



Health
Infrastructure

Consolidation and Relocation of Health Facilities - Royal North Shore Hospital

Assessment of Review of Environmental Factors prepared by Architectus

26 September 2016

Health Infrastructure
ABN 89 600 377 397
Level 14, 77 Pacific Hwy, North Sydney NSW 2060
PO Box 1060 North Sydney NSW 2059
Tel. (02) 9978 5402 Fax. (02) 8904 1377
Website: www.hinfra.health.nsw.gov.au

Assessment of Review of Environmental Factors

Prepared by Architectus for a Consolidation and relocation of health facilities at Royal North Shore Hospital.

Overview

This report has been prepared by Health Infrastructure as the Determining Authority in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979* for Consolidation and relocation of health facilities at Royal North Shore Hospital. This review has considered the Review of Environmental Factors prepared by Architectus dated September 2016 (including appendices A-AA).

The relevant legislation applied in determining the assessment of environmental factors includes:

- (a) The *Environmental Planning and Assessment Act 1979*, particularly Section 5, the objects of the Act, and Part 5, Section 111 duty to consider environmental impact
- (b) *Environmental Planning and Assessment Regulation 2000*
- (c) Heritage Act 1977
- (d) State Environmental Planning Policy (Infrastructure) 2007
- (e) State Environmental Planning Policy No 33 Hazardous and Offensive Development
- (f) State Environmental Planning Policy No 55 Remediation of Land
- (g) Willoughby LEP 2012
- (h) Willoughby DCP 2006
- (i) *Environmental protection and Biodiversity Conservation Act 1999 (Cwth)*
- (j) Best Practice Guidelines for Part 5 of the *Environmental Planning and Assessment Act 1979*, prepared by the NSW Department of Planning.

Site Description and Proposed Works

Site

Royal North Shore Hospital is located at 3 Westbourne Street, St Leonards, within the Willoughby Local Government Area (LGA). The site is approximately 6.5 kilometres north of the Sydney CBD and 3 kilometres south-west of Chatswood.

The owner of the site is the Health Administration Corporation and it is legally described as Lot 210 in DP 1172133. The activities are proposed in various locations across the Royal North Shore campus.

Scope of Work

The scope of work involves the consolidation of facilities across the campus and includes demolition, internal reconfiguration and temporary decant facilities as detailed below.

- Disconnection of utilities and services to buildings proposed for demolition or relocation;
- Demolition of seven (7) buildings and associated structures, being buildings 7, 9, 34, 37, 38, 51 and 52 (refer to Decant Strategy Plan below), including driveways, pathways, stairs, and surface structures;
- Removal of trees including relocation of three (3) Palms between Buildings 38 and 51 to Reserve Road (subject to Palm condition, longevity and health / safety assessments);
- Construction, including fitout and associated earthworks, of temporary modular building complexes for the provision of a work-based child care centre in the north-east corner of the campus;

- Construction, including fitout and associated works, of a temporary modular building complex to the west of the existing Chapel (along Westbourne Street) to accommodate local health district management;
- Internal building fitout works to:
 - Building 33 (Orthotics) – alterations to the existing layout; and
 - Building 35 and 36 – alterations to the existing layout on each floor.
 - Douglas Building – alterations to the existing layout on Levels 2, 3 and 5 with a change of use of Level 3 from patient care to office.
- Regrading of land for proposed landscaping in place of demolished buildings;
- Addition of new car parking adjacent to proposed work-based child care centre, including six (6) x 90 degree on-street parking spaces (including one (1) accessible space);
- Stormwater and drainage works including on-site detention associated with the childcare centre;
- Temporary rainwater collection tank for new temporary local health district management building 52; and
- Structural investigations of existing wall propping at the site of the new demountable LHD administration office, and the addition of new structural columns/footings if required

These works are proposed under Clause 58 of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP).

