and Council.

29. Pre-Construction Dilapidation Report– Adjoining Residential Properties

- 29.1 Prior to construction, an offer of a pre-construction dilapidation report is to be made to adjoining residential buildings within the zone of influence of the work.
- 29.2 Where the offer of a pre-construction dilapidation report is accepted, it should:
- a. Be prepared prior to the commencement of vibration generating works that could impact on identified buildings; and
 - b. Provided to the owner of identified buildings and Crown Certifier in the form of a Pre-Construction Dilapidation Report.

30. 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 and Environment, and is to include (where relevant), but not be limited to, the following:

- a. Details of:
 - i. hours of work;
 - ii. 24-hour contact details of site manager;
 - iii. management of dust and odour;
 - iv. stormwater control and discharge;
 - v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - vi. any other specific environmental construction mitigation measures detailed in this REF;
 - vii. any requirements outlined in any relevant approvals, permits or licences; and
 - viii. community consultation and complaints handling.
- b. Construction Traffic and Pedestrian Management Plan;
- c. Construction Noise and Vibration Management;
- d. Construction waste management, including contaminated waste;
- e. Construction soil and water management;
- f. Flood management;
- g. Tree protection;
- h. Air quality and dust management measures;
- i. Demolition Work Plan;
- j. Unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
- k. Unexpected finds protocol for historical heritage;
- l. Unexpected finds protocol for contamination;
- m. Emergency Management Plan; and
- n. Training of responsibilities under National Parks and Wildlife Act 1975, Heritage Act 1977 and any other relevant legislation.
- o. A pollution 'Incident' reporting protocol, identifying who is to be notified and when (roles and responsibilities), in the case where a pollution Incident occurs. The Protocol is to be prepared having regard to the Duty to Notify Pollution Incidents requirements under the Protection of the Environment Operations Act 1997 and associated (General) Regulation 2022.

31. Construction Noise and Vibration Management Plan

The Construction Noise and Vibration Management Plan to be included in the CEMP required by mitigation measure 30, is to satisfy (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.

32. Demolition/Construction Waste Management Plan

- 32.1 A Demolition/Construction Waste Management Plan shall be prepared by an appropriately qualified contractor prior to the commencement of works. The Waste Management Plan should be prepared in accordance with the Department of Environment and Climate Change (DECC) Waste Classification Guidelines (2008) and the Protection of the Environment Operations Act 1997. A copy of the plan is to be provided to the Crown Certifier.
- 32.2 The Demolition/Construction Waste Management Plan is to include the following requirements and details:
- a. The type and volume of all waste materials (e.g. excavation material, green waste, bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified;
 - b. Cleaning out of batched concrete mixing plant is not permitted within any construction compound;
 - c. Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified;
 - d. No burning or burying of waste is permitted on the site; and
 - e. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.
- 32.3 The following mitigation measures will be implemented in order to prevent adverse impacts in relation to waste generated by the proposed works:
- a. No materials will be used in a manner that will pose a risk to public safety and waste generated from the proposed works will be recycled where possible;
 - b. Unnecessary resource consumption will be avoided; and
 - c. Non-recyclable wastes will be collected and disposed of or recycled in accordance with Office of Environment and Heritage (OEH) guidelines.
- 32.4 Prior to the use of the facility, the construction waste management measures in the Operational and Construction Waste Management Plan prepared by Encycle and dated 10 September 2024 shall be implemented during the construction of the Hospital.

33. 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 30 is to include (not limited to) the following conditions/mitigation measures:

- a. Spraying of paint and other materials with the potential to become air borne is only to be undertaken on days with still or light wind conditions to prevent drift;
- a. No burning of materials is permitted;
- b. Dust generated during construction works is to be controlled to avoid impact on surrounding properties;

- c. All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period/approved work hours;
- d. Excessive use of vehicles and powered construction equipment is to be avoided;
- e. Exposed areas are to be progressively revegetated as soon as practical;
- f. Vehicle wash down areas (or similar effective measure where wash down areas are not feasible) are to be established on-site to ensure all mud and soil from construction vehicles is not carried onto public roads;
- g. 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
- h. Vehicles, machinery and equipment will be maintained in accordance with manufacturer's specifications and meet the requirements of the Protection of the Environment Operations Act 1997 and associated regulations.
- i. Additional project-specific conditions/mitigation measures are also to be included, as required.

