



28 March 2025

REFERRAL RESPONSE – ENVIRONMENTAL HEALTH

FILE NO: Development Applications: 557/2024/1

ADDRESS: 4 Manning Road DOUBLE BAY 2028

PROPOSAL: Demolition of existing structures and construction of a new 4 storey building for health services facility with basement car parking

FROM: K Pakhomova

TO: Ms S Soliman

1. ISSUES

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2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced prepared by , dated .
- Acoustic Report, referenced 6004R20241212rcf4-8Mannig RdDoubleBay_Dav3, prepared by Koikas Acoustics, dated 27 February 2025
- Response to Woollahra Council's Acoustic Request, dated 27 February
- Preliminary Site Investigation Report, referenced E25001DB_R01F, prepared by Geo-Environmental Engineering, dated 13 March 2025
- Geotechnical Investigation Report, referenced P2286_02_rev2, prepared by Morrow, dated 13 March 2025

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: *#Insert/delete as appropriate*

4. SUMMARY OF PROPOSAL

Demolition of existing structures and construction of a new 4 storey building for health services facility with basement car parking

5. ASSESSMENT

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Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

a) Acoustics

The amended Acoustic Report addresses all of outstanding equerries raises by Environmental Health in the original referral response. No further action is required.



e) Acid Sulphate Soils

Morrow (2025) was engaged to investigate if Potential Acid Sulfate Soils are present at this site. It was evident that no PASS will be encountered during construction at the proposed excavation. Environmental Health accepts that the above-mentioned findings require no preparation of an Acid Sulfate Soils Management Plan.

f) Land Contamination (SEPP 55)

The Preliminary Site Investigation Report states the following:



6 CONCLUSION AND RECOMMENDATIONS

GEE was commissioned by Tripodina Nominees Pty Ltd to undertake a Preliminary Site (contamination) Investigation (PSI) for the site located at 4 - 8 Manning Road, Double Bay NSW 2028. The site covers a combined area of 587.2m² (by survey) and includes the following three allotments:

- ◇ Strata Plan (SP) 43881 (No. 4)
- ◇ Lot 2 in Deposited Plan (DP) 829784 (No. 6), and
- ◇ Lot 3 in Deposited Plan (DP) 829784 (No. 8).

The PSI relates to the proposed demolition of the existing two storey commercial building and the construction of a multi-storey Cosmetic Medical Centre that includes a two-level basement, and the PSI was requested to support a Development Application (DA 557/2024) with Woollahra Municipal Council. The objective of the PSI was to address the requirements of *State Environmental Planning Policy (Resilience and Hazards) 2021* (reference 1) and Chapter E4 of Councils Development Control Plan (DCP) which relates to Contaminated Land (reference 2), by identifying past and present contaminating activities, potential contamination types and to assess the need for further investigation.

The investigation comprised:

- ◇ A review of the history of the site and the surrounding land to provide an understanding of past and present site activities which in turn may indicate sources and areas of potential contamination as well as potential chemicals of concern,
- ◇ A review of the environmental and physical setting in which the site lies, including geology, hydrogeology and topography,
- ◇ A detailed site inspection for potential sources of contamination, and
- ◇ The preparation of an initial CSM.

In summary, the PSI identified some areas and sources of potential contamination associated with the site. To characterise the potential contamination, GEE recommends that a Detailed Site (contamination) Investigation (DSI) be completed in accordance with the NSW EPA (2020) *Contaminated Land Guidelines: Consultants Reporting on Contaminated Land* (reference 3) and NEPM (2013) Schedule B(2) *Guideline on Site Characterisation* (reference 4).



Finally, it is the opinion of GEE that the site can be made suitable for the proposed use, subject to the carrying out of a DSI and, if necessary, the preparation and implementation of a remediation action plan and standard remediation works. Particularly given that most of the site will be excavated for the proposed two-level basement extending to at least 6m bgs. In this regard, GEE considers that the DSI can be completed as a condition of DA consent and preferably following the ground floor businesses vacating the site or immediately following demolition work.