Review of Environmental factors

Specific environmental factors identified by Roberts Day as requiring consideration as a result of the alterations and additions are:

- Heritage;
- Regulatory Compliance (Child care)
- Contamination and hazardous materials
- Air and water quality;
- Stormwater/Erosion and Sediment control;
- Noise and Vibration;
- Landscape;
- Radiation and Fire safety;
- Geotechnical and Utilities
- Waste management;
- Construction management
- Access, Traffic and Parking;
- Visual impact; and
- Cumulative impacts

Consultation

Statutory consultation was not required or undertaken as part of the REF assessment. The Heritage Impact Statement (HIS) prepared by Weir Phillips to determine the impact of the refurbishment of Building 33 on its heritage values has concluded that the works are minor and inconsequential and therefore consultation with Council under Clause 14 is not required. Mitigation measures for archival recording as recommended in the HIS have been included.

Conclusion and Recommendation

The review of the REF and recommendations against the relevant legislation and the Best Practice Guidelines concurs with the finding that, subject to the mitigation measures shown below, the proposal will not have a significant impact on the environment. On that

basis, an Environmental Impact Statement is not required.

Below are the final mitigation measures which must be implemented as part of this approval.

MITIGATION MEASURES

The following conditions have been imposed to ensure that any development activity is carried out in accordance with the plans and documentation approved under Part 5 of the Environmental Planning and Assessment Act 1979.

GENERAL CONDITIONS

1. Development in Accordance with Plans and Documentation

The development must be carried out generally in accordance with the Review of Environmental Factors dated August 2016, and prepared by Architectus Group Pty Ltd (including accompanying **Appendices A – AA**) and generally in accordance with the following plans/documentation as modified below and by any of the undermentioned conditions:

Title/Name	Drawing Number	Rev/Issue	Date	Prepared by
Architectural Drawings				
PLAN - Site Wide	AR-00-01-0001	B	19/08/2016	Billard Leece Partnership
Architectural Drawings: Douglas Building				
PLAN - Existing Conditions Level 02	AR-04-01-0201	A	20/07/2016	Billard Leece Partnership
PLAN - Existing Conditions Level 03	AR-04-01-0301	A	20/07/2016	Billard Leece Partnership
PLAN - Demolition Level 02	AR-04-06-0201	A	20/07/2016	Billard Leece Partnership
PLAN - Demolition Level 03	AR-04-06-0301	A	20/07/2016	Billard Leece Partnership
PLAN - General Arrangement Lev 02	AR-04-10-0201	A	20/07/2016	Billard Leece Partnership
PLAN - General Arrangement Lev 03	AR-04-10-0301	A	20/07/2016	Billard Leece Partnership
PLAN - Wall Set outs 02	AR-04-12-0201	B	19/08/2016	Billard Leece Partnership
PLAN - Wall Set outs Level 3	AR-04-12-0303	B	19/08/2016	Billard Leece Partnership
PLAN - Reflected Ceiling Level 02 Existing	AR-04-13-0201	A	20/07/2016	Billard Leece Partnership
PLAN - Reflected Ceiling Level 03 Existing	AR-04-13-0301	A	20/07/2016	Billard Leece Partnership
Joinery Details	AR-04-16-0001	A	20/07/2016	Billard Leece Partnership
Door Schedule	AR-04-83-0001	A	20/07/2016	Billard Leece Partnership
Material & FFE schedule Building 04 - Douglas	AR-04-90-0001	C	22/08/2016	Billard Leece Partnership
Architectural Drawings: Building 33 - Orthotics				
PLAN - Existing Conditions Ground	AR-33-01-0001	A	20/07/2016	Billard Leece Partnership
PLAN - Existing Conditions Level 01	AR-33-01-0201	A	20/07/2016	Billard Leece Partnership
PLAN - Demolition Ground	AR-33-06-0001	E	22/08/2016	Billard Leece Partnership
PLAN - Demolition Level 01	AR-33-06-0201	B	22/07/2016	Billard Leece Partnership
PLAN - General Arrangement Ground	AR-33-10-0001	E	22/08/2016	Billard Leece Partnership
PLAN - Wall set outs/Finishes Ground	AR-33-12-0001	D	22/08/2016	Billard Leece Partnership
PLAN - Reflected Ceiling Ground Existing/Demolition	AR-33-13-0001	A	20/07/2016	Billard Leece Partnership