34. External walls and cladding

- 34.1 Prior to commencement of work, 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.
- 34.2 The 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.

35. External lighting

- 35.1 Prior to installation of external lighting, 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.
- 35.2 The 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.

36. Operational noise – Mechanical Plan and Equipment

- 36.1 Prior to the installation of mechanical plant and equipment, advice is required to confirm compliance with relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment prepared by Stantec and dated 23 January 2025.
- 36.2 The 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.

37. Existing helipad/helicopter operations during construction

- 37.1 If the helipad is to remain operational during construction, prior to the commencement of construction, advice from a suitably qualified consultant, is required to review and confirm that helipad/helicopter operations on the hospital site remain of safe operation during construction.
- 37.2 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 (if required).
- 37.3 All cranes erected on the site will be fitted with aviation standard lighting obstacle lighting when operational.

- 37.4 The findings and recommendations in the Aviation Impact Assessment Report prepared by AviPro, dated 7 December 2024, shall be implemented during the construction of the development.

38. Noise Management Measures

- 38.1 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.).
- 38.2 All recommendations and mitigation measures suggested in the Acoustic Report (refer to Section 7.4) prepared by Stantec, dated 23 January 2025 shall be implemented during construction and operation of the development.
- 38.3 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. Other measures that could be considered include the following;
- Increasing the distance between noise sources and sensitive receivers.
 - Reducing the line-of-sight noise transmission to residences or other sensitive land uses using temporary barriers (stockpiles, shipping containers and site office transportable can be effective barriers).
 - Constructing barriers that are part of the project design early in the project to introduce the mitigation of site noise.
 - Installing purpose-built noise barriers, acoustic sheds and enclosures.
- 38.4 Where there are alternative warning alarms capable of providing a safe system of work that are equal to or better than the traditional 'beeper', while also reducing environmental noise impacts. The following alternatives should be considered for use on construction sites as appropriate:
- a. Broadband audible alarms incorporating a wide range of sound frequencies (as opposed to the tonal frequency 'beep') are less intrusive when heard in the neighbourhood.
 - b. Variable-level alarms reduce the emitted noise levels by detecting the background noise level and adjusting the alarm level accordingly.
 - c. Non-audible warning systems (e.g. flashing lights, reversing cameras) may also be employed, providing safety considerations, are not compromised.
 - d. Proximity alarms that use sensors to determine the distance from objects, such as people or structures, and generate an audible alarm in cabin for the driver.
 - e. Spotters or observers.
- 38.5 In respect to a diesel operated crane, an appropriate silencer on the muffler and acoustic screen around the engine bay are recommended to attenuate the noise emission.
- 38.6 Refer to Section 7.4.2 of the Acoustic Report in respect to screening and the preferred options and alternatives that can be implemented to reduce noise. These should be considered during construction.
- 38.7 For activities where acoustic controls and management techniques 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 shall occur.
- 38.8 A noise and vibration monitoring strategy shall be prepared and shall ensure both short-term and long-term noise monitoring occurs (during construction and operation). The strategy shall be developed in consideration of the issues raised in Section 7.5 of the Acoustic Report. A qualified Acoustic Consultant shall assist in preparing this strategy.

