

Decision Statement for Review of Environmental Factors

Milton Ulladulla Hospital Upgrades - **Cancer Care House**

Prepared by _Planning Pty Ltd

Version 1

23 June 2025



Milton Ulladulla Hospital Upgrade – Cancer Care House

Project Details														
Project Name	Milton Ulladulla Hospital Upgrades – Cancer Care House Alterations and Additions													
Project Location	Milton Ulladulla Hospital													
REF Prepared by	_planning dated 13 June 2025													
Activity Description	<p>The proposal involves an extension to the existing Cancer Care House at Milton Ulladulla Hospital to include a single bedroom with an ensuite and internal alterations.</p> <p>The internal works to the Cancer Care House involve:</p> <ul style="list-style-type: none">• Conversion of the existing library / wig library to the new reception area as this requires a BCA Performance Solution in relation to a new sliding door from a fire egress perspective. <p>The external works involve:</p> <ul style="list-style-type: none">• Part demolition of the existing fixed shade canopy, rear deck and stairs at the northern end of the building.• Creation of new 1-bedroom patient accommodation with ensuite.													
Reviewing Officers	<p>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.</p> <table><tr><td>Author</td><td>Position</td><td>Date</td></tr><tr><td>Claire Muir</td><td>Senior Advisor</td><td>23/06/2025</td></tr><tr><td>Endorsed by</td><td>Position</td><td>Date</td></tr><tr><td>Rachel Mitchell</td><td>Program Director</td><td>23/06/2025</td></tr></table>		Author	Position	Date	Claire Muir	Senior Advisor	23/06/2025	Endorsed by	Position	Date	Rachel Mitchell	Program Director	23/06/2025
Author	Position	Date												
Claire Muir	Senior Advisor	23/06/2025												
Endorsed by	Position	Date												
Rachel Mitchell	Program Director	23/06/2025												

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) 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 improve and expanded health services facilities for the residents of Milton, Ulladulla and the broader surrounding community.

Mitigation Measures

- Mitigation measures are required to minimise or manage environmental impacts and are detailed throughout the REF and specifically in Appendix R to the REF. 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 _planning pty ltd, 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.



Amanda Bock

A/ Chief Executive Health Infrastructure

3 July 2025

Date

Schedule 1

Mitigation measures

The following Mitigation Measures have been imposed to ensure that the activity is carried out in accordance with the plans/documentation and any amendment approved under Part 5 of the 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.

Part A - General measures

Obligation to prevent impacts to the environment

- A1. 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.
- A2. The mitigation measures in this Decision Statement prevail to the extent of any inconsistency, ambiguity or conflict between them and the document listed in mitigation measure A3 below. In the event of any inconsistency, ambiguity or conflict between any of these documents listed in mitigation measure A3, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Development in Accordance with Plans and Documentation

- A3. The proposal must be carried out generally in accordance with the Review of Environmental Factors (REF) dated 13 June 2025 and prepared by _planning Pty Ltd, on behalf of NSW Health Infrastructure (HI) (including accompanying Appendices A - R) 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 Page – Cancer Care	DRG-000001	B	31/1/2025	Jacobs
Legend – Cancer Care	DRG-000007	C	19/2/2025	Jacobs
General Arrangement Plan – Cancer Care	DRG-151000	I	22/1/2025	Jacobs
Demolition Plan – Cancer Care	DRG-181000	F	22/1/2025	Jacobs
Reflected Ceiling Plans – Cancer Care	DRG-311000	C	22/1/2025	Jacobs
Reflected Ceiling Plan Legend – Cancer Care	DRG-311100	A	31/1/2025	Jacobs
Finishes Plan – Cancer Care	DRG-511000	B	22/1/2025	Jacobs
Cancer Care Extension - Existing/Demolition	DRG-611001	B	22/1/2025	Jacobs

Drawing Title	Drawing Ref	Revision	Date	Prepared by
Cancer Care Extension - Plans, Elevations, & Details	DRG-611002	C	31/1/2025	Jacobs
Cancer Care House Recp – 10 – Reception, 10m ²	RLS-CC0101	G	22/1/2025	Jacobs

Compliance with Mitigation Measures

- A4. The Proponent engaged by HI, must ensure that all relevant personnel, including contractors (and their subcontractors), are made aware of these Mitigation Measures, and the requirement to undertake the activity in accordance with these Measures.

