

## HEALTH INFRASTRUCTURE

# Moree Hospital Redevelopment

Gomeroi, Kamilaroi Gamilaroi Country

Decision Statement for Review of Environmental Factors –

Prepared by GeoLINK

Version Number 01



Health  
Infrastructure

***DETERMINED – APPROVAL***

REF Approval No: 1/2025

Date: 24/1/2025



# Moree Hospital Redevelopment

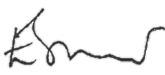
Project Details	
Project Name	Moree Hospital Redevelopment
Project Location	58 Victoria Terrace, Moree
REF Prepared by	GeoLINK dated 31 January 2024, as updated by HI-Planning - Project Advisory, 20 August 2024
Activity Description	Demolition works and construction of a new Acute Services Building at Moree Hospital

## Decision Statement

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

## Determination

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 5.5 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, and having regard to the HI-Assessment Report, and the Review of Environmental Factors prepared by GeoLINK dated 31 January 2024, as updated by HI-Planning – Project Advisory 20 August 2024, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures in Schedule 1 below.

  
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24 January 2025  
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Emma SkulanderDate

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

- 1.1 In addition to meeting the mitigation measures in this determination, all reasonable and feasible measures should be implemented to prevent impacts to the environment that may result from the activity.
- 1.2 The mitigation measures in this Decision Statement prevail to the extent of any inconsistency, ambiguity or conflict between them and the document listed in 2.1 below. In the event of any inconsistency, ambiguity or conflict between any of these documents listed in 2.1, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

#### 2. Development in Accordance with Plans and Documentation

- 2.1 The proposal must be carried out generally in accordance with the Review of Environmental Factors dated 31/1/2024 and prepared by GeoLINK (and as updated by HI-Planning – Project Advisory on 20 August 2024) on behalf of NSW Health Infrastructure (including accompanying Appendices A – A1) 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
REF- Cover Sheet	REF001	A	17/10/23	STH
REF – Existing Site Plan	REF002	A	17/10/23	STH
REF – Demolition Plan	REF003	A	17/10/23	STH
REF – Proposed Site Plan	REF004	A	17/10/23	STH
REF - General Floor Plan - Ground Floor	REF005	A	17/10/23	STH
REF - General Floor Plan- Level 1	REF006	A	17/10/23	STH
REF - General Floor Plan – Roof Plan	REF007	A	17/10/23	STH
REF – Overall Sections	REF008	A	17/10/23	STH
REF – Overall Elevations	REF009	A	17/10/23	STH
Cover Sheet and Drawing Register	MHR-TB-LA-SW-100	P3	17/10/23	Taylor Brammer
Site Plan	MHR-TB-LA-SW-200	P3	17/10/23	Taylor Brammer
Detailed Plan - East	MHR-TB-LA-SW-201	P3	17/10/23	Taylor Brammer
Detailed Plan - West	MHR-TB-LA-SW-202	P3	17/10/23	Taylor Brammer
Tree Removal and Retention Plan	MHR-TB-LA-SW-300	P3	17/10/23	Taylor Brammer

### 3. Design integrity

- 3.1 The 'for construction drawings' with materials, colours and finishes are to be consistent with the approved plans and the Built Form and Urban Design Report dated 29 November 2023 (Rev C) by STH. Changes to design including materials and finishes are to be made in consultation with HI's Design Advisor, HI's Sustainability Team and/or 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. Staging

- 4.1 The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both demolition, construction and operation as the case may be) must be prepared and submitted via email to the satisfaction of HI-Planning (HI-Planning@health.nsw.gov.au). The Staging Report must be submitted to HI-Planning no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).
- 4.2 A Staging Report prepared in accordance with measure 4.1 must provide the following:
- a. if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
  - b. if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
  - c. specify how compliance with conditions will be achieved across and between each of the stages of the project; and
  - d. set out mechanisms for managing any cumulative impacts arising from the proposed staging.
- 4.3 Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the HI-Planning.
- 4.4 Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.

### 5. Crown Certificate

- 5.1 A Certificate under Section 6.28 of the *Environmental Planning and Assessment Act 1979* is to be obtained prior to any work commencing. HI shall be provided with a copy of all evidence provided to the Crown Certifier.