Under the SEPP 2021, Local Government is unable to condition land contamination issues if the extent of contamination is unknown. I would like to remind them of the following legal advice prepared by LTL Lawyers (2021) in my original referral response:

'I refer to legal advice provided by Lindsay and Taylor Lawyers on 27 May 2021 referenced WMC21018. The advice states that Clause 6.1 of the Woollahra Local Environmental Plan 2015 ('WLEP') and clause 7 of State Environmental Planning Policy 55 – Remediation of Land ('SEPP 55') both must be satisfied prior to the grant of development consent to be lawful...'

In order to proceed with assessment, Environmental Health requires a DSI/RAP report to be provided to Council.

6. RECOMMENDATION

Council's Environmental Health Officer has determined that insufficient information has been submitted to enable an assessment of the proposal. The following information is required before any further assessment of the application can be undertaken:

1. Land Contamination:

A Detailed Site Investigation (**DSI**) Report is to be carried out by a suitably qualified and competent environmental consultant and submitted to Woollahra Council for further review in accordance with the NSW Government Office of Environment and Heritage, Guidelines for Consultants Reporting on Contaminated Sites, Contaminated Land Management Act 1997 and SEPP 55 Remediation of

Land confirming that the site is suitable/will be suitable after remediation for the proposed use. Where DSI states that the site requires remediation, a Remediation Action Plan (**RAP**) is to be prepared by a suitably qualified and competent environmental consultant in accordance with the NSW Government of Office of Environment and Heritage, Guidelines for Consultants Reporting on contaminated Sites and the Contamination Land Management Act 1997 and submitted to Woollahra Council for approval.

Note: Where a site is subject to significant contamination or past contaminating activities then we generally recommend the DSI and any subsequent RAP to be peer reviewed by a Site Auditor and submitted to Woollahra Council certifying that the site is suitable for the proposed use.



Woollahra
Municipal
Council



2 May 2025

REFERRAL RESPONSE – ENVIRONMENTAL HEALTH

FILE NO: Development Applications: 557/2024/1

ADDRESS: 4 Manning Road DOUBLE BAY 2028

PROPOSAL: Demolition of existing structures and construction of a new 4 storey building for health services facility with basement car parking

FROM: K Pakhomova

TO: Ms S Soliman

1. ISSUES

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2. DOCUMENTATION

I refer to the following documents received for this report:

- Detailed Site Contamination Report, prepared by Geo-Environmental Engineering, referenced E25001DB_R02F, dated 11 April 2025 (rev0).

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: *#Insert/delete as appropriate*

4. SUMMARY OF PROPOSAL

Demolition of existing structures and construction of a new 4 storey building for health services facility with basement car parking

5. ASSESSMENT

-

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

f) Land Contamination (SEPP 55)

The DSI report reviewed the previous PSI Report, conducted another site inspection, drilled and collected samples across the site. It was determined that the site is suitable for this proposal and preparation of a RAP/Validation report is unwarranted. As such, Environmental Health accepts the decision of Geo-Environmental Engineering.

b) Other Matters



It is noted that the proposed hours of operation for the medical centre will be 6:00am-6:00pm. The proposed hours of operation if the retail tenancy are subject to a future application. If the development results in complaints being received, it may be worth considering the preparation of a Plan of Management.

6. RECOMMENDATION

Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions:

A. GENERAL CONDITIONS

A.1 Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp "Approved" and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
	Acid Sulphate Soil Management Plan		
6004R2024 1212rcf4- 8Mannig RdDoubleB ay_Dav3	Acoustic Report	Koikas Acoustics	27 February 2025
	Architectural Plans		
	BASIX Certificate	NSW Department of Planning and Environment	
	Construction Management Plan		
	Contaminated Land - Initial Site Investigation Report (Stage 1)		
E25001DB _R02F	Contaminated Land - Detailed Site Investigation Report (Stage 2)	Geo- Environmental Engineering	11 April 2025 (rev0)
	Contaminated Land - Remedial Action Plan (Stage 3)		
	Demolition Management Plan		
	Driveway Profiles		
	Flood Risk Management Report		
P2286_02_ rev2	Geotechnical Report	Morrow	13 March 2025
	Heritage Conservation Management Plan		
	Hydrogeological Report		
	Landscape Plan		
	Arboricultural Impact Assessment Report		
	Tree Management Plan		



	Transplant Method Statement		
	Bush Regeneration Management Plan		
	Sample Boards		
	Soil and water management plan		
	Statement of Environmental Effects		
	Statement of Heritage Impact		
	Stormwater Management Plan		
	Subdivision Preliminary Engineering Plans		
	Traffic Report		
	Site Waste Minimisation and Management Plan		
	Public Art Plan		

