

Draft Mitigation Measures

Mount Druitt Hospital – Additional Beds Project

31 October 2025

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.

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 11 November 2025 and prepared by _planning Pty Ltd, on behalf of NSW Health Infrastructure (HI) (including accompanying Appendices A - BB) and generally in accordance with the following plans/documentation and their conclusions and recommendation, as modified below and by any of the under-mentioned measures:

Drawing Title	Drawing Ref	Revision	Date	Prepared by
Cover Sheet And Drawing Index	MABN-AR-DG-0001	C	All 23/10/2025	Jacobs
Existing And Demolition Site Plan	MABN-AR-DG-1200	C		
Proposed Site Plan	MABN-AR-DG-1201	C		
Existing And Demolition Site Plan - Oxygen Pad And Hydrant Booster	MABN-AR-DG-1204	B		
General Arrangement Plan - Level 1	MABN-AR-DG-1500	C		
General Arrangement Plan - Level 2	MABN-AR-DG-1501	C		
Proposed Roof Plan	MABN-AR-DG-1800	C		

Drawing Title	Drawing Ref	Revision	Date	Prepared by
Fire And Smoke Compartmentation Plan - Level 1	MABN-AR-DG-1900	C		
Fire And Smoke Compartmentation Plan - Level 2	MABN-AR-DG-1901	C		
Reflected Ceiling Plan - Level 1	MABN-AR-DG-3100	C		
Reflected Ceiling Plan - Level 2	MABN-AR-DG-3101	C		
Proposed Elevations	MABN-AR-DG-4000	C		
Proposed Sections	MABN-AR-DG-4100	C		
Landscape Cover Sheet	000	C	All 31/10/2025	Site Image
Landscape Site Plan	001	C		
Landscape Plan	101	C		
Landscape Details	501	C		
Existing Tree Plan	701	B		
Tree Replacement	702	B		
Canopy Cover	703	A		

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](#) 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 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* (NSW). For further information contact the Long Service Corporation on their Helpline 131441.

Design Integrity

- A11 The 'for construction drawings' with materials, colours and finishes are to be consistent with the approved plans and the Architectural Design Statement dated 31 October 2025 and prepared by Jacobs and Landscape Design Report, dated 31 October 2025 and prepared by Site Image. Changes to design including materials and finishes are to be made in accordance with HI's Design Assurance process and where required, approved via an Addendum to the REF.

External Materials

- A12 The external colours, materials and finishes of buildings must be consistent with the approved plans under mitigation measure A3. 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.

External Walls and Cladding

- A13 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*.

Prior Notice of Category 2 Remediation Work

- A14 Where relevant, all required regulatory notifications and permits are to be obtained including Notification of Category 2 Remediation Works to Council for the remedial work at least 30 days before the commencement of the work. Notice must be given in accordance with clause 4.13 of the *State Environmental Planning Policy (Hazards and Resilience) 2021 (Resilience and Hazards SEPP)*.

Staging Plan

- A15 The development may be constructed and/or operated in stages. Where the development is to be staged, a Staging Plan shall be prepared for the project and be submitted to [HI-Planning](#) for information, prior to the commencement of construction. A copy of the final plan is to be provided to the Certifier and [HI-Planning](#).
- A16 The staging plan must set out how the project is to be staged. An appendix identifying the mitigation measures triggered for each stage (operational and/or construction) must be included. The plan is to address any environmental impacts resulting from staged construction and/or operation of the activity, beyond those identified in the REF and as may be addressed by way of imposed mitigation measures.
- A17 Works shall be consistent with the adopted Staging Plan and at each stage, relevant mitigation measures forming part of this Decision Statement shall be complied with.
- A18 Should the Staging Plan be revised, HI-Planning and the Certifier are to be provided with a copy of the current version of the staging plan.