Non-compliance notification

- A5. HI-Planning and the HI Regional Executive Director must be notified where a non-compliance with a mitigation measure is identified, as soon as is practical, after being made aware of the non-compliance. Any rectification actions necessary as a result of a non-compliance must be undertaken immediately where practical.
- A6. Notification is to be via email to HI-Planning@health.nsw.gov.au and must identify the mitigation measure(s) which the non-compliance is related to, must set out the way in which the project does not comply, any known reasons for the non-compliance and what actions have been or will be undertaken, to address the non-compliance.

Approvals

- A7. 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.

Crown Certificate

- A8. A Certificate under Section 6.28 of the EP&A Act is to be obtained prior to any work commencing.

National Construction Code of Australia

- A9. 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.

Long Service Levy

- A10. The Crown Certificate must not to 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

Demolition

- A11. 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.

Structural adequacy

- A12. 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.

Tree Management and Landscape

- A13. Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- A14. No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.

Heritage management

- A15. The activity shall adopt the recommendations of the Heritage Report titled 'Milton Ulladulla Hospital - Statement of Heritage Impact' prepared by Eco Logical Australia and dated 10 April 2025.

External walls and cladding

- A17. 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.

External materials

- A18. 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.

North Facing Window

- A19. Prior to the commencement of work relating to the windows, the new north facing windows on the north and eastern façade of the Cancer Care House shall be designed to replicate or approximate the existing district views out from the treatment spaces, in consultation an appropriate representative from The Cancer Support Foundation of Milton Ulladulla.

Part B - 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.*

Notice of Commencement

- B1. 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.

Consultation Approach

- B2. Prior to the commencement of work, a consultation approach shall be prepared that:
- Identifies the relevant people that may be consulted during the construction phases of the activity. At the minimum this should include the relevant Council, community (including adjoining affected landowners, businesses and any other directly impacted by the activity) and those on the 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.

Community Notification

- B3. 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.
- B4. The Proponent shall develop a complaints management system and maintain a complaints register which records details of complaints received and the means of resolution of those complaints. The Complaints Register shall be made available on request.
- B5. 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.
- B6. 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.
- B7. 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:
- 24-hour contact person for the site;
 - Telephone number(s), facsimile number (if relevant) and email address(es);
 - Site activities and time frames; and
 - Details of where accessible project information can be sourced.
- B8. 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.

Hazardous Materials

- B9. All asbestos handling shall be carried out consistent with the recommendations of the Hazardous Materials Survey prepared by WSP and dated 12 November 2024.
- B10. 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.
- B11. 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.
- B12. 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.
- B13. SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- B14. Air monitoring devices shall be put in place where required, 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.
- B15. 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.

Pre-Construction Asset and Infrastructure Dilapidation Report

- B16. 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.
- B17. The dilapidation report should:
- Be prepared in consultation with the relevant asset owner or provider of any services and infrastructure that are to be affected by the activity, to make suitable arrangements for access to diversion, protection and support of the affected assets or infrastructure.
 - Identify the condition of affected assets or infrastructure in the vicinity of the work; and
 - Be provided to the hospital, Council, and any other assets owner or provider, and the Crown Certifier.

Construction Management

- B18. 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:
- Details of:
 - 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) 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 Environmental Operations Act 1997*.

Demolition and Construction Waste Management Plan

- B19. A Demolition and / 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.
- B20. 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 with details of any arrangements included;
 - b) To make clear that 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 that no materials will be used in a manner that will pose a risk to public safety; and
- e) That bulk garbage and/or waste bins delivered by waste contractors are to be kept within the site boundary.