Notes:

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(Autotext 5A)

B. BEFORE DEMOLITION WORK COMMENCES

B.1 Noise Control Objectives during Demolition Works

Prior to any siteworks, the *NSW Department of Environment & Climate Change: Construction Noise Guideline* must be applied to the site to provide a quantitative and qualitative assessment for evaluating performance and compliance of resultant noise from demolishing works of the existing dwelling and outbuilding. In particular reference is made to Table 2 of the *NSW Department of Environment & Climate Change: Construction Noise Guideline* which sets out management levels for noise at residences and other sensitive land uses.

Condition Reason: To assist in managing impacts of noise from the demolishing of the existing building and outbuildings on residences and other sensitive land uses.

C. ON COMPLETION OF REMEDIATION WORK

D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

D.1 Waste Storage – Commercial

Before the issue of any construction certificate, the construction certificate plans and specifications required by clause 7 of the Development Certification and Fire Safety Regulation, must make provision for:

- a) A dedicated and enclosed waste and recycling storage area behind the building line or within non-habitable areas of the building.

Condition Reason: To ensure a waste and recycling storage area is provided.



D.2 Light and Ventilation

Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must detail all lighting, mechanical ventilation or air-conditioning systems complying with Part F.4 of the BCA or clause 3.8.4 and 3.8.5 of the BCA Housing Provisions, inclusive of AS 1668.1, AS 1668.2 and AS/NZS 3666.1.

If an alternate solution is proposed then the construction certificate application must include a statement as to how the performance requirements of the BCA are to be complied with and support the performance based solution by expert evidence of suitability.

This condition does not set aside the mandatory requirements for 'Legionella Control' under the Public Health Act 2010 and Public Health Regulation 2022 in relation to regulated systems. This condition does not set aside the effect of the Protection of the Environment Operations Act 1997 in relation to offensive noise or odour.

Notes:

- Clause 69 of the Regulation requires compliance with the BCA. Clause 19 of the Development Certification and Fire Safety Regulation prevents the issue of a construction certificate unless the Principal Certifier is satisfied that compliance has been achieved.
- Part 3, Division 1 of the Development Certification and Fire Safety Regulation details what information must be submitted with any construction certificate. It is the Applicant's responsibility to demonstrate compliance through the construction certificate application process.
- Applicants must also consider possible noise and odour nuisances that may arise. The provisions of the Protection of the Environment Operations Act 1997 have overriding effect if offensive noise or odour arises from the use.
- Applicants must pay attention to the location of air intakes and air exhausts relative to sources of potentially contaminated air and neighbouring windows and air intakes respectively, see section 2 and 3 of AS 1668.2

Condition Reason: To ensure the development is provided with adequate light and ventilation.

(Autotext 59D)

D.3 Acoustic Certification of Mechanical Plant and Equipment

Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must be accompanied by a certificate from a professional acoustic engineer certifying that the noise level measured at any boundary of the site at any time while the proposed mechanical plant and equipment is operating will not exceed the background noise level. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed background noise level, at any time.

The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90, 15 minute level measured by a sound level meter.

Where sound attenuation is required this must be detailed.

Notes:



- Further information including lists of Acoustic Engineers can be obtained from:
 - Australian Acoustical Society - professional society of noise-related professional www.acoustics.asn.au
 - Association of Australian Acoustical Consultant - professional society of noise related professionals www.aaac.org.au

Condition Reason: To ensure the development does not result in any unreasonable acoustic impacts.

(Autotext 62D)

D.4 Skin Penetration – Construction Certificate Plans and Specifications

Before the issue of any construction certificate, the person with the benefit of this consent must submit to Council details for the construction and fit out of skin penetration premises. Such details must demonstrate compliance with the Public Health Act 2010, the Public Health Regulation 2022, and the Local Government (General) Regulation 2021.

No construction certificate relating to the construction or fitout of skin penetration premises must be issued until Council's Environmental Health Officer has advised in writing that the plans and specification are considered satisfactory.

The details for the construction and fit out of skin penetration premises, as considered satisfactory by Council's Environmental Health Officer must form part of any construction certificate.