Tree Management and Landscape

- A19 Trees not proposed to be removed are to be protected in accordance with AS 4970-2009 *Protection of Trees on Development Sites*. No building materials, builder's sheds and the like are permitted to be stored under the canopy of existing trees.
- A20 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 2:1, as indicated by the Landscape Plans prepared by Site Image and dated 31 October 2025 with a minimum pot size of 100L or 200L (dependent upon species in the Plant Schedule), and in accordance with the recommendations (particularly No.2) of the Prescribed Ecological Actions Report as prepared by Abel Ecology and as dated 29 October 2025. The selected location of replacement trees (and landscaping) shall consider and adopt recommendations within the Flood Impact and Risk Assessment.

Flood Management

- A21 The activity shall adopt the relevant and reasonable recommendations of the Flood Assessment Report titled Mount Druitt Hospital Flood Impact and Risk Assessment, prepared by Northrop dated 31 October 2025, including those in relation to tree placement, freeboard levels, and Flood Emergency Response Measures.

Water Management

- A22 The activity shall adopt the relevant and reasonable recommendations of the Water Quality Assessment within the report titled Civil Engineering Report, prepared by ACOR and dated 30 October 2025.

Aboriginal and Non-Aboriginal Heritage Management

- A23 The activity shall adopt the recommendations of the Heritage Reports titled 'Aboriginal Heritage Due Diligence Assessment' and 'Historical Archaeological Assessment', both prepared by Extent and both dated 27 October 2025.
- The proposed works may 'proceed with caution' in accordance with the risk management process set out in the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.
 - All workers involved with earthworks should be receive an Aboriginal Heritage Induction to make all workers informed of what objects to be aware of and the legal protections afforded

to Aboriginal objects and places under the National Parks and Wildlife Act 1974. This will include procedures for managing ‘unexpected finds’ that may be uncovered during construction.

- c) If unexpected Aboriginal objects (or potential Aboriginal objects) are discovered during development in this area, all works in the vicinity of the discovery site should cease and NSW Health Infrastructure should immediately notify Heritage NSW, to determine whether further Aboriginal heritage assessment or permit approvals are required. A heritage advisor may also be engaged to assist in this process.
- d) It is an offence to harm Aboriginal objects without an Aboriginal Heritage Impact Permit approval from Heritage NSW. Work must not recommence at the location of the discovery site until any necessary permits under the National Parks and Wildlife Act 1974 have been approved by Heritage NSW and all permit conditions have been completed.
- e) If any suspected human skeletal remains are identified during development, all works in the vicinity of the discovery site must cease immediately and NSW Health Infrastructure should notify NSW Police, the NSW Coroner’s Office, and Heritage NSW for further advice. Depending on the circumstances of the discovery, this may include fencing off the area, leaving the find in the location or replacing it within the location it was found, covering the trench and find.
 - The *Coroners Act 2009* requires that all works must cease immediately when human skeletal remains are discovered, and the NSW Police and the NSW Coroner’s Office must be immediately notified for further advice.
 - Traditional Aboriginal burials (older than 100 years) are protected under the *National Parks and Wildlife Act 1974* and must not be disturbed unless in accordance with specific approvals provided by Heritage NSW.
 - Interpreting the age and nature of skeletal remains is a specialist field and an appropriately skilled archaeologist or physical anthropologist can be engaged if recommended by the authorities to inspect the discovery site and recommend an appropriate course of action in accordance with the requirements of the *Coroners Act 2009* and the *National Parks and Wildlife Act 1974*.
 - Should the skeletal material prove to be of Aboriginal ancestry and greater than 100 years old, notification of Heritage NSW will be required. Notification should also be made to the Commonwealth Minister for the Environment, under the provisions of the *Aboriginal and Torres Strait Islander Heritage Protection Act 1984*.
- f) An Unexpected Heritage Finds Procedure shall be put in place prior to the commencement of works in the event that potential relics are exposed during the construction program.

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 The Proponent must give written notice of the intention to start work at least 2-days before the works starts, to the Council for the area and the occupier of any land/dwelling within 40 metres of the site boundary of the proposed development. The notification should outline the project, the expected timing for commencement and completion of construction works.
- B2 Prior to the commencement of construction under this Approval, the Proponent must notify HI-Planning of the date(s) of the intended commencement of construction at least 2-days before those dates.