### 6. National Construction Code of Australia

- 6.1 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. HI shall be provided with a copy of all the evidence provided to the Crown certifier with regards to the National Construction Code of Australia compliance at all the construction stages.

### 7. Approvals

- 7.1 These mitigation measures do not remove any obligation to obtain all other licences, permits, approvals and landowner consents from all relevant authorities and landowners 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.

## **8. Long Service Levy**

- 8.1 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.

## **9. Works In the Road Reserve**

- 9.1 Prior to the commencement of any work, 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.

## **10. Public works**

- 10.1 Any proposed public works, including but not limited to new pathways, road and/or gutter reinstatement, street tree planting shall be designed in accordance with Council's requirements and design details of the works may require further consultation with Moree Council.

## **11. Tree Management and Landscape**

- 11.1 Any recommendations included in the Arboricultural Impact Assessment report prepared by Wade Ryan Consulting shall be included in the detailed design, through the construction and operational stages of the development.
- 11.2 Trees not proposed to be removed, and which are in the zone of influence or may otherwise be impacted by the works, vehicular movements or other activity related to the approval are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- 11.3 No building materials, plant machinery, builder's sheds and the like are permitted to be stored under the canopy of existing trees.
- 11.4 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 Taylor Brammer and dated 17.10.2023 with a minimum pot size of 45L.

## **12. Remediation Work**

- 12.1 Development consent from Moree Plains Shire Council is required for Category 1 ancillary remediation works. All required regulatory notifications and permits are to be obtained prior to commencement of works, including development consent for Category 1 remediation Works from Council pursuant to *State Environmental Planning Policy (Hazards and Resilience) 2021*.

## **13. Demolition**

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

## **14. Structural adequacy**

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

## **15. External walls and cladding**

- 15.1 The external walls of buildings, including additions to existing buildings, that are part of the activity, must comply with the relevant requirements of the National Construction Code/Building Code of Australia and any related requirements detailed in the projects Statement of Sustainability Initiatives dated 10 October 2024.

## **16. External materials**

- 16.1 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:
- The alternative colour/material is of a similar tone/shade and finish to the approved external materials and colours; and
  - The quality and durability of any alternative material is the same standard as the approved external building materials.

## **17. Sustainability**

- 17.1 Prior to the commencement of construction, it must be demonstrated to the Crown Certifier that the ESD initiatives recommended by the Statement of Sustainability dated 10 October 2024 prepared by HI have been incorporated into the design, construction and operation of the activity.
- 17.2 The activity is to achieve compliance with Section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058 (Rev B)) by attaining a minimum of 45 points in accordance with the ESD Evaluation Tool.

## **18. Flood management**

- 18.1 The activity shall adopt the recommendations of the Flood Assessment Report titled Flood Risk Report, prepared by Northrop dated 1/12/2023.
- 18.2 The building shall be designed so that finished floor levels are located above the 1% AEP plus a 500mm freeboard.
- 18.3 The Draft Flood Emergency Plan prepared by Northrop shall be further developed in consultation with The Local Health District, NSW SES, Moree Plains Shire Council and relevant community groups to ensure the evacuation strategy and emergency management measures are relevant, finalised and formally adopted prior to Occupation.
- The Evacuation Management Plan (EMP) should be updated to ensure early evacuation is enacted to avoid the site and road network being impacted. A trigger should be included by monitoring local gauges and in the flood height is expected to exceed 10.32m at the Moree Gauge evacuation should occur (unless otherwise stipulated). A flood engineer should provide more detailed advice in respect to any of the evacuation procedures proposed.
- 18.4 A comprehensive flood awareness program shall be prepared by a qualified consultant for all new and visiting staff to form part of the hospital induction process including the provision of appropriate signage and advice on evacuation if a flood event is likely to occur. The program and its initiatives shall be implemented prior to occupation.
- 18.5 The structural design of the building shall be in accordance with the recommendations of the Northrop Flood Assessment Report dated 7/12/2023 REV E to ensure the building can withstand the impacts of flood velocities on the structure.
- 18.6 Any storage rooms for critical supplies, goods and materials (including medicines) are to be located above the PMF where possible.

- 18.7 Any critical building services infrastructure within the site is protected and it is recommended that it is located above the PMF where possible

**19. Safer by design**

- 19.1 The activity shall adopt the relevant and reasonable recommendations of the Crime Prevention Through Environmental Design/Safer by Design Report titled Built Form and urban Design Report, prepared by STH dated 29/11/2023.