Notes:

- The assessment of skin penetration premises fitout plans and specifications is subject to an adopted fee. The construction and fitout of skin penetration premises is not listed under clause 73 of the Development Certification and Fire Safety Regulation as a matter that a Principal Certifier may certify. Hence, the detailed plans and specifications must be referred to Council for its approval prior to the issue of any construction certificate for such works.

Condition Reason: To ensure that the skin penetration premises fitout plans and specifications are assessed and approved by Council.

(Autotext 66D)

D.5 Ventilation - Enclosures used by Vehicles (Car parks, automotive service, enclosed driveways, loading docks and the like)

Before the issue of any construction certificate, the *carpark* in which vehicles powered by internal combustion engines are parked, serviced or operated are required to comply with Section 4 'Ventilation of Enclosures used by Vehicles with Internal Combustion Engines' of Australian Standard 1668.2-1991. In general air distribution must achieve uniform dilution of contaminants in the garage and maintain contaminant concentrations below recommended exposure standards.

The *carpark* must be naturally ventilated or provided with a combination of both supply and exhaust mechanical ventilation. The applicant is to determine the method of ventilation of the *carpark* and provide details to the Certifying Authority accordingly. Except as varied in accordance with Clause 4.4.1 (a), (b) or (c), the *carpark* shall be mechanically ventilated by a



combination of general exhaust and supply flow rates in accordance with Australian Standard 1668.2-1991.

Condition Reason: To ensure the development is adequately ventilated.

D.6 Ventilation - Internal Sanitary Rooms

Before the issue of any construction certificate, all internal sanitary rooms and laundry facilities not provided with natural ventilation must be provided with a system of mechanical exhaust ventilation in accordance with *Table B1 Minimum Exhaust Ventilation Flow Rates of AS 1668.2-1991*. Details of any proposed mechanical ventilation system(s) must be submitted with the Construction Certificate plans and specifications to the Certifying Authority demonstrating compliance with AS 1668 Parts 1 & 2.

Condition Reason: To ensure the development is adequately ventilated.

E. BEFORE BUILDING WORK COMMENCES

F. DURING BUILDING WORK

F.1 Hours of Work –Amenity of the Neighbourhood

While site work is being carried out:

- a) No work must take place on any Sunday or public holiday.
- b) No work must take place before 7am or after 5pm any weekday.
- c) No work must take place before 7am or after 1pm any Saturday.
- d) The following work must not take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday:
 - piling,
 - piling,
 - rock or concrete cutting, boring or drilling,
 - rock breaking,
 - rock sawing,
 - jack hammering, or
 - machine excavation.
- e) No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.
- f) No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.
- g) No rock excavation being cutting, boring, drilling, breaking, sawing, jack hammering or bulk excavation of rock, must occur without a 15 minute interval break within every hour.

Notes:

- The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.



- Each and every breach of this condition by any person may be subject to a separate penalty infringement notice or prosecution.
- The delivery and removal of plant, equipment and machinery associated with wide loads subject to Transport for NSW and NSW Police restrictions on their movement outside the approved hours of work will be considered on a case by case basis.
- Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the Protection of the Environment Operations Act 1997, the Protection of the Environment Operations (Noise Control) Regulation 2017.
- NSW EPA Noise Guide is available at www.epa.nsw.gov.au/noise/nglg.htm

Condition Reason: To mitigate the impact of work upon the amenity of the neighbourhood.

(Autotext 6F)

F.2 Dust Mitigation

While site work is being carried out, dust mitigation must be implemented in accordance with “Dust Control - Do it right on site” and the accompanying facts sheets published by the Southern Sydney Regional Organisation of Councils.

This generally requires:

- a) Dust screens to all hoardings and site fences.
- b) All stockpiles or loose materials to be covered when not being used.
- c) All equipment, where capable, being fitted with dust catchers.
- d) All loose materials being placed bags before placing into waste or skip bins.
- e) All waste and skip bins being kept covered when not being filled or emptied.
- f) The surface of excavation work being kept wet to minimise dust.
- g) Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.

Notes:

- “Dust Control - Do it right on site” and the accompanying factsheets can be downloaded from Council’s website www.woollahra.nsw.gov.au
- Special precautions must be taken when removing asbestos or lead materials from development sites. Additional information can be obtained from www.safework.nsw.gov.au and www.epa.nsw.gov.au. Other specific conditions and advice may apply.
- Demolition and construction activities may affect local air quality and contribute to urban air pollution. The causes are dust, smoke and fumes coming from equipment or activities, and airborne chemicals when spraying for pest management. Precautions must be taken to prevent air pollution.