39. Erosion and Sediment Control

- 39.1 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.
- 39.2 Erosion Sediment Control will be implemented during the construction stage to reduce disturbed area, loss of soils/pollution of downstream waterways and dust disturbance. It will include the implementation of the following erosion and sediment control measures:
- Staging: staging of operations (e.g. clearing, stripping, demolition).
 - Restoration: progressive restoration of disturbed areas.
 - Drains: temporary drains and catch drains.
 - Dispersal: diversion and dispersal of concentrated flows to points where the water can pass through the site without damage.
 - Spreader banks: or other structures to disperse concentrated silt traps.
 - Construction and maintenance of silt traps to prevent discharge of scoured material to downstream areas.
 - Temporary gassing: or other treatment to disturbed areas (e.g. contour ploughing).
 - Temporary fencing.
- 39.3 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.
- 39.4 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.

40. Stormwater Management System

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

- a. Be in accordance with the relevant plans and supporting documents under condition/mitigation measure 2;
- b. Be in accordance with the applicable Australian Standards;
- c. Ensure that the system capacity has been designed in accordance with Australian Standards; and
- d. Ensure that the system has been designed in accordance with *Australian Rainfall and Runoff (Engineers Australia, 2016)* and *Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines*.

41. Services and Utilities

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

42. Construction Traffic and Pedestrian Management

The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:

- a. be prepared by a suitably qualified and experienced person(s);
- b. be prepared in consultation with Council;

c. detail:

- i. measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;
- ii. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;
- iii. heavy vehicle routes, access and parking arrangements;
- iv. the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and
- v. arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).

43. Construction Worker Transport Strategy

Prior to the commencement of works, a construction worker transport strategy shall be prepared. The strategy is to be prepared in consultation with Council and detail the provision of sufficient parking facilities or other travel arrangements for construction workers for the activity, in order to minimise parking in the identified Relevant Parking Zone (RPZ), being a 250m radius from the hospital site. A copy of the strategy is to be provided to the Crown Certifier.

44. Monitoring and Reporting

44.1 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.

44.2 The compliance reporting should:

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

44.3 Each compliance report is to be provided to the HI-Planning Team (email to **HI-Planning@health.nsw.gov.au**) and the relevant HI-Regional Executive Director.

Note: Refer also to Advisory Note AN1.

45. Independent Audit

45.1 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 and Environment website) and AS/NZS ISO 19011-2019 Guidelines for Auditing Management Systems.

45.2 The timing and scope of each audit is to be defined in the program.

45.3 The independent auditor must be engaged in accordance with HI's Town Planning Approvals – Guide to Post Approval Management (Feb 2023).

45.4 Audits should be undertaken by suitably qualified personnel independent to the activity ('independent auditor') and documented in an audit report which:

- a. Assesses how the mitigation measures of the Determination are being satisfied;
- b. Adequacy of any documents required under the mitigation measures;

- c. Outlines the performance of the activity with respect to any impacts on the surrounding environment including local community; and
- d. Recommends any measures or actions to improve the performance of the activity, if deemed required.

The independent audit reports are to be provided to the HI-Planning Team (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.

46. Construction Management

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

- a. The CEMP and all of its associated plans, protocols and procedures, which were required to the satisfaction of mitigation measure 30;
- b. The approved REF, plans and supporting documents approved under mitigation measure 2; and
- c. Any other licences, permits, approvals and landowners consents as required under any other legislation.

47. Construction Site Management

- 47.1 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.
- 47.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 47.3 The use and storage of hazardous materials and dangerous goods, including petroleum, distillate and other chemicals, shall be in accordance with the relevant legislation including, but not limited to:
 - Protection of the Environment Operations Act 1997;
 - Work Health and Safety Regulation 2017;
 - AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids; and
 - Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.
- 47.4 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.
- 47.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 47.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 47.7 No batching plant is permitted on the site.
- 47.8 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.
- 47.9 All contractor(s) must meet all workplace safety legislation and requirements.

- 47.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 47.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

48. Erosion and Sediment Control

- 48.1 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.
- 48.2 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.
- 48.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

49. Air Quality and Dust Management

- 49.1 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.
- 49.2 No burning of materials is permitted.
- 49.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- 49.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 49.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 49.6 Exposed areas are to be progressively revegetated as soon as practical.
- 49.7 Vehicle wash down areas (or other effective measure is wash down areas are not feasible) are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 49.8 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.
- 49.9 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.