**20. Parking and traffic**

- 20.1 Any recommendations outlined in the Transport Impact Assessment prepared by ptc, dated 26/10/2023 relating specifically to Sections 1-7 and 9 only of the Assessment shall be included in the detailed design, construction stages and operation of the facility.

**21. Water management**

- 21.1 The activity shall adopt the relevant and reasonable recommendations of the Water Quality Assessment Report titled Stormwater Design Report, prepared by Northrop and dated 8/9/2023.

**22. Heritage management**

- 22.1 The activity shall adopt the recommendations of the Heritage Report titled Statement of Heritage Impact, prepared by Ozark and dated 25/10/2023.
- 22.2 Prior to any works commencing onsite an Interpretation Strategy and Plan shall be developed by a qualified consultant to ensure that the heritage significance of any buildings to be demolished are sensitively interpreted through the new design as recommended by the Ozark report. The Strategy and Plan shall be prepared by a qualified heritage consultant and shall be in liaison with the Project Team and LHD. The final strategy and plan shall be provided to the Certifier and a copy provided to HI-Planning Compliance Team.

**23. Compliance with Mitigation Measures**

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

**24. Non-compliance notification**

- 24.1 Where a non-compliance with a mitigation measure is identified the HI-Planning Team and HI-Regional Executive Director must be notified. Notification shall be made to the email address of the HI-Planning Team, HI-Planning@Health.nsw.gov.au.
- 24.2 Non-compliances are to be notified to HI-Planning and the HI Regional Executive Director as soon as is practical after the proponent acting on the activity approval, becomes aware of the non-compliance.
- 24.3 The notification should identify relevant activity, detail the non-compliance and the way in which the activity is non-compliant with any mitigation measure, any known reasons for the non-compliance and what action(s) have been or will be undertaken to address the non-compliance.

## Prior to commencement of works

**Note:** The following Measures are to be complied with prior to the commencement of works on the activity site, and at other stages where stated.

**25. Consultation Approach**

- 25.1 Prior to the commencement of work, a consultation approach shall be prepared that:

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

## **26. Community Notification**

- 26.1 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 at least 2 days before work starts in accordance with Section 2.64A(5) of the T&I SEPP. The notification should outline the project, the expected timing for commencement and completion of construction works.
- 26.2 The Proponent shall develop a complaints management system and record details of all complaints received and the means of resolution of those complaints. A Complaints Register shall be prepared and made available on request.
- 26.3 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.
- 26.4 Where practical, work programs for noisy works 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.
- 26.5 A site notice board must be provided and be located at the entrance or other appropriate location on the site in a prominent position. The notice must be A1 sized (minimum), durable and weatherproof and include the following:
  - a. 24-hour contact person for the site;
  - b. Telephone and email addresses;
  - c. Site activities and time frames; and
  - d. Details of where accessible project information can be sourced.
- 26.6 The site notice must be placed at eye level and be erected no less than 2 days prior to the commencement of works/activities.

## **27. Geotechnical**

- 27.1 Recommendations outlined in the Geotechnical Report prepared by JKGeotechnics dated 17 August 2022 and the additional Geotechnical Investigation by JKGeotechnics shall be adopted and implemented in the detailed design and construction of the facility.

## **28. Ecology**

- 28.1 The recommendations of the Biodiversity Assessment Report prepared by GeoLink and dated 1 December 2023 shall be implemented prior to any demolition or tree removal and during construction works.

## **29. Site contamination**

- 29.1 Any remediation works on site would be classified as Category 1 Remediation under Clause 4.8 of *State Environmental Planning Policy (Resilience and Hazards) 2021* as the works would be undertaken in an area that is identified as a 'place of Aboriginal cultural significance' under the Moree Local Environmental Plan 2011. Category 1 Remediation requires development consent from Moree Plains Shire Council requiring the

preparation of a development application and associated Statement of Environmental Effects. Development Consent must be obtained from Council, prior to the commencement of works, and all conditions of consent complied with.

- 29.2 Recommendations of the Detailed Site Investigations prepared by JK Environments dated 20 September 2023 shall be implemented prior to and during construction.