Condition Reason: To mitigate the impact of dust upon the amenity of the neighbourhood and prevent water pollution.

(Autotext 23F)

G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

G.1 Swimming and Spa Pools – Permanent Child Resistant Barriers and other Matters

H. OCCUPATION AND ONGOING USE



H.1 Hours of use

The hours of use are limited to the following:

- a) Monday to Friday: 6:00am to 6:00pm.

This condition has been imposed to mitigate amenity impacts upon the neighbourhood.

Note: Deliveries to or dispatches from the site must not be made outside these hours. Trading Hours may be more onerous than these general hours of use. This condition does not apply to activities such as cleaning which takes place wholly within the building and which are not audible within any adjoining residential dwelling. If internal activities are audible within any adjoining residential dwelling such that they cause a nuisance to the occupiers of such dwelling than such internal activities must not occur outside these hours of use. This condition does not restrict the operation of noise pollution laws.

Standard Condition: I1

H.2 Skin Penetration – Registration and Maintenance of Skin Penetration Premises

During the occupation and ongoing use, the skin penetration premises must be registered with Council and maintained in accordance with the Public Health Act 2010, Public Health Regulation 2022, and any associated guidelines.

Notes:

- A fee is charged by Council for an inspection of such premises.
- For more information go to the NSW Health website www.health.nsw.gov.au.

Condition Reason: To protect public safety.

H.3 Outdoor Lighting – Residential

During the occupation and ongoing use, outdoor lighting must comply with AS/NZS 4282: Control of the obtrusive effects of outdoor lighting. The maximum luminous intensity from each luminaire and threshold limits must not exceed the level 1 control relevant under tables in AS/NZS 4282.

Condition Reason: To protect the amenity of neighbours and limit the obtrusive effects of outdoor lighting.

(Autotext 49H)

H.4 Noise Control

During the occupation and ongoing use, the use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the Protection of the Environment Operations Act 1997.

Notes:

- Council will generally enforce this condition in accordance with the Noise Guide for Local Government (www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government) and the NSW Industrial Noise Policy (www.epa.nsw.gov.au/your-environment/noise/industrial-noise) published by the NSW Environment Protection Authority.



Other State Government authorities also regulate the Protection of the Environment Operations Act 1997.

- Useful links:
 - Community Justice Centres—free mediation service provided by the NSW Government www.cjc.nsw.gov.au.
 - NSW Environment Protection Authority— see “noise” section www.environment.nsw.gov.au/noise.
 - NSW Government legislation- access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2017 is available at www.legislation.nsw.gov.au.
 - Australian Acoustical Society—professional society of noise related professionals www.acoustics.asn.au.
 - Association of Australian Acoustical Consultants—professional society of noise related professionals www.aaac.org.au.
 - Liquor and Gaming NSW—www.liquorandgaming.nsw.gov.au.

Condition Reason: To protect the amenity of the neighbourhood.

(Autotext 55H)

H.5 Maintenance of Sound Attenuation

During the occupation and ongoing use, sound attenuation must be maintained in accordance with the acoustic report.

Condition Reason: To protect the amenity of the neighbourhood.

(Autotext 56H)

H.6 Noise from Mechanical Plant and Equipment

During the occupation and ongoing use, the noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the background noise level. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed background noise level at any time.

The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90, 15 minute level measured by a sound level meter.

Notes:

- Words in this condition have the same meaning as in the Noise Policy for Industry (2017) [www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-\(2017\)](http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)) and Noise Guide for Local Government (2013) www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government

Condition Reason: To protect the amenity of the neighbourhood.

(Autotext 58H)



H.7 Skin Penetration - Infection Control Standards

During the occupation and ongoing use, Infection control standards at the proposed medical practice are to be applied in accordance with the requirements set out in Schedule 1 of the *Health Practitioner Regulation (NSW) 2010*.

General precautions and aseptic techniques

- a) Precautions must be taken to avoid direct exposure to a patient's blood or body substance. This requirement applies regardless of whether there is any perceived risk of infection.
- b) Aseptic techniques must be used in the course of complying with the requirements of this Schedule.