Consultation Approach

- B3 Prior to the commencement of work, the project's Communication and Engagement Plan (C&E Plan) shall be updated as follows:
- a) to confirm the stakeholder and community engagement processes to be adopted by the proponent.
 - b) shall consider and comply with the relevant provisions of *DPHI Stakeholder and Community Participation Plan for New Health Services Facilities and Schools, (SCPP) October 2024* and *Health Infrastructure Community Participation Plan (CPP) October 2024*.
 - c) Include a Consultation Approach that is compliant with the requirements of the above plan(s), identifies the relevant people that may be consulted during the construction phases and/or communication milestones 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;
 - d) Determines the suitable methods of consultation with relevant stakeholders, including the receipt of and response to feedback.
 - e) To include a clear procedure for notifying and communicating of out of hours works, and/or noisy and impactful construction works, to nearby effected occupiers.
- B4 A copy of the C&E Plan inclusive of the Consultation Approach shall be provided to the LHD and the Certifier.

Community Notification and Complaints/Feedback Management

- B5 The Proponent shall develop a complaints management system and maintain a Complaints Register which records details of complaints received and the means of resolution for each. The Complaints Register shall be made available on request.
- B6 Complaints received prior to and during the undertaking of works shall be managed in accordance with the HI CPP and project's Communication and Engagement Plan. 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 actions and/or remedial work (if any) were taken.
- B7 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 approved ahead of such works or activities commencing.

- B8 A site notice board must be provided and be located at the entrance or other appropriate location on the Site in a prominent position. The notice must be A1 sized (minimum), durable and weatherproof and include the following:
- a) 24-hour contact person for the site;
 - b) Telephone number(s), facsimile number (if relevant) and email address(es);
 - c) Details of the main contractor and principal certifier;
 - d) Site activities and time frames; and
 - e) Details of where accessible project information can be sourced.
- B9 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 and remain in place and be maintained until construction activities are complete.

Sustainability

- B10 Prior to the commencement of construction, it must be demonstrated to the Crown Certifier that the following have been incorporated into the design, construction, and operation where relevant of the activity:
- a) Any Ecologically Sustainable Development (ESD) initiatives or design measures recommended by the ESD Report/Sustainability Plan/Sustainability Initiatives list titled Sustainability Plan, prepared by Stantec on behalf of HI and dated 23 October 2025, as well as the ESD Evaluation Tool dated 27 October 2025.
 - b) Any climate change adaptation measures (where required to reduce initial climate change risks rated medium or above), as included in the Climate Change Adaptation Report titled Climate Change Risk Assessment and Adaptation Plan, prepared by Stantec and dated 2 October 2025.
 - c) Any measures outlined in Net Zero Plan/Carbon Management Plan/Net Zero Statement titled Net Zero Plan, prepared by Stantec and dated 27 October 2025.
- B11 Prior to the commencement of construction, it must be demonstrated to the Crown Certifier that the that the project is able to achieve compliance with Health Infrastructure's Design Guidance Note No. 058 Rev D for the relevant compliance pathway.
- B12 At the completion of construction, it must be demonstrated to the Crown Certifier that the that the project has achieved compliance with Health Infrastructure's Design Guidance Note No. 058 Rev D for the relevant compliance pathway and that any required sustainability data has been provided.

Site Contamination

- B13 A Detailed Site Investigation (DSI) shall be completed prior to the commencement of works in order to determine the nature, type, and location(s) of any potential contamination at the site, and to confirm any need for further assessment or documentation, such as a Remediation Action Plan (RAP) and to determine any actions to remediate the land.

Waste and Hazardous Materials

- B14 All asbestos handling shall be carried out consistent with the recommendations of the Hazardous Materials Survey prepared by JBS&G and dated 15 October 2025.
- B15 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.