Title/Name	Drawing Number	Rev/Issue	Date	Prepared by
PLAN – Reflected Ceiling Ground Proposed	AR-33-13-0002	A	20/07/2016	Billard Leece Partnership
Joinery Details – Typical	AR-33-16-0001	A	20/07/2016	Billard Leece Partnership
Joinery Details - Reception	AR-33-16-0002	A	20/07/2016	Billard Leece Partnership
Joinery Details	AR-33-16-0003	A	20/07/2016	Billard Leece Partnership
Wall Details	AR-33-17-0001	A	20/07/2016	Billard Leece Partnership
Door and Sanitary Schedule	AR-33-83-0001	C	22/08/2016	Billard Leece Partnership
Material & FFE Schedule Building 33 – Orthotics	AR-33-90-0001	C	22/08/2016	Billard Leece Partnership
PLAN – Existing Conditions Ground	AR-33-01-0001	A	20/07/2016	Billard Leece Partnership
PLAN – Existing Conditions Level 1	AR-33-01-0201	A	20/07/2016	Billard Leece Partnership
PLAN – Demolition Ground	AR-33-06-0001	E	19/08/2016	Billard Leece Partnership
PLAN – Demolition Level 01	AR-33-06-0201	B	19/08/2016	Billard Leece Partnership
PLAN- General Arrangement Ground	AR-33-10-0001	E	19/08/2016	Billard Leece Partnership
PLAN – Wall Set outs/Finishes Ground	AR-33-12-0001	D	19/08/2016	Billard Leece Partnership
PLAN – Reflected Ceiling Ground EXISTING/DEMOLISHED	AR-33-13-0001	A	20/07/2016	Billard Leece Partnership
PLAN – Reflected Ceiling Ground Proposed	AR-33-13-0002	A	20/07/2016	Billard Leece Partnership
Joinery Details – Typical	AR-33-16-0001	A	20/07/2016	Billard Leece Partnership
Joinery Details – Reception	AR-33-16-0002	A	20/07/2016	Billard Leece Partnership
Joinery Details	AR-33-16-0003	A	20/07/2016	Billard Leece Partnership
Wall Details	AR-33-17-0001	A	20/07/2016	Billard Leece Partnership
Door & Sanitary Schedule	AR-33-83-0001	C	22/08/2016	Billard Leece Partnership
Materials & FFE Schedule	AR-33-90-0001	C	22/08/2016	Billard Leece Partnership
Architectural Drawings: Building 35/36				
PLAN – Wall Set outs / Finishes Lev 3	AR-35-12-0301	C	28/07/2016	Billard Leece Partnership
PLAN – Wall Setouts / Finishes Lev 4	AR-35-12-0401	C	28/07/2016	Billard Leece Partnership
PLAN – Reflected Ceiling Level 1	AR-35-13-0101	B	28/07/2016	Billard Leece Partnership
PLAN – Reflected Ceiling Level 2	AR-35-13-0201	B	28/07/2016	Billard Leece Partnership
PLAN – Reflected Ceiling Level 3	AR-35-13-0301	B	28/07/2016	Billard Leece Partnership
PLAN – Reflected Ceiling Level 4	AR-35-13-0401	C	28/07/2016	Billard Leece Partnership
PLAN – Reflected Ceiling Level 5	AR-35-13-0501	1	24/06/2016	Billard Leece Partnership
Joinery Details – Typical	AR-35-16-0001	A	20/07/2016	Billard Leece Partnership
Description Wall Types	AR-35-17-0001	B	27/07/2016	Billard Leece Partnership
Description Wall Types	AR-35-17-0002	A	27/07/2016	Billard Leece Partnership
Description Sanitary Schedule	AR-35-80-0001	B	28/07/2016	Billard Leece Partnership
Description Door Schedule	AR-35-83-0000	B	27/07/2016	Billard Leece Partnership
Description Plan – Existing Conditions Level 1	AR-35-01-0101	B	28/07/2016	Billard Leece Partnership
Description Plan – Existing Conditions Level 2	AR-35-01-0201	A	20/07/2016	Billard Leece Partnership