50. Construction

- 50.1 No blasting shall be permitted during construction.
- 50.2 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.

51. Services

- 51.1 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.
- 51.2 Where services are found not to be adequate to support the activity, they shall be appropriately augmented.

52. Stormwater management system

- 52.1 Within three months of the commencement of construction, the operational stormwater management system for the activity must be designed and submitted to the satisfaction of the Crown Certifier. The system must:
- Be generally in accordance with the stormwater report and plans at mitigation measure 2;
 - Be in accordance with the applicable Australian Standards;
 - Ensure that the system capacity has been designed in accordance with Australian Standards; and
 - Ensure that the system has been designed in accordance with *Australian Rainfall and Runoff (Engineers Australia, 2016)* and *Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines*.

53. Traffic Management

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

54. Contamination (Unexpected Finds)

- 54.1 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 HI must be immediately notified, and works must cease in the location of the contamination.
- 54.2 Works must not recommence until a suitably qualified contaminated land specialist (i.e. a Certified Environmental Practitioner) has investigated and assessed the category of the contamination in accordance with SEPP (Resilience and Hazards) 2021, and if required prepare a Remediation Action Plan (RAP) which details the necessary remedial work or management required to render the site suitable for the proposed development.

Note: If through unexpected finds a remediation is required, the ancillary remediation will likely be Category 1 Remediation under the State Environmental Planning Policy (Resilience and Hazards) 2021 due to the heritage item located on the site and that the site is located within the Bathurst Conservation Area. Consequently, a Crown DA determined by Bathurst Regional Council will be required prior to commencing any ancillary remediation works.

- 54.3 Following completion of the remediation, a Site Remediation and Validation Report (SRVR) which documents the completeness of the remedial work is to be prepared and submitted to HI, HI-Planning (HI-Planning@health.nsw.gov.au) and the EPA, if required.
- 54.4 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.
- 54.5 Asbestos removal and management in NSW is regulated under the *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2017*. The handling of asbestos work must be carried out in accordance with Safe Work Australia Code of Practice *How to Manage and Control Asbestos in the Workplace February 2016*, including being undertaken by contractors who hold a current Safe Work Asbestos or Demolition Licence and any other current Safe Work Licence required
- 54.6 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.

- 54.7 Construction works should not result in the contamination of the site.
- 54.8 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.
- 54.9 The contractor shall develop a procedure for the management of acid sulphate material (ASM) including identification, testing and treatment of ASM encountered during the works and opportunities for reuse of treated ASM within the site.
- 54.10 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.
- 54.11 Construction works should not result in the contamination of the site.
- 54.12 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.
- 54.13 In a storm or an extended rainfall event, the structures located on site for sediment control shall be monitored and replaced or altered if necessary by the Contractor. Collected material shall be managed in accordance with remediation works by the Contractor.

55. Noise and Vibration Management

- 55.1 All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- 55.2 Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.
- 55.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 55.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 55.5 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.
- 55.6 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.
- 55.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 55.8 Any equipment not used for extended periods is to be switched off.
- 55.9 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 58.1.

56. Non-Aboriginal Heritage

- 56.1 All personnel working on site will receive training in their responsibilities under the *Heritage Act 1977*.
- 56.2 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.
- 56.3 Work shall not recommence until the significance of the find is established.
- 56.4 Should significant relics be identified, external approvals to impact the relics may be required

57. Aboriginal Heritage

- 57.1 All recommendations and mitigation measures in the Aboriginal Cultural Heritage Assessment Report prepared by Unearthed and dated October 2024 shall be implemented during the construction works.
- 57.2 The Wiradjuri Aboriginal Elders Group identified that a part of the Bathurst Hospital site was a women's site which has in time been destroyed. Investigation into potential interpretation strategies for the women's site and its intangible values in the proposed development should be explored and undertaken in consultation with the Wiradjuri Aboriginal Elders Group and the RAPs.
- 57.3 Consultation with the RAP's shall be ongoing throughout the project.
- 57.4 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).
- 57.5 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.
- 57.6 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.
- 57.7 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.