- B16 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.
- B17 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 differs from that described within, then further assessment for waste classification purposes may be required prior to off-site disposal.
- B18 SafeWork NSW is to be notified in accordance with the relevant policy prior to work involving asbestos material being undertaken.
- B19 Air monitoring devices shall be put in place, around the site, during the demolition. A qualified environmental hygienist shall be on site to supervise the work to ensure the safety of workers, and the public are not compromised in anyway. Daily monitoring and results will be taken and analysed to ensure safe air quality levels ensue.
- B20 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*.
- B21 The management and transport of waste must be in accordance with applicable provisions of the Protection of the Environment Operations (Waste) Regulation 2014.

Pre-Construction Asset and Infrastructure Dilapidation Report

- B22 Prior to construction commencing a dilapidation report is to be prepared for the hospital and/or other assets within the zone of influence of the work including Council infrastructure.
- B23 The asset and infrastructure 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.

Pre-Construction Report – Adjoining Properties

- B24 Prior to construction, an offer of a pre-construction dilapidation report is to be made to the owners of adjoining buildings within the zone of influence of the work.
- B25 Where the offer of a pre-construction dilapidation report is accepted, it should:
- Be prepared prior to the commencement of vibration generating works that could impact on identified buildings; and
 - Provided to the owner of identified buildings and Crown Certifier in the form of a Pre-Construction Dilapidation Report.

Construction Management

- B26 A detailed Construction Environmental Management Plan (CEMP) is to be prepared prior to the commencement of works, provided to the Crown Certifier, and implemented during the undertaking of works. The CEMP must be prepared having regard to the *Environmental Management Plan Guideline: Guideline for Infrastructure Projects (2020)* prepared by the Department of Planning, Housing and Infrastructure (formerly the Department of Planning and Environment), and is to include (where relevant), but not be limited to, the following:

- a) Details of:
 - i. hours of work;
 - ii. 24-hour contact details of site manager;
 - iii. management of dust and odour;
 - iv. stormwater control and discharge;
 - v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - vi. any other specific environmental construction mitigation measures detailed in this REF;
 - vii. any requirements outlined in any relevant approvals, permits or licences; and
 - viii. community consultation and complaints handling, prepared having regard to relevant provisions of HI's Community Participation Plan (October 2024), and the Department of Planning, Housing and Infrastructure's Stakeholder and Community Participation Plan for New Schools and Health Services Facilities (October 2024).
- b) Construction Traffic and Pedestrian Management Plan (prepared in consultation with Council);
- 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* (Heritage Act) 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* (Required for all projects).

Construction Noise and Vibration Management Plan

B27 The Construction Noise and Vibration Management Plan to be included in the CEMP required by these mitigation measures is to include (although may not be limited to) the following:

- a) All works will be in accordance with *AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites*;
- b) Building contractors are to implement the requirements of the Office of Environment *Interim Construction Noise Guideline* (July 2009), as far as practicable;

- c) Construction is to be carried out in accordance with the *National Construction Code* deemed-to-satisfy provisions with respect to noise transmission;
- d) All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site;
- e) Plant and equipment are to be maintained, checked and calibrated in accordance with the appropriate design requirements and to ensure that maximum sound power levels are not exceeded; and
- f) Plant and equipment (where possible) are to be strategically positioned on site to reduce the emission of noise from the site to the surrounding area, users of the site and on-site personnel.
- g) Additional project-specific mitigation measures are also to be included, as required, as set out in the Acoustic Studio Noise and Vibration Impact Assessment.

Demolition and Construction Waste Management Plan

B28 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.

B29 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 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) That 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
- d) That bulk garbage and/or waste bins delivered by waste contractors are to be kept within the site boundary.