Title/Name	Drawing Number	Rev/Issue	Date	Prepared by
Description Plan – Existing Conditions Level 3	AR-35-01-0301	A	20/07/2016	Billard Leece Partnership
Description Plan – Existing Conditions Level 4	AR-35-01-0401	A	20/07/2016	Billard Leece Partnership
Description Plan – Demolition Level 1	AR-35-06-0101	C	28/07/2016	Billard Leece Partnership
Description Plan – Demolition Level 2	AR-35-06-0201	C	28/07/2016	Billard Leece Partnership
Description Plan – Demolition Level 3	AR-35-06-0301	C	28/07/2016	Billard Leece Partnership
Description Plan – Demolition Level 4	AR-35-06-0401	C	28/07/2016	Billard Leece Partnership
Description Plan – General Arrangement Level 1	AR-35-10-0101	B	28/07/2016	Billard Leece Partnership
Description Plan – General Arrangement Level 2	AR-35-10-0201	C	28/07/2016	Billard Leece Partnership
Description Plan – General Arrangement Level 3	AR-35-10-0301	B	28/07/2016	Billard Leece Partnership
Description Plan – General Arrangement Level 4	AR-35-10-0401	B	28/07/2016	Billard Leece Partnership
Description Plan – General Arrangement Level 5	AR-35-10-0501	B	28/07/2016	Billard Leece Partnership Pty Ltd
Description Plan – Wall Set outs/Finishes Level 1	AR-35-12-0101	C	28/07/2016	Billard Leece Partnership
Description Plan – Wall Set outs / Finishes Level 2	AR-35-12-0201	C	28/07/2016	Billard Leece Partnership
Material & FFE schedule	-	-	-	Billard Leece Partnership
Architectural Drawings: Child care centre building				
Description Plan – Site Conditions Existing	AR-38-01-0001	A	20/07/2016	Billard Leece Partnership
Description Plan – Site Demolition	AR-38-01-0002	A	11/08/2016	Billard Leece Partnership
Description Plan – Site Proposed	AR-38-01-0003	B	03/08/2016	Billard Leece Partnership
Description Site Plan & Surrounds	AR-38-01-0004	B	11/08/2016	Billard Leece Partnership
Description Plan – General Arrangement Ground proposed	AR-38-10-0001	C	08/08/2016	Billard Leece Partnership
Description Plan – General Arrangement Roof Proposed	AR-38-10-0101	A	20/07/2016	Billard Leece Partnership
Description Plan – Ground Wall Set outs	AR-38-12-0001	D	03/08/2016	Billard Leece Partnership
Description Plan – Reflected Ceiling Plan – Ground Proposed	AR-38-13-0001	A	20/07/2016	Billard Leece Partnership
Description elevations	AR-38-20-0001	C	03/08/2016	Billard Leece Partnership
Description Section – General Arrangement	AR-38-30-0001	C	03/08/2016	Billard Leece Partnership
Description Section – General Arrangement	AR-38-30-0002	1	10/06/2016	Billard Leece Partnership
Description Section detail	AR-38-31-0001	C	03/08/2016	Billard Leece Partnership
Description wall type Details	AR-38-31-0002	B	03/08/2016	Billard Leece Partnership
Description Typical detail	AR-38-31-0003	B	27/07/2016	Billard Leece Partnership Pty Ltd