58. Restriction on Hours during Construction

- 58.1 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.
- 58.2 Entry and departure of vehicles from the site will be restricted to the imposed work hours.
- 58.3 Activities may be undertaken outside of hours in measures 58.1 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, installation and removal of the project crane(s).

58.4 Works may also be undertaken outside of the hours at 58.1, where the works are inaudible at the nearest external sensitive receiver, a Disruption Notice has been issued by the relevant Local Area Health District (LHD) or hospital and a letter of support has been provided from the relevant LHD or hospital for the Out of Hours Works.

58.5 In addition to the approved construction hours at mitigation measure 58.1, consideration may be given to Out of Hours Works to allow for specific work tasks on a case-by-case basis, subject to an assessment of any impact of this extension and Approval from HI-Planning being obtained prior to works occurring.

Note: Refer to Health Infrastructure's Out of Hours Works Protocol and Application Form. Allow a minimum 3-weeks for determination.

59. Social Impact Management

The mitigation measures outlined in the Social Impact Assessment Report prepared by Ethos, dated 11 December 2024, shall be implemented during and after construction.

60. Access and pedestrian movements

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

60.2 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.

61. Crown Certificate Completion

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

62. 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 condition/mitigation measure expressly required or allowed otherwise.

63. Works as Executed

Prior to the use of the facility or completed part thereof:

- a. "Works as Executed" plans are to be submitted to the Crown Certifier and HI.
- b. "Works as Executed" plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Crown Certifier.

64. Structural certification

64.1 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.

64.2 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.

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

65. Warm water systems and cooling systems

65.1 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.

65.2 Documentation demonstrating compliance must be submitted to the Crown Certifier.

66. Fire safety certification

66.1 Prior to the use of the facility, a final Fire Safety Certificate must be issued for all Essential Fire Safety Measures or Other Safety Measures required as part of the operation of the activity.

66.2 A copy of the final Fire Safety Certificate is to be provided to the Crown Certifier, the Local Health District, Health Infrastructure and HI-Planning (HI-Planning@health.nsw.gov.au).

66.3 In accordance with the requirements of section 85 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, as soon as practicable after a final Fire Safety Certificate has been issued for the building/that part of the building to which the approval relates, a copy of the Certificate is to be given to the Fire Commissioner (via email firesafety@fire.nsw.gov.au).

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.

67. Post-construction dilapidation report

67.1 Prior to the commencement of operation, a suitably qualified and experienced expert must be engaged to prepare a Post-Construction Dilapidation Report.

67.2 The post-construction dilapidation report should:

- a. ascertain whether the construction works created any structural damage to infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report and required by mitigation measures 28;
- 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.

68. Post-construction dilapidation report – adjoining properties

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

68.2 The post-construction dilapidation report should:

- a. Identify whether construction work caused any damage to affected buildings identified in the pre-construction report at mitigation measure 29; and
- b. Be provided to the owner of identified buildings and Crown Certifier in the form of Post-Construction dilapidation report.

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

69. Repair of Public Infrastructure

- 69.1 Unless agreed with the relevant public authority agree otherwise, the must be undertaken:
- repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or
 - relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or
 - pay compensation for the damage as agreed with the owner of the public infrastructure.

Note: This mitigation measure does not apply to any damage to roads caused because of general road usage or otherwise addressed by contributions.

70. Road Damage

Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved activity must be met in full.