### **30. Hazardous Materials**

- 30.1 All asbestos handling shall be carried out consistent with the recommendations of the Hazardous Materials Survey prepared by JKEvironments and dated 23 August 2022.
- 30.2 An Asbestos Management Plan is to be prepared to provide a procedure to control the risk of exposure from asbestos and lead impacted topsoil during the work.
- 30.3 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.
- 30.4 Waste must be transported by an appropriately licensed transporter, and disposed to a facility that is licensed to receive that class of waste. It is recommended that this report is sent to the proposed receiving facility to confirm their acceptance of the material prior to off-site disposal. If the description of the soil differ from that described within, then further assessment for waste classification purposes may be required prior to off-site disposal.
- 30.5 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- 30.6 Air monitoring devices shall be put in place, around the site, during the demolition. A qualified environmental hygienist (if required) shall be on site to supervise the work to ensure the safety of workers and the public are not compromised in anyway. Daily monitoring and results will be taken and analysed to ensure safe air quality levels ensue.
- 30.7 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.

### **31. Pre-Construction Dilapidation Report**

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

### **32. Pre-Construction Survey – Adjoining Properties**

- 32.1 Prior to construction, an offer of a pre-construction survey is to be made to adjoining buildings within the zone of influence of the work.
- 32.2 Where the offer of a pre-construction survey 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 Survey Report.

### 33. Construction Management

- 33.1 A detailed Construction Environmental Management Plan (CEMP) is to be prepared prior to the commencement of works, provided to the Crown Certifier, and implemented during the undertaking of works. The CEMP must be prepared having regard to the *Environmental Management Plan Guideline: Guideline for Infrastructure Projects (2020)* prepared by the Department of Planning and Environment, and is to include (where relevant), but not be limited to, the following:
- a. Details of:
    - i. hours of work;
    - ii. 24-hour contact details of site manager;
    - iii. management of dust and odour;
    - iv. stormwater control and discharge;
    - v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
    - vi. any other specific environmental construction mitigation measures detailed in this REF;
    - vii. any requirements outlined in any relevant approvals, permits or licences; and
    - viii. community consultation and complaints handling.
  - b. Construction traffic and Pedestrian Management Plan;
  - c. Construction noise and vibration management;
  - d. Construction waste management, including contaminated waste;
  - e. Construction soil and water management;
  - f. Flood management;
  - g. Tree protection;
  - h. Air quality and dust management measures;
  - i. Demolition Work Plan;
  - j. Unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
  - k. Unexpected finds protocol for historical heritage;
  - l. Unexpected finds protocol for contamination;
  - m. Emergency Management Plan; and
  - n. Training of responsibilities under *National Parks and Wildlife Act 1975*, *Heritage Act 1977* and any other relevant legislation.

### 34. Demolition/Construction Waste Management Plan

- 34.1 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.
- 34.2 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.

34.3 The following mitigation measures will be implemented in order to prevent adverse impacts in relation to waste generated by the proposed works:

- a. No materials will be used in a manner that will pose a risk to public safety and waste generated from the proposed works will be sorted for recycling where possible;
- b. Unnecessary resource consumption will be avoided; and
- c. Non-recyclable wastes will be collected and disposed of or reused in accordance with Office of Environment and Heritage (OEH) guidelines.

### 35. External walls and cladding

- 35.1 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 Building Code of Australia.
- 35.2 The independent advice is to be prepared and signed by a suitable qualified expert, such as a façade engineer or other building professional and a copy of the advice is to be provided to the Crown Certifier.

### 36. Construction Air Quality and Dust Management Plan

- 36.1 The Construction Air Quality and Dust Management Plan to be included in the CEMP required by condition/mitigation measure 33 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;
  - b. No burning of materials is permitted;
  - c. Dust generated during construction works is to be controlled to avoid impact on surrounding properties;
  - d. All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period/approved work hours;
  - e. Excessive use of vehicles and powered construction equipment is to be avoided;
  - f. Exposed areas are to be progressively revegetated as soon as practical;
  - g. Vehicle wash down areas (or other effective alternative) are to be established on-site to ensure all mud and soil from construction vehicles is not carried onto public roads;
  - h. All vehicles involved in any excavation and/or demolition and departing the site with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway; and
  - i. Vehicles, machinery and equipment will be maintained in accordance with manufacturer's specifications and meet the requirements of the Protection of the Environment Operations Act 1997, and associated regulations.