Title/Name	Drawing Number	Rev/Issue	Date	Prepared by
Description Sanitary schedule	AR-38-80-00001	A	20/07/2016	Billard Leece Partnership
Description Window Schedule	AR-38-81-0001	B	03/08/2016	Billard Leece Partnership
Description Door Schedule	AR-38-83-0001	B	03/08/2016	Billard Leece Partnership
Building 38 Child Care – FF+E Schedule	AR-38-FFE-0001	1	20/07/2016	Billard Leece Partnership
Material & FFE Schedule (Child Care)	-	-	-	Billard Leece Partnership
Architectural Drawings: Executive Offices				
Description Plan – Site Conditions Existing	AR-52-01-0001	B	22/08/2016	Billard Leece Partnership
Description Plan – Site Demolition	AR-52-01-0002	B	22/08/2016	Billard Leece Partnership
Description Plan – Site Proposed	AR-52-01-0003	C	22/08/2016	Billard Leece Partnership
Description Plan – General Arrangement Level 1	AR-52-10-0101	4	28/06/2016	Billard Leece Partnership
Description – General Arrangement Level1	AR-52-10-0101	C	22/08/2016	Billard Leece Partnership
Description Plan – General Arrangement Level 2	AR-52-10-0201	4	28/06/2016	Billard Leece Partnership
Description Plan – General Arrangement Level 2	AR-52-10-0201	B	22/08/2016	Billard Leece Partnership
Description Plan – General Arrangement Roof	AR-52-10-0301	B	22/08/2016	Billard Leece Partnership
Description Plan – Wall Setouts – Level 1	AR-52-12-0101	C	22/08/2016	Billard Leece Partnership
Description Plan – Wall Setouts – Level 2	AR-52-12-0201	B	22/08/2016	Billard Leece Partnership
Description Plan – Reflected Ceiling Level 1	AR-52-13-0101	B	22/08/2016	Billard Leece Partnership
Description Plan – reflected Ceiling Level 2	AR-52-13-0201	B	22/08/2016	Billard Leece Partnership
Description Joinery Detail – Typical	AR-52-16-0001	B	22/08/2016	Billard Leece Partnership
Description Wall Type Details	AR-52-17-0001	B	22/08/2016	Billard Leece Partnership
Description elevations	AR-52-20-0001	2	06/06/2016	Billard Leece Partnership
Description elevations	AR-52-20-0001	B	22/08/2016	Billard Leece Partnership
Description Section – General Arrangement	AR-52-30-0001	B	22/08/2016	Billard Leece Partnership
Description Section Details	AR-52-31-0001	B	22/08/2016	Billard Leece Partnership
Description Section Details	AR-52-31-0002	B	22/08/2016	Billard Leece Partnership
Description Sanitary Schedule	AR-52-80-0001	B	22/08/2016	Billard Leece Partnership
Description Sanitary schedule	AR-52-80-0002	B	22/08/2016	Billard Leece Partnership
Description Window Schedule	AR-52-81-0001	B	22/08/2016	Billard Leece Partnership
Description Door Schedule	AR-52-83-0001	C	22/08/2016	Billard Leece Partnership
Material & FFE Schedule (Building 52)	-	-	-	Billard Leece Partnership
Landscape Drawings				
Landscape REF Masterplan	100	H	08/2016	Arcadia

Title/Name	Drawing Number	Rev/Issue	Date	Prepared by
Landscape Plan	101	H	08/2016	Arcadia
Landscape Plan	102	H	08/2016	Arcadia
Landscape Childcare Concept	103	H	08/2016	Arcadia
Landscape Plan	104	H	08/2016	Arcadia
Appendix: Planting Plan	201	H	08/2016	Arcadia
Appendix: Planting Plan	202	H	08/2016	Arcadia
Appendix: Landscape Details/Plant schedule	203	H	08/2016	Arcadia
Civil Drawings				
Civil, Stormwater & Drainage				
Notes and Legend Sheet (Building 52, Building 8 & 38 Childcare)	SKC100	3	11/08/2016	TTW
Site Location Plan (Building 52, Building 8 & 38 Childcare)	SKC101	3	11/08/2016	TTW
Siteworks Plan – Preliminary Layout Building 8 & 38 Childcare Centre	SKC102	5	11/08/2016	TTW
Siteworks Plan – Preliminary Layout Building 52	SKC104	2	01/07/2016	TTW
Siteworks Plan – Preliminary Layout Douglas Building Emergency	SKC105	1	28/06/2016	TTW
Existing Survey Plan	SKC110	1	27/06/2016	TTW
Utilities & Services – Electrical				
Electrical Services Cover Sheet, Site Plan & Drawing List	IA116500-0000-EL-DRG-0001	B	01/08/2016	Jacobs
Electrical Services Site Plan	IA116500-0000-EL-DRG-0002	C	25/08/2016	Jacobs
Electrical Services Site Plan – Demolition 34, 37, 28, 51 & 52	IA116500-0000-EL-DRG-0003	C	25/08/2016	Jacobs
Electrical Services Site Plan – Demolition 7 & 9	IA116500-0000-EL-DRG-0004	C	25/08/2016	Jacobs
Electrical Services Site Plan – Executive Demountable	IA116500-0000-EL-DRG-0005	C	25/08/2016	Jacobs
Electrical Services Cover Sheet: Site Plan and Drawing List – Building 33	IA116500-0033-EL-DRG-0001	A	25/08/2016	Jacobs
Electrical Services Building 33 (Orthotics) Ground Floor Power and Comms Layout	IA116500-0033-EL-DRG-0008	C	25/08/2016	Jacobs
Electrical Services Building 33 (Orthotics) Ground Floor Lighting Layout	IA116500-0033-EL-DRG-0009	C	25/08/2016	Jacobs
Electrical Services Cover Sheet: Site plan and Drawing List – Building 35/36	IA116500-0035-EL-DRG-0001	A	25/08/2016	Jacobs
Electrical Services Building 35/36: Level 1 Power and Comms Layout	IA116500-0035-EL-DRG-0010	C	25/08/2016	Jacobs
Electrical Services Building 35/36: Level 1 Lighting layout	IA116500-0035-EL-DRG-0011	C	25/08/2016	Jacobs
Electrical Services Building 35/36: Level 2 Power and Comms Layout	IA116500-0035-EL-DRG-0012	C	25/08/2016	Jacobs