Construction Air Quality and Dust Management Plan

B30 The Construction Air Quality and Dust Management Plan to be included in the CEMP required by these mitigation measures is to include (although may not be limited to) the following:

- 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) Dust generated during construction works is to be controlled to avoid impact on surrounding properties;
- c) All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period/approved work hours;
- d) Excessive use of vehicles and powered construction equipment is to be avoided;
- e) Exposed areas are to be progressively revegetated as soon as practical;
- f) Vehicle wash down areas (or other effective alternative) are to be established on-site to ensure all mud and soil from construction vehicles is not carried onto public roads;

- g) All vehicles involved in any excavation and/or demolition and departing the site with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway; and
- h) Vehicles, machinery and equipment will be maintained in accordance with manufacturer's specifications and meet the requirements of the *POEO Act*, and associated regulations.
- i) Additional project-specific measures are also to be included, as required.

Erosion and Sediment Control

- B31 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.
- B32 Works shall only commence once all erosion and sediment controls have been established. The controls shall be maintained in place until construction works are complete, and all exposed erodible materials are stable.
- B33 Erosion and sedimentation controls shall be checked and maintained (including clearing of sediment from behind barriers) on a regular basis (including after any precipitation events) and records of inspections and maintenance kept and provided on request. Dewatering activities
- B34 If dewatering activities are necessary, a Dewatering Management Plan shall be prepared and when required, a dewatering permit or licence shall be obtained from the relevant authority prior to undertaking any dewatering. The Plan shall include water testing, treatment, filtering and release management details. Offences apply under the Protection of the Environment Operations Act 1997, for the pollution of waters.

Stormwater Management System

- B35 Prior to the commencement of any construction work, the operational stormwater management system for the activity must be designed and submitted to the satisfaction of the Crown Certifier. The system must:
 - a) Be in accordance with the relevant plans and supporting documents under condition/mitigation measure A3;
 - b) Be in accordance with the applicable Australian Standards;
 - c) Ensure that the system capacity has been designed in accordance with Australian Standards; and
 - d) Ensure that the system has been designed in accordance with *Australian Rainfall and Runoff Guidebook* (Engineers Australia, 2019 Version 4.2 or as updated) and *Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines*.

External Walls and Cladding

- B36 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*.
- B37 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.

External Lighting

- B38 Prior to commencement of lighting 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*.
- B39 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.

Operational Noise – Mechanical Plan and Equipment

- B40 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 Noise and Vibration Impact Assessment for Review of Environmental Factors, prepared by Acoustic Studio and dated 30 October 2025.
- B41 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.

Noise Management Measures

- B42 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.). 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.
- B43 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.

Construction Worker Transport Strategy

- B44 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, to minimise parking in adjacent areas. A copy of the strategy is to be provided to the Crown Certifier.

Note: Refer also to **Advisory Note AN1**.

Independent Environmental Audit

- B45 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* (IPAR) (published on the Department of Planning, Housing and Infrastructure's (DPHI) website) and *AS/NZS ISO 19011-2019 Guidelines for Auditing Management Systems*.
- B46 The program shall identify that the frequency of Independent Environmental Audits (IEA) generally aligns with the frequency schedule in DPHI's Independent Post Approval Requirements 2020 (with the exception of operational phase auditing). The program is to be submitted to [HI-Planning](#) for information.
- B47 Projects may seek approval for an alternative IEA schedule which departs from the IPAR with advance approval from HI Planning. All requests for an alternative IEA schedule must be submitted to [HI-Planning](#), prior to the commencement of construction and shall include justification for departures.

B48 Each IEA shall be accompanied by a REF Proponent Review & Response (PR&R) addressing any non-compliances, opportunities for improvement or observations identified by the Auditor. The final IEA and accompanying REF PR&R are to be provided to [HI-Planning](#) and the HI-Regional Executive Director within two (2) months of the audit date.

Note: HI's *REF Proponent Review and Response template* is available on the HI Project Toolkit.

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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 these mitigation measures must be prominently displayed and maintained as current, during the construction phase 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.

Note: Refer also to Advisory Note AN3.