### **37. External lighting**

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

### **38. Operational noise – Mechanical Plan and Equipment**

- 38.1 Prior to the installation of mechanical plant and equipment, independent advice is required to confirm compliance with relevant project noise trigger levels as recommended in the Construction and Operational Noise and Vibration Assessment, prepared by Muller Acoustic Consulting (MAC) and dated November 2023.
- 38.2 The independent advice should be prepared by suitably qualified expert, such as a practising acoustic engineer, and a copy of the advice is to be provided to the Crown Certifier.

### **39. Existing helipad/helicopter operations during construction**

- 39.1 Prior to the commencement of construction, independent advice is required to review and confirm that helipad/helicopter operations on the hospital site remain of safe operation during construction.
- 39.2 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.
- 39.3 The independent advice should be prepared by a suitably qualified expert, such as a practising aviation consultant, and a copy of the advice is to be provided to the Crown Certifier.

### **40. Noise Management Measures**

- 40.1 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.).
- 40.2 Identify feasible acoustic controls or management techniques (use of screens, scheduling of noisy works, notification of adjoining land users, respite periods) when excessive levels may occur.
- 40.3 For activities where acoustic controls and management techniques still cannot guarantee compliant noise levels, implement a notification process whereby nearby development is made aware of the time and duration of noise intensive construction processes.

### **41. Erosion and Sediment Control**

- 41.1 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.
- 41.2 Works will only commence once all erosion and sediment controls have been established. The controls will be maintained in place until the works are complete and all exposed erodible materials are stable.
- 41.3 Erosion and sedimentation controls will be checked and maintained (including clearing of sediment from behind barriers) on a regular basis (including after any precipitation events) and records kept and provided on request.

#### 42. Stormwater Management System

- 42.1 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:
- Be in accordance with the relevant plans and supporting documents under condition/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 Guidebook (Engineers Australia, 2019 Version 4.2 or as updated)* and *Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines*.

#### 43. Services and Utilities

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

#### 44. Construction Traffic Management

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

#### 45. Construction worker transport strategy

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

#### 46. Monitoring and Reporting

- 46.1 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 monthly (unless otherwise agreed to by HI-Planning) following the commencement of works.
- 46.2 The compliance reporting should:
- Provide a summary and analysis of the monitoring undertaken and any actions taken in response to these (if needed).
  - Include details of any complaints received, and responses and actions to these;
  - Include any strategies adopted to reduce the recurrence of such complaints; and

The compliance reports are to be provided to the HI-Planning Team (email to [HI.Planning@health.nsw.gov.au](mailto:HI.Planning@health.nsw.gov.au)) and the relevant HI-Regional Executive Director.

Refer also to Advisory Note AN1.

#### 47. Independent Environmental Audit

- 47.1 Prior to the commencement of works, a program of independent audits shall be prepared for the activity generally in accordance with the *Independent Post Approval Requirements 2020* (published on the Department of Planning, Housing and Infrastructure's website) and AS/NZS ISO 19011-2019 Guidelines for Auditing Management Systems (unless otherwise agreed to by HI-Planning).

The timing and scope of each audit is to be defined in the program. The program is to be submitted to and approved by HI-Planning via [HI-Planning@health.nsw.gov.au](mailto:HI-Planning@health.nsw.gov.au).

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

- 47.2 The independent auditor must be engaged in accordance with Section 7.4 of HI's *Town Planning Approvals – Guide to Post Approval Management (Feb 2023)*.
- 47.3 Audits should be undertaken by suitably qualified personnel independent to the activity ('independent auditor') and documented in an audit report which:
- Assesses how the mitigation measures of the approval are being satisfied;
  - Adequacy of any documents required under the mitigation measures;
  - Outlines the performance of the activity with respect to any impacts on the surrounding environment including local community; and
  - Recommends any measures or actions to improve the performance of the activity, if deemed required.
- 47.4 The independent audit reports are to be provided to the HI-Planning Team via email [HI-Planning@health.nsw.gov.au](mailto: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.

### 48. Site notice

- 48.1 The Site Notice(s) required by mitigation measure 26.5 must be prominently displayed during the construction of the activity.