External walls and cladding

- B21. Prior to commencement of work, independent advice is required to confirm that the products and systems proposed for use or used in the construction of any external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the National Construction Code.
- B22. 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.

Operational noise – Mechanical Plan and Equipment

- B23. 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 titled 'Milton Hospital - Cancer Care and CT Imaging Construction Noise and Vibration Management Plan' prepared by Acoustic Logic dated 11/5/2025.

Noise Management Measures

- B24. Recommendations set out in Sections 5-7 of the report titled 'Milton Hospital - Cancer Care and CT Imaging Construction Noise and Vibration Management Plan' prepared by Acoustic Logic dated 11/5/2025 shall be applied in the preparation of any noise management plan as part of the required detailed Construction Environmental Management Plan (CEMP).
- B25. During preparation of the construction program, where relevant, the project shall consult with the hospital/occupier of the campus to determine what areas (if any) of the hospital are noise sensitive, and at what time(s) (ward rooms, operating theatres, etc.).
- B26. Feasible acoustic controls or management techniques (use of screens, scheduling of noisy works, notification of adjoining land users, respite periods) are to be utilised when undesirable noise impacts are anticipated.
- B27. 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.

Erosion and Sediment Control

- B28. 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.
- B29. 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.

- B30. 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.

Services and Utilities

- B31. Prior to the commencement of works, any services and utilities that may be impacted by the works are to be appropriately relocated.

Construction worker transport strategy

- B32. 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.

Monitoring and Reporting

- B33. 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 quarterly following the commencement of works.
- B34. The compliance reporting should:
- a) Utilise the HI Planning Compliance & Monitoring Report template,
 - b) Provide a summary and analysis of the monitoring undertaken and any actions taken in response to these (if needed),
 - c) Include details of any complaints received, and responses and actions to these, and
 - d) Include any strategies adopted to reduce the recurrence of such complaints.
- B35. 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.
- B36. Refer also to Advisory Note AN1.

Part C - During construction/undertaking of work

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

Site notice

- C1. The Site Notice(s) required by mitigation measure B7 must be prominently displayed during the construction of the activity.

Duty to Notify Pollution Incidents - Protection of the Environment Operations Act 1997 (POEO Act)

- C2. Pollution Incidents are to be notified in accordance with requirements of the POEO Act. If the Protection of the Environment Operations (General) Regulation 2022 prescribes the manner and form of notifying pollution incidents, the notification is to conform with such requirements.
- C3. Refer also to Advisory Note AN3.

Approved Hours of Construction

- C4. 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.
- C5. Notwithstanding the above, construction activities may be undertaken outside of the approved hours of construction if required:
- (i) By the police or a public authority (other than Health Infrastructure) for the delivery of vehicles, plant or materials; or
 - (ii) In an emergency to avoid the loss of life, damage to property or to prevent environmental harm, or
 - (iii) For the delivery, set up or removal of the project's crane(s); or
 - (iv) Where construction activities will be inaudible at the nearest external sensitive receiver, and where a Disruption Notice (where required) has been issued by the LHD/Hospital for such works.

Out of Hours Works (OOHW)

- C6. Advance approval must be obtained for construction works/activities required to be undertaken outside of the approved hours of construction and which do not meet the criteria for OOHW under C5.

Advisory Note: Out of Hours Works (OOHW) applications must be made in accordance with the HI OOHW Protocol. Applications are to be submitted to HI-Planning (HI-Planning@health.nsw.gov.au) **at least 21 days prior to the commencement of the out of hours work**. The HI OOHW Protocol is available on HI's Delivery Partners Library and includes an application form.

Access and pedestrian movements

- C7. Safe pedestrian access and movement to the hospital and surrounding buildings shall always remain unimpeded. Appropriate signage and directional information shall be provided.

Construction Management

- C8. 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;

- b) The approved REF, plans and supporting documents approved under mitigation measure 2; and
- c) Any other licences, permits, approvals and land owners consents as required under any other legislation.