Approved Hours of Construction

- C3. The undertaking of any construction activity on the subject site is to be limited to the following hours:
- a) Monday to Friday inclusive: 7.00am to 6.00pm;
 - b) Saturdays: 8.00am to 1.00pm; and
 - c) Sundays and Public Holidays: No work permitted.
- C4. Notwithstanding the above, construction activities may be undertaken outside of the approved hours of construction if required:
- a) By the police or a public authority (other than Health Infrastructure) for the delivery of vehicles, plant or materials; or
 - b) In an emergency to avoid the loss of life, damage to property or to prevent environmental harm, or
 - c) For the delivery, set up or removal of the project's crane(s); or
 - d) 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; or
 - e) For one off activities, occurring on one day/night where a Road Occupancy Licence (ROL) has been granted and related works, concrete finishing works, where works cannot be undertaken within the approved construction hours; or
 - f) For infrastructure, services or utility works or for the installation of plant machinery (such as MRI machine) where out of hours work or installation is required to protect staff, patient or public safety or where hospital operations are unacceptably impacted.
- C5. A register of OOHW undertaken under the above provisions is to be maintained and is to be provided on request. Advance notice of OOHW is to be provided to nearby and affected occupiers and sensitive receivers, in accordance with the project's Communications and Engagement Plan.

Note: Out of Hours Work (OOHW) Advance written approval from HI-Planning shall be obtained for construction work or activities required to be undertaken outside of the approved hours of construction, and which do not meet the criteria for OOHW under C4. *Refer also to **Advisory Note AN4**.*

Rock Excavation

- C6. To minimise the noise levels during construction and loss of amenity to the surrounding area, the use of any rock excavation machinery or use of any mechanical pile drivers or the like is restricted to the hours of:
- a) 9am to 12pm, and 2pm to 5pm Monday to Friday; and
 - b) 9am to 12pm Saturday.
 - c) No blasting shall be permitted during construction.

Access and Pedestrian Movements

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

Construction Site Management

- C8. 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.
- C9. The work site should be left tidy and rubbish free each day prior to leaving the site and at the completion of works. All materials on site or being delivered to the site must be wholly contained within the site.
- C10. 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:
- a) *Protection of the Environment Operations Act 1997*;
 - b) *Work Health and Safety Regulation 2017*;
 - c) *AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids*; and
 - d) *Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace*.
- C11. A copy of the approved and certified plans, specifications and documentation shall be kept on site and shall be available for perusal by any officer of Council.
- C12. All contractor(s) must meet all workplace safety legislation and requirements.

Erosion and Sediment Control

- C13. Erosion and control measures are not to be removed until disturbed areas have stabilised.
- C14. 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.

- C15. 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).
- C16. 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

- C17. 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.
- C18. Dust generated during construction activities is to be controlled to avoid impact on surrounding properties. No burning of materials is permitted.
- C19. Exposed areas are to be progressively revegetated as soon as practical.
- C20. 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.
- C21. 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.
- C22. 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.

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.

Stormwater Management System

- C24. Within three months of the commencement of construction, the operational stormwater management system for the activity must be designed and submitted to the satisfaction of the Crown Certifier. The system must:
- a) Be generally in accordance with the stormwater report and plans at mitigation measure A3;
 - b) Be generally in accordance with the water quality management measures in the report titled Civil Engineering Report, prepared by ACOR dated 30 October 2025;
 - c) Be in accordance with the applicable Australian Standards;
 - d) Ensure that the system capacity has been designed in accordance with Australian Standards; and
 - e) Ensure that the system has been designed in accordance with *Australian Rainfall and Runoff Guidebook* (Engineers Australia, 2019 V4.2 or as updated) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) Guidelines.

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. Soil and/or fill materials will be sourced from licensed quarries and operators. All materials will be certified uncontaminated and environmentally safe.