### 49. Construction Site Management

- 49.1 Construction site fencing is to be installed around the construction site. Vehicle and workforce access points and roads to the construction compounds are to be clearly designated and controlled for authorised access only. Vegetation clearance is to be minimised and is not in conflict with the scope of the approval.
- 49.2 The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 49.3 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.
- 49.4 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.

- 49.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 49.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 49.7 No batching plant is permitted on the site.
- 49.8 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.
- 49.9 All contractor(s) must meet all workplace safety legislation and requirements.
- 49.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 49.11 All loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

## **50. Erosion and Sediment Control**

- 50.1 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.
- 50.2 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.
- 50.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

## **51. Air Quality and Dust Management**

- 51.1 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.
- 51.2 No burning of materials is permitted.
- 51.3 Dust generated during construction activities is to be controlled to avoid impact on surrounding properties.
- 51.4 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 51.5 Excessive use of vehicles and powered construction equipment is to be avoided.
- 51.6 Exposed areas are to be progressively revegetated as soon as practical.
- 51.7 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 51.8 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.
- 51.9 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.

## **52. Construction**

- 52.1 No blasting shall be permitted during construction.
- 52.2 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:
- 9am to 12pm, Monday to Friday;
  - 2pm to 5pm Monday to Friday; and
  - 9am to 12pm Saturday.

## **53. Services**

- 53.1 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.
- 53.2 Where services are found not to be adequate to support the activity they shall be appropriately augmented.

## **54. Stormwater management system**

- 54.1 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 generally in accordance with the water quality management report titled Stormwater Design Report, prepared by Northrop and dated 8/9/2023;
  - 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, 2019 V4.2 or as updated)* and *Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines*.

## **55. Traffic Management**

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

## **56. Contamination and Unexpected Finds**

- 56.1 Should any new soil contamination information or contaminants be identified during the undertaking of works which have the potential to alter previous conclusions about site contamination, then the Managing Contractor and HI must be immediately notified and works must cease in the location of the contamination.
- 56.2 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.
- 56.3 Following completion of the remediation, a Site Remediation and Validation Report (SRVR) which documents the completeness of the remedial work is to be submitted to HI and the EPA, if required.
- 56.4 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.

- 56.5 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
- 56.6 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.
- 56.7 Construction works should not result in the contamination of the site.
- 56.8 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.
- 56.9 The contractor shall develop a procedure for the management of acid sulfate material (ASM) including identification, testing and treatment of ASM encountered during the works and opportunities for reuse of treated ASM within the site.
- 56.10 Materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

## **57. Contamination**

- 57.1 Any remediation works on site would be classified as Category 1 Remediation under Clause 4.8 of *State Environmental Planning Policy (Resilience and Hazards) 2021* as the works would be undertaken in an area that is identified as a 'place of Aboriginal cultural significance' under the Moree Local Environmental Plan 2011. Category 1 Remediation requires development consent from Moree Plains Shire Council requiring the preparation of a development application and associated Statement of Environmental Effects. Remediation will need to be undertaken in accordance with the conditions of consent imposed by Council.
- 57.2 Remediation is to be undertaken of contaminated land in accordance with the approved Remediation Action Plan (RAP) titled Remediation Action Plan, dated 2 November, prepared by JKENvironments and any development consent conditions required by Moree Plains Shire Council. Amendments to the approved RAP required as a result of further investigations must be prepared by a suitably qualified and experienced expert and approved by the relevant authority.

## **58. Noise and Vibration Management**

- 58.1 All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites.
- 58.2 Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline (July 2009)* as far as practicable.
- 58.3 Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- 58.4 All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site.
- 58.5 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.
- 58.6 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.
- 58.7 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 58.8 Any equipment not used for extended periods is to be switched off.

- 58.9 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 52.

#### 59. Non Aboriginal Heritage

- 59.1 All personnel working on site will receive training in their responsibilities under the *Heritage Act 1977*.
- 59.2 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.
- 59.3 Work shall not recommence until the significance of the find is established.