Title/Name	Drawing Number	Rev/Issue	Date	Prepared by
Electrical Services Building 35/36: Level 2 Lighting layout	IA116500-0035-EL-DRG-0013	C	25/08/2016	Jacobs
Electrical Services Building 35/36: Level 3 Power and Comms Layout	IA116500-0035-EL-DRG-0014	C	25/08/2016	Jacobs
Electrical Services Building 35/36: Level 3 Lighting layout	IA116500-0035-EL-DRG-0015	C	25/08/2016	Jacobs
Electrical Services Building 35/36: Level 4 Power and Comms Layout	IA116500-0035-EL-DRG-0016	C	25/08/2016	Jacobs
Electrical Services Building 35/36: Level 4 Lighting layout	IA116500-0035-EL-DRG-0017	C	25/08/2016	Jacobs
Electrical Services Building 35/36: Level 5 Power and Comms Layout	IA116500-0035-EL-DRG-0018	C	25/08/2016	Jacobs
Electrical Services Building 35/36: Level 5 Lighting layout	IA116500-0035-EL-DRG-0019	C	25/08/2016	Jacobs
Electrical Services Cover Sheet: Site Plan and Drawing List – Executive Demountable	IA116500-0051-EL-DRG-0001	A	25/08/2016	Jacobs
Electrical Services Executive Demountable Level 1 Power and Comms Layout	IA116500-0051-EL-DRG-0020	C	25/08/2016	Jacobs
Electrical Services Executive Demountable Level 1 Lighting Layout	IA116500-0051-EL-DRG-0021	C	25/08/2016	Jacobs
Electrical Services Executive Demountable Level 2 Power and Comms Layout	IA116500-0052-EL-DRG-0022	C	25/08/2016	Jacobs
Electrical Services Executive Demountable Level 2 Lighting Layout	IA116500-0052-EL-DRG-0023	C	25/08/2016	Jacobs
Electrical Services Cover Sheet: Site Plan and Drawing List – Childcare Centre	IA116500-00CC-EL-DRG-0001	A	25/08/2016	Jacobs
Electrical Services Child Care Power and Comms Layout	IA116500-00CC-EL-DRG-0006	C	25/08/2016	Jacobs
Electrical Services Child Care Lighting Layout	IA116500-00CC-EL-DRG-0007	C	25/08/2016	Jacobs
Electrical Services Cover Sheet: Site Plan and Drawing List – Douglas Building	IA116500-00DB-EL-DRG-0001	A	25/08/2016	Jacobs
Electrical Services Douglas Building – Level 2 Power and Comms Layout	IA116500-00DB-EL-DRG-0024	C	25/08/2016	Jacobs
Electrical Services Douglas Building – Level 2 Lighting Layout	IA116500-00DB-EL-DRG-0025	C	25/08/2016	Jacobs
Electrical Services Douglas Building – Level 3 Power and Comms Layout	IA116500-00DB-EL-DRG-0026	C	25/08/2016	Jacobs
Electrical Services Douglas Building – Level 3 Lighting Layout	IA116500-00DB-EL-DRG-0027	C	25/08/2016	Jacobs
Utilities & Services – Hydraulic				
Hydraulic Services Coversheet, Site Plan & Drawing List Demolition Work	IA116500-0000-HY-DRG-0001	A	25/08/2016	Jacobs
Hydraulic Services Site Plan	IA116500-0000-HY-DRG-0002	B	01/08/2016	Jacobs