Noise and Vibration Management

- C33. All works will be in accordance with *AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites*.
- C34. Building contractors are to implement the requirements of the *Office of Environment Interim Construction Noise Guideline* (July 2009) as far as practicable.
- C35. Construction is to be carried out in accordance with the Building Code of Australia deemed-to-satisfy provisions with respect to noise transmission.
- C36. Construction vehicles (including any concrete agitator trucks) are to not arrive at the site or any surrounding residential precincts outside of the approved construction hours of work as set out in these mitigation measures.

Non-Aboriginal Heritage

- C37. All personnel working on site shall receive training on their responsibilities under the *Heritage Act 1977*.
- C38. 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. Work shall not recommence until the significance of the find is established. Should significant relics be identified, external approvals to impact the relics may be required.

Aboriginal Heritage

- C39. If suspected Aboriginal material has been uncovered as a result of development activities within the Project Area:

- a) Work in the surrounding area is to stop immediately, and 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;
- b) An appropriately qualified archaeological consultant is to be engaged to identify the material; and
- c) 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)*.

- C40. Should human remains be located, all works must halt in the immediate area. 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.
- C41. 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.
- C42. 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.

Section 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 A3, except where a condition/mitigation measure expressly required or allowed otherwise.
- D3. The Project Lead shall submit a final Status Report to [HI-Planning](#) demonstrating compliance with triggered mitigation measures upon completion of the relevant works.

Works as Executed

- D4. Prior to use of the facility, “Works as Executed” drawings are to be submitted to HI.

Structural Certification

- D5. 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. A copy of the structural certificate is to be provided to the Crown Certifier.
- D6. The structural certificate must be prepared by a qualified and practicing Structural Engineer and confirm that the structural work is compliant with the structural drawings.

Warm Water Systems and Cooling Systems

- D7. 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 (2004)*.
- D8. Documentation demonstrating compliance must be submitted to the Crown Certifier.

Fire Safety Certification

- D9. 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.
- D10. A copy of the Final Fire Safety Certificate is to be provided to the Crown Certifier and the hospital and/or the LHD.
- D11. 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).
- D12. A copy of the Final Fire Safety Certificate and Schedule are to be prominently displayed in the building.

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

Post-Construction Assets and Infrastructure Dilapidation Report

D13. Prior to use of the facility, a post-construction dilapidation report is to be prepared.

D14. The post-construction asset and infrastructure dilapidation report should:

- a) Identify whether the construction work created any structural damage to affected infrastructure, as identified in the pre-construction asset and infrastructure dilapidation report at mitigation measure B22;
- 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.

D15. 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.

Post-Construction Dilapidation Report Adjoining Properties

D16. Prior to the use of the facility, a post-construction dilapidation report is to be prepared to confirm that approved activities have not resulted in impacts to nearby affected adjoining properties.

D17. The post-construction dilapidation report should:

- a. Identify whether construction work caused any damage to affected buildings identified in the pre-construction dilapidation survey at mitigation measure B24; and
- a) Be provided to the owner of identified buildings and Crown Certifier.

D18. Where the post-construction dilapidation report determines that there is damage to a building as a result of construction activity, the Proponent must repair any damage caused by the carrying out of the approved activity.

Operational Waste Management

D19. Prior to the use of the facility an Operational Waste Management Plan shall be provided to the Crown Certifier. The plan shall outline how waste would be minimised, handled, stored and disposed of appropriately, including in accordance with any relevant guidelines.

D20. Where not prepared by the LHD/Hospital, a copy of the Operational Waste Management Plan shall also be provided to the hospital and/or LHD/building occupier.

Stormwater Operation and Maintenance Plan

D21. 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.

D22. A copy of the Stormwater Operation and Maintenance Plan is to be provided to the hospital and/or LHD.

Flood Management

- D23. Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the relevant and reasonable recommendations of the flood management report/flood risk assessment report titled Mount Druitt Hospital Flood Impact and Risk Assessment prepared by Northrop have been incorporated into the activity. This includes any operational emergency management measures (where provided).
- D24. A copy of operational emergency management measures is to be provided to the hospital and/or LHD.