#### 60. Aboriginal Heritage

- 60.1 If suspected Aboriginal material has been uncovered as a result of development activities within the Project Area:
- Work in the surrounding area is to stop immediately;
  - 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).
- 60.2 Should human remains be located at any stage during earthworks within the Project Area, all works must halt in the immediate area to prevent any further impacts to the remains. The site should be cordoned off and the remains themselves should be left untouched. The nearest police station, the relevant Local Aboriginal Land Council and the OEH Regional Office are all to be notified as soon as possible.
- 60.3 If Aboriginal cultural materials are uncovered as a result of development activities within the Project Area, they are to be registered as Sites in the Aboriginal Heritage Information Management System (AHIMS) managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.
- 60.4 All efforts must be taken to avoid any impacts on Aboriginal Cultural Heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the Proponent, OEH and the Aboriginal community.
- 60.5 Recommendations of the Aboriginal Due Diligence Assessment Report prepared by OzArk and dated August 2023 shall be implemented prior to, during and after construction works.

#### 61. Restriction on Hours during Construction

- 61.1 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.

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

- 61.2 Activities may be undertaken outside of hours in measure 61.1 if required:
- By the police or a public authority for the delivery of vehicles, plant or materials;
  - In an emergency to avoid the loss of life, damage to property or to prevent environmental harm or;

- For the delivery, set up or removal of the projects crane(s).

61.3 Where the works are inaudible at the nearest sensitive receiver, a disruption notice has been issued by the relevant Local Area Health District (LHD) or hospital and a letter of support has been provided from the relevant LHD or hospital for the Out of Hours Works.

61.4 Consideration will be given to extending these hours to allow for specific work tasks on a case by case basis, subject to approval from HI being sought prior to this occurring and the assessment of any impact of this extension.

## **62. Access and pedestrian movements**

62.1 Safe pedestrian access and movement to the hospital and surrounding buildings shall remain unimpeded.

62.2 Appropriate signage and directional information shall be provided.

## **63. Construction data**

63.1 Any construction related data required under HI's project toolkit shall be provided to HI as part of monthly project reporting, including (but not limited to):

- Construction sustainability data (as outlined in DGN058 and associated documentation) including site energy usage, material usage (including recycled content), water usage, waste generation/reuse/disposal data, upfront carbon reporting, target reporting.
- Reporting upon Aboriginal Procurement Policy and Infrastructure Skills Legacy program targets

63.2 In addition, where there is a requirement for statutory reporting of any construction related data to another government agency, HI shall be provided with a copy of any required data within a reasonable timeframe to enable checking and upload of data/reports to other government agency.

## **Prior to commencement of operation**

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

## **64. Crown Certificate Completion**

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

## **65. Works as Executed**

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

## **66. Structural certification**

66.1 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.

66.2 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.

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

## **67. Warm water systems and cooling systems**

67.1 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.

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

#### **68. Fire safety certification**

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

68.2 A copy of the Fire Safety Certificate is to be provided to the Crown Certifier, the hospital and/or the LHD.

#### **69. Post-construction dilapidation report**

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

69.2 The post-construction dilapidation report should:

- a. Identify whether the construction work created any structural damage to affected infrastructure, as identified in the pre-construction dilapidation report at mitigation measure 31;
- 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.

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

#### **70. Post-construction survey – adjoining properties**

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

70.2 The post-construction survey should:

- a. Identify whether construction work caused any damage to affected buildings identified in the pre-construction survey at mitigation measure 32; and
- b. Be provided to the owner of identified buildings and Crown Certifier in the form of Post-Construction Survey Report.

70.3 Where the post-construction survey 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.

#### **71. Operational waste management**

71.1 Prior to the use of the facility, any operational waste management measures necessary for the activity shall be finalised in an Operational Waste Management Plan. This plan should outline how waste would be minimised, handled, stored and disposed of appropriately, including in accordance with any relevant guidelines including those required under DGN058 compliance pathway. This Plan shall be prepared and signed off by a suitably qualified waste specialist.

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

#### **72. Safer by Design**

72.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the relevant and reasonable recommendations of the Crime Prevention Through Environmental Design/Safer By Design report titled Built Form and urban Design Report, prepared by STH dated 29/11/2023. This includes safer by design operational measures (where provided).

- 72.2 A copy of any Crime Prevention Through Environmental Design/Safer by Design operational measures is to be provided to the hospital and/or LHD.