Hand and skin cleaning

- a) Hands must be cleaned:
 - immediately before and after any direct patient care, and
 - immediately after handling blood or body substances.
- b) Subclause (a) does not apply in circumstances where medical treatment is required to be performed urgently and cleaning facilities are not readily available.
- c) Hands may be cleaned by:
- d) using washing facilities involving water and a soap or antiseptic, or
- e) using non-water cleansers or antiseptics.
- f) Hands or other skin surfaces that are contaminated with a patient's blood or body
- g) substance must be cleaned as soon as it is practicable to clean them.
- h) The requirement to clean hands applies regardless of whether gloves are also required to be worn.

Hand washing facilities

The two medical consulting rooms being fitted with a hand basin supplied with warm running potable water through a common outlet. A soap dispenser and disposable paper towels must be made available near the hand basin for use by the medical practitioners.

Protective gowns and aprons

A gown or apron made of impervious material must be worn during any procedure where there is a likelihood of clothing being splashed or contaminated with blood or body substances.

Gloves

- a) Gloves must be worn while handling blood or body substances.
- b) In particular, gloves must be worn:
 - during any procedure where direct contact is anticipated with a patient's blood or body substance, mucous membranes or skin that is not intact, and
 - while suctioning a patient, and
 - while handling items or surfaces that have come into contact with blood or body substances, and
 - while performing an invasive procedure, venipuncture or a finger or heel stick.
- c) Sterile gloves must be worn if the procedure involves contact with tissue that would be sterile under normal circumstances.
- d) Gloves must be discarded:
 - as soon as they are torn or punctured, and
 - after contact with each patient.
- e) Nothing in subclause (d) affects the operation of subclauses (a)–(c).



- f) Gloves must be changed if separate procedures are being performed on the same patient and there is a risk of infection from one part of the body to another.

Masks and protective eye wear

- a) A fluid repellent mask and protective eye wear must be worn while performing any procedure where there is a likelihood of splashing or splattering of blood or body substances.
- b) A mask must be worn when in close contact with patients known by the registered medical practitioner to have an infectious disease (or suspected by the medical practitioner of having such a disease) if the disease is capable of being transmitted by the airborne or droplet route. If the disease is tuberculosis, the mask must be a particulate mask that is capable of filtering to 0.3µm.
- c) In cases where a mask is required to be worn, it must be worn and fitted in accordance with the manufacturer's instructions.
- d) A mask must be discarded once it has been worn and it must not be used again.
- e) In cases where protective eye wear is required to be worn, it must be worn and fitted in accordance with the manufacturer's instructions.
- f) Protective eye wear must be discarded once it has been worn and not used again unless it is reusable (in which case it is to be cleaned in accordance with the manufacturer's instructions).

Sharps

- a) Sharps must not be passed by hand between a registered medical practitioner and any other person. However, this requirement does not apply if, in any case involving an invasive procedure, the proper conduct of the procedure would be adversely affected.
- b) A puncture resistant tray must be used to transfer sharps.
- c) A needle must not be removed from a disposable syringe for disposal, or be purposely broken or otherwise manipulated by hand, unless:
 - it is necessary to remove the needle for technical reasons, or
 - the medical practitioner is performing a procedure in which the needle is required to be bent.
- d) A needle must not be bent after it is contaminated with blood or body substances.
- e) In any case where resheathing of a needle is required:
 - the needle must be properly recapped, and
 - the sheath must not be held in the fingers, and
 - either a single handed technique or forceps, or a suitable protective guard designed for the purpose, must be used.
- f) Reusable sharps must, immediately after being used, be placed in a puncture resistant container specially kept for that purpose and labelled as such.
- g) Non-reusable sharps must, immediately after being used, be disposed of in a puncture resistant container.

Management of waste

- a) Clinical waste must be properly packaged to protect against potential exposure to infectious agents and to facilitate the proper handling, storage and treatment or disposal of the waste.
- b) Splashing or contamination of skin while disposing of blood or body substances must be avoided as far as practicable.
- c) Nothing in this clause limits any other requirement under this Part.