Heritage Management

- D25. Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the relevant recommendations of the Heritage Reports titled 'Aboriginal Heritage Due Diligence Assessment' and 'Historical Archaeological Assessment' both prepared by Extent, have been incorporated into the activity.

External Lighting

- D26. 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*.

Mechanical Ventilation

- D27. Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the mechanical ventilation systems comply with *Australian Standard AS 1668.2-2012 The use of ventilation and air-conditioning in buildings – Mechanical Ventilation in Buildings* and other relevant codes; and any dispensation granted by Fire and Rescue NSW.

Operational Noise – Plant and Machinery

- D28. 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 Studio and dated 30 October 2025.

Landscaping

- D29. Prior to the use of the facility, landscaping of the site in accordance with the landscape plans under mitigation measure A3 must be completed to the satisfaction of the Crown Certifier.

Landscape Management Plan

- D30. Prior to the use of the facility, a Landscape Management Plan must be prepared that provides measures for on-going management of landscaping.
- D31. A copy of the Landscape Management Plan is to be provided to the Crown Certifier, hospital and/or LHD.

Car Parking

- D32. Prior to the use of the facility, it must be demonstrated to the Crown Certifier that the following requirements for car parking have been satisfied:
- a) The provision of 30 additional car parking spaces;
 - b) The layout and design of car parking complies with the relevant Australian Standards;

- c) Associated lighting to the car parking facilities, and any required operational measures; and

Signage

D33. 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 A3.

Note: Refer also to **Advisory Note AN5**.

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Section E - Post occupation / operation

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

External Lighting

- E1. Should external lighting installed as part of the activity/works result in any negative and unreasonable impacts on the amenity of surrounding sensitive receivers, the Proponent must undertake appropriate measures to reduce the impacts. Such measures may include adjusting the mounting, light intensity and/or direction and/or the installation of screening devices such as shades.

Stormwater Management

- E2. 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 B35.

Requirement to Comply with Protection of the Environment Operations Act 1997 (POEO Act)

- E3. In accordance with Section 120 of the POEO Act, the activity must not cause or result in, the pollution of waters.
- E4. The occupier must ensure the operation of any plant (other than control equipment) installed as part of the activity is maintained in an efficient condition and operated in a proper and efficient manner. Non-compliance with this requirement is an offence under Sections 124 and 139 of the POEO Act where air or noise pollution is caused.

Sustainability

- E5. Within 6 months of operation of the facility, the Crown Certifier is to be provided with evidence that the activity attains the minimum number of ESD points as required by mitigation measure B10.

Dangerous Goods, Hazards and Risks

- E6. Chemicals, fuel and oils that could be used on the site are to be handled in accordance with:
- a) The requirements of relevant Australian Standards; and/or
 - b) The *EPA Storing and Handling of Liquids: Environmental Protection – Participants Manual* (May 2007) if the chemicals are liquids.
- E7. 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

Health Infrastructure (HI) is responsible for ensuring that the conditions of consent are complied with. 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* is required.

AN2 Services and Utilities

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

AN3 Duty to Notify Pollution Incidents

A pollution incident (refer definition at Part 5.7 of the POEO Act) must be notified **immediately**, being prompt and without delay, to each *relevant authority* which may include notification (verbal and written) to the Environmental Protection Authority (EPA). Concurrent notification of an Incident is to be given to [HI-Planning](#) and to the appointed Project Manager, HI Project Director and HI Regional Executive Director.

AN4 Out of Hours Work

Out of Hours Works (OOHW) applications must be made in accordance with the HI OOHW Protocol. Applications are to be submitted to [HI-Planning](#). Allow 21 days. The HI OOHW Protocol is available on HI's Delivery Partners Library and includes an application form. Incomplete applications may result in delay or rejection.

AN5 Demolition

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

AN6 Shoring and Structural Adequacy

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

If the works involve an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), under the advice of a suitably qualified engineer the works must:

- Protect and support the building, structure or work from possible damage from the excavation, and
- Where necessary, underpin the building, structure or work to prevent any such damage.

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