**73. Stormwater operation and maintenance plan**

- 73.1 Prior to the use of the facility, a Stormwater Operation and Maintenance Plan is to be prepared and submitted to the satisfaction of the Crown Certifier. The Stormwater Operation and Maintenance Plan shall ensure that stormwater quality measures remain effective and contain the following:
- a. Maintenance schedule of all stormwater quality treatment devices;
  - b. Record and reporting details; and
  - c. Work Health and Safety requirements.
- 73.2 A copy of the Stormwater Operation and Maintenance Plan is to be provided to the hospital and/or LHD.

**74. Flood management**

- 74.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the recommendations of the flood management report titled Flood Risk Report, prepared by Northrop dated 1/12/2023. This includes any operational emergency management measures (where provided).
- 74.2 A copy of the finalised and adopted Emergency Evacuation Management Plan including all operational emergency management measures is to be provided to the hospital and/or LHD for ongoing implementation.

**75. Water management**

- 75.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the recommendations of the water quality assessment report titled Water Quality Assessment Report titled Stormwater Design Report, prepared by Northrop and dated 8/9/2023 have been incorporated into the activity. This includes any water management measures (where provided).
- 75.2 A copy of water management measures is to be provided to the hospital and/or LHD.

**76. Heritage management**

- 76.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that of the Heritage Report Statement of Heritage Impact, prepared by Ozark and dated 25/10/2023 have been incorporated into the activity including all recommendations of the Interpretation Strategy and Plan.

**77. External Lighting**

- 77.1 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.

**78. Mechanical ventilation**

- 78.1 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.

**79. Operational Noise – Plant and Machinery**

- 79.1 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 Muller Acoustic Consulting and dated 28 November 2023.

#### 80. Landscaping

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

#### 81. Landscape Management Plan

- 81.1 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.
- 81.2 A copy of the Landscape Management Plan is to be provided to the Crown Certifier, hospital and/or LHD.
- 81.3 Prior to the use of the facility all the replacement trees are to be planted.

#### 82. Bicycle Parking and End of Trip Facilities

- 82.1 Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the following requirements for secure bicycle parking and end of trip facilities have been satisfied:
- a. Provisions of bike racks shall be upgraded to contemporary standards;
  - b. The layout, design and security of bicycle facilities that comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking Facilities, Part 3: Bicycle Parking, and are suitably located with respect to access and surveillance;
  - c. The provision of end of trip facilities for staff including showers, change areas and storage shall be upgraded to contemporary standards; and
  - d. Appropriate wayfinding and advisory signage must be installed.

#### 83. Car Parking

- 83.1 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 layout and design of car parking complies with the relevant Australian Standards;
  - b. Associated lighting to the car parking facilities, and any required operational measures; and
  - c. Appropriate wayfinding and advisory signage.

#### 84. Signage

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

### Post occupation

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

#### 85. Operation of plant and machinery

- 85.1 All plant and equipment used as part of the activity must be maintained and operated in proper and efficient condition.

**86. External lighting**

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

**87. Stormwater management**

- 87.1 Stormwater management systems, including any water treatment systems, must be maintained and operated in a proper and efficient condition.
- 87.2 Stormwater management systems, including any water treatment systems, must be maintained and operated in a proper and efficient condition and in accordance with the Stormwater Operation and Management Plan at mitigation measure 73.

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

- 88.1 The activity must remain compliant with Section 120 of the *Protection of the Environment Operations Act 1997* (POEO Act), which prohibits the pollution of waters.
- 88.2 Pollution incidents are to be reported in accordance with the requirements of Part 5.7 of 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 POEO Regulation 2022.
- 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 [HI-Planning@health.nsw.gov.au](mailto:HI-Planning@health.nsw.gov.au).

**89. Sustainability**

- 89.1 Within 6 months of operation of the facility, the Crown Certifier is to be provided with evidence that the activity has achieved compliance with Health Infrastructure's Design Guidance Note 058 (Rev B) for the relevant compliance pathway and that a copy of the required sustainability evidence or data has been provided to HI as required by mitigation measure 17 or any statutory sustainability requirement. Certification of compliance shall be issued.

**90. Landscape management**

- 90.1 Landscaping must remain appropriately maintained, and cared, for in accordance with the Landscape Management Plan required at mitigation measure 81.

**91. Hazards and risks**

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

**92. Dangerous goods**

- 92.1 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)*