Construction Site Management

- C9. 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.
- C10. The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- C11. 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 (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.
- C12. 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.
- C13. All contractor(s) must meet all workplace safety legislation and requirements.

Erosion and Sediment Control

- C14. Erosion and control measures are not to be removed until disturbed areas have stabilised.
- C15. 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.
- C16. 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 including those within temporary construction compound(s).
- C17. Erosion and control measures are not to be removed until disturbed areas have stabilised. 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.

Air Quality and Dust Management

- C18. 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.

- C19. Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- C20. Exposed areas are to be progressively revegetated as soon as practical.
- C21. 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.
- C22. 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.

Services

- C23. 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.

Traffic Management

- C24. Existing traffic access and arrangements should be maintained during construction as much as practicable.

Unexpected Finds

- C25. 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.
- C26. 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.
- C27. 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.
- C28. 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.

Contamination

- C29. 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
- C30. 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.

- C31. 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.
- C32. 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.
- C33. Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

Noise and Vibration Management

- C34. All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- C35. Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.
- C36. Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- C37. All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- C38. 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.
- C39. 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.
- C40. Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- C41. Any equipment not used for extended periods is to be switched off.
- C42. 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 C4.

Non Aboriginal Heritage

- C44. All personnel working on site will receive training in their responsibilities under the Heritage Act.
- C45. 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.
- C46. Work shall not recommence until the significance of the find is established.
- C47. Should significant relics be identified, external approvals to impact the relics may be required

Aboriginal Heritage

- C48. 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).

- C49. 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.
- C50. 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.
- C51. 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.

Part D - Prior to commencement of operation

Note: The following Measures are to be complied with prior to commencement of operation of the facility.

Crown Certificate Completion

- D1. A Crown Completion Certificate is to be issued by a Crown Certifier prior to the occupation of the works.

Compliance with Plans and Supporting Documentation

- D2. 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.

Works as Executed

- D3. Prior to use of the facility, "Works as Executed" drawings are to be submitted to HI.

Structural certification

- D4. 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.
- D5. 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.
- D6. A copy of the structural certificate is to be provided to the Crown Certifier.

Fire safety certification

- D7. 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.
- D8. A copy of the Final Fire Safety Certificate is to be provided to the Crown Certifier, the hospital and/or the LHD and Health Infrastructure.
- D9. 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).
- D10. A copy of the Final Fire Safety Certificate and Schedule are to be prominently displayed in the building.

Advisory 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

Post-construction assets and infrastructure dilapidation report

- D11. Prior to use of the facility, a post-construction dilapidation report is to be prepared.
- D12. The post-construction dilapidation report should:
- Identify whether the construction work created any structural damage to affected infrastructure, as identified in the pre-construction dilapidation report at mitigation measure B16;
 - 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.

D13. 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.

Operational waste management

D14. 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.

D15. A copy of the Operational Waste Management Plan is to be provided to the Crown Certifier, hospital and/or LHD.

Mechanical ventilation

D16. 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.

Operational Noise – Plant and Machinery

D17. 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 11 May 2025.

Part E - Post occupation/ operation

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

Operation of plant and machinery

- E1. Fixed plant machinery installed as part of the activity must be maintained in proper and efficient condition.

Requirement to comply with Protection of the Environment Operations Act 1997

- E2. The activity must remain compliant with Section 120 of the Protection of the Environment Operations Act 1997, which prohibits the pollution of waters.
- E3. 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 require under the *Protection of the Environment Operations (General) Regulation 2022*.
- E4. 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.

Hazards and risks

- E5. Chemicals, fuel and oils that could be used on the site are to be handled in accordance with:
- E6. The requirements of relevant Australian Standards; and/or
- E7. The EPA Storing and Handling of Liquids: Environmental Protection – Participants Manual if the chemicals are liquids.

Dangerous goods

- E8. 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.

Health Infrastructure

1 Reserve Road
St Leonards NSW 2065

Locked Mail Bag 2030
St Leonards NSW 1590

T: 02 9978 5402
W: hinfra.health.nsw.gov.au