Sterile medications and solutions



- a) A sterile needle and syringe must be used to withdraw any medication or solution from a vial or ampoule (or other similar container).
- b) The needle and syringe must be discarded once the needle and syringe have been used.
- c) A medication or solution may be taken from a multi-dose vial or ampoule (or other similar container) only if the medication or solution is not reasonably available in another form.
- d) Precautions must be taken to ensure that contaminated material or fluid is not injected into a multi-dose vial or ampoule (or other similar container).

Anaesthetic apparatus

- a) This clause applies in any case where anaesthetic apparatus is used.
- b) Any anaesthetic apparatus that comes into contact with a patient or is contaminated with blood or body substances must be discarded, or cleaned and disinfected, after each patient.
- c) If the anaesthetic apparatus is a breathing circuit and the breathing circuit uses a filter:
 - the filter must be discarded after each patient, and
 - the part of the breathing circuit between the patient and the filter must be discarded, or cleaned and disinfected, after each patient, and
 - in any case where a carbon dioxide absorber is also used—the part of the breathing circuit between the carbon dioxide absorber and the filter must be discarded, or cleaned and disinfected, at the end of each procedure list or operation list (as applicable), and
 - in those cases where a carbon dioxide absorber is not used—the breathing circuit tubing that conducts the gas to and from the filter must be discarded, or cleaned and disinfected, at the end of each procedure list or operation list (as applicable).

Invasive procedures

- a) In cases where it is technically feasible, retractors must be used for exposure and access during an invasive procedure.
- b) Fingers must not be used for the purposes of an invasive procedure to expose or increase access for the passage of a suture.
- c) Only one sharp at a time is to be placed in a puncture resistant tray that is being used in connection with an invasive procedure.
- d) Forceps or a needle holder must be used when carrying out suturing both to pick up the suture needle and to draw it through tissue.

Cleaning of instruments and equipment

- a) Any instrument or equipment that comes into contact with intact skin must be cleaned before it is used.
- b) Any instrument or equipment that is required under this Part to be sterilised or disinfected must be cleaned before it is sterilised or disinfected.
- c) The process of cleaning:
 - must involve water and mechanical or physical action (such as washing machines) and a cleaning agent (with the cleaning agent being removed from instruments and equipment by rinsing), and
 - must be consistent with AS/NZS 4187 or (in the case of an office-based practice) AS/NZS 4815.
- d) In this clause cleaning agent means a detergent and includes proteolytic enzyme substances.

Disinfection of instruments and equipment

- a) Any instrument or equipment that comes into contact with non-sterile tissue (other than intact skin) must, before it is used, be disinfected with a disinfectant specified in the Australian



Register of Therapeutic Goods that is maintained under the Therapeutic Goods Act 1989 of the Commonwealth, and the relevant manufacturer's instructions must be followed.

- b) The process of disinfection:
- must involve either thermal methods or (if thermal methods are unsuitable) chemical methods, and
 - must be consistent with AS/NZS 4187 or (in the case of an office-based practice) AS/NZS 4815.

Sterilisation of instruments and equipment

Any instrument or equipment used to enter, or that is capable of entering, tissue that would be sterile under normal circumstances, or the vascular system of a patient, must be sterilised before it is used.

- a) The method of sterilisation must be:
- compatible with the particular type of instrument or equipment concerned, and
 - consistent with AS/NZS 4187 or (in the case of an office-based practice) AS/NZS 4815.
- b) If a steriliser is used (whether it is a benchtop or portable steriliser or a permanently plumbed or wired steriliser), the following criteria must be met:
- the relevant manufacturer's instructions must be followed,
 - an ongoing monitoring program must be followed which reflects the requirements of Table 7.1 Calibration, Monitoring and Maintenance of Sterilizers of AS/NZS 4187 or (in the case of an office-based practice) Table 7.1 Performance Testing, Monitoring, Calibration and Maintenance of Sterilizers of AS/NZS 4815.

Notes:

- AS/NZS 4187 means AS/NZS 4187:2003, Cleaning, disinfecting and sterilizing reusable medical and surgical instruments and equipment, and maintenance of associated environments in health care facilities, as in force from time to time.
- AS/NZS 4815 means AS/NZS 4815:2006, Office-based health care facilities—Reprocessing of reusable medical and surgical instruments and equipment, and maintenance of the associated environment, as in force from time to time.

Condition Reason: To ensure infection control standards are complied with.

Kristina Pakhomova
Environmental Health Officer

2/5/2025
Completion Date