71. Operational waste management

- 71.1 Prior to the use of the facility, the operational waste management measures in the Operational and Construction Waste Management Plan prepared by Encycle and dated 10 September 2024 shall be updated (if required) and ensure they are implemented during the operation of the Hospital.
- 71.2 The following measures shall be implemented;
- To accommodate the additional bins, shelving will be installed in the loading dock and in the cool room for the CRW and other small bins.
 - The chest freezer currently located in the cool room will also be relocated to a secure location to allow for additional space and improve the efficiency of the cool room.
 - The upgrade of the 23,000 L compactor and a bin lifter suitable for lifting 120 to 660 L bins is to be implemented
 - The hospital shall separate food waste and paper waste from general and commingled recycling streams.
- 71.3 A copy of the Operational Waste Management Plan is to be provided to the Crown Certifier, hospital and/or LHD.

72. Stormwater operation and maintenance plan

- 72.1 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:
- Maintenance schedule of all stormwater quality treatment devices;
 - Record and reporting details; and
 - Work Health and Safety requirements.
- 72.2 A copy of the Stormwater Operation and Maintenance Plan is to be provided to the hospital and/or LHD.

73. Heritage management

- 73.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the relevant recommendations of the Heritage Report titled Historical Archaeological and Heritage Assessment prepared by Unearthed, dated January 2025 have been incorporated into the activity.

74. External Lighting

- 74.1 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.

75. Mechanical ventilation

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

76. Operational Noise – Plant and Machinery

- 76.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that noise associated with the operation of any mechanical plant or machinery does not exceed the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment prepared by Stantec and dated 23 January 2025.

77. Landscaping

Prior to the use of the facility, landscaping of the site in accordance with the landscape plans under mitigation measure 2 and if any additional works are required in accordance with other mitigation measures must be completed to the satisfaction of the Crown Certifier.

78. Landscape Management Plan

- 78.1 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.
- 78.2 A copy of the Landscape Management Plan is to be provided to the Crown Certifier, hospital and/or LHD.

79. Car Parking

- 79.1 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:
- a. The provision of a minimum of 352 onsite car parking spaces at the completion of the development;
 - b. The layout and design of car parking complies with the relevant Australian Standards;
 - c. Associated lighting to the car parking facilities, and any required operational measures; and
 - d. Appropriate wayfinding and advisory signage.

80. Green Travel Plan

- 80.1 Prior to the use of the facility, the preliminary Green Travel Plan prepared by TTW dated 17 January 2025 shall be finalised.
- 80.2 A copy of the Green Travel Plan is to be provided to the Crown Certifier, and the hospital/LHD.

81. Operational Traffic Management Plan

Parking directly accessed from Commonwealth Street is to be restricted to staff and fleet vehicles only. Prior to the commencement of operation, an operational traffic management plan must be prepared in consultation with Council and provided to the Crown Certifier.

82. 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.

83. Infrastructure Contributions – Public Domain

Prior to the commencement of operation, payment of a monetary contribution towards footpath or other associated public domain upgrade works is to be made to Council. Evidence of payment of the contribution must be provided to the Crown Certifier.

84. Infrastructure Contributions – Water & Sewer

Prior to the commencement of operation, payment of contributions, in accordance with the methodologies outlined in the *NSW Water Directorate Section 64 Determinations for Equivalent Tenement*, is required for the increase in water consumption and sewer loading based on the additional beds being provided as a result of the activity. Evidence of payment of the contribution must be provided to the Crown Certifier.

Post occupation/ operation

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

85. Operation of plant and machinery

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

86. Green Travel Plan

The Green Travel Plan required by mitigation measure 80 should be reviewed regularly and when and if required, updated to ensure green travel measures remain properly implemented and/or effective.

87. External lighting

Should the external lighting result in any impacts on the amenity surrounding sensitive receivers, appropriate measures must be implemented to reduce the impacts. Such measures may include adjusting light mounting and direction, and/or screening devices such as shades.

88. Stormwater management

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

89. Discharge limits

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

90. 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 16.

91. Landscape management

Landscaping must remain appropriately maintained, and cared, for generally in accordance with the Landscape Management Plan required at mitigation measure 78.

92. 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.

93. 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.