Title/Name	Drawing Number	Rev/Issue	Date	Prepared by
Hydraulic Services Site Plan – Demolition 34, 37, 38, 51, 52	IA116500-0000-HY-DRG-0003	C	25/08/2016	Jacobs
Hydraulic Services Site Plan – Demolition 7 & 9	IA116500-0000-HY-DRG-0004	C	25/08/2016	Jacobs
Hydraulic Services Cover Sheet – Site Plan and Drawing List Building 33	IA116500-0033-HY-DRG-0001	A	25/08/2016	Jacobs
Hydraulic Services Building 33 (Orthotics) Ground Floor	IA116500-0033-HY-DRG-0007	A	25/08/2016	Jacobs
Hydraulic Services Coversheet, Site Plan & Drawing List Building 35/36	IA116500-0035-HY-DRG-0001	A	25/08/2016	Jacobs
Hydraulic Services Building 35/36 Level 1	IA116500-0035-HY-DRG-0008	C	25/08/2016	Jacobs
Hydraulic Services Building 35/36 Level 2	IA116500-0035-HY-DRG-0009	C	25/08/2016	Jacobs
Hydraulic Services Building 35/36 Level 3	IA116500-0035-HY-DRG-0010	C	25/08/2016	Jacobs
Hydraulic Services Building 35/36 Level 4	IA116500-0035-HY-DRG-0011	C	25/08/2016	Jacobs
Hydraulic Services Building 35/36 Level 5	IA116500-0035-HY-DRG-0012	C	25/08/2016	Jacobs
Hydraulic Services Coversheet, Site Plan & Drawing List Executive Demountable	IA116500-0052-HY-DRG-0001	A	25/08/2016	Jacobs
Hydraulic Services Coversheet, Site Plan & Drawing List Executive Demountable Site Plan & Level 1	IA116500-0000-HY-DRG-0013	B	01/08/2016	Jacobs
Hydraulic Services Executive Demountable Site Plan & level 1	IA116500-0052-HY-DRG-0013	C	25/08/2016	Jacobs
Hydraulic Services Executive Demountable Site Plan & level 2	IA116500-0052-HY-DRG-0014	C	25/08/2016	Jacobs
Hydraulic Services Coversheet, Site Plan & Drawing List Child Care	IA116500-00CC-HY-DRG-0001	C	25/08/2016	Jacobs
Hydraulic Services Child Care Ground Floor	IA116500-00CC-HY-DRG-0006	C	25/08/2016	Jacobs
Hydraulic Services Cover Sheet, Site Plan & Drawing List Douglas Building	IA116500-00DB-HY-DRG-0001	A	25/08/2016	Jacobs
Hydraulic Services Douglas Building Level 2	IA116500-00DB-HY-DRG-0015	B	01/08/2016	Jacobs
Hydraulic Services Douglas Building Level 2	IA116500-00DB-HY-DRG-0015	C	25/08/2016	Jacobs
Hydraulic Services Douglas Building Level 3	IA116500-00DB-HY-DRG-0016	B	01/08/2016	Jacobs
Hydraulic Services Douglas Building Level 3	IA116500-00DB-HY-DRG-0016	C	25/08/2016	Jacobs
Utilities & Services – Mechanical				
MECHANICAL SERVICES COVER SHEET, SITE PLAN & DRAWING LIST	IA116500-0000-ME-DRG-0001	B	01/08/2016	Jacobs

Title/Name	Drawing Number	Rev/Issue	Date	Prepared by
MECHANICAL SERVICES – COVER SHEET, SITE PLAN & DRAWING LIST. BUILDING 33	IA116500-0000-ME-DRG-0001	A	25/08/2016	Jacobs
MECHANICAL SERVICES BUILDING 33 GROUND FLOOR	IA116500-0033-ME-DRG-0003	D	25/08/2016	Jacobs
MECHANICAL SERVICES BUILDING 35 / 36 LEVEL 1	IA116500-0035-ME-DRG-0001	A	25/08/2016	Jacobs
MECHANICAL SERVICES BUILDING 35 / 36 LEVEL 1	IA116500-0035-ME-DRG-0004	C	25/08/2016	Jacobs
MECHANICAL SERVICES BUILDING 35 / 36 LEVEL 2	IA116500-0035-ME-DRG-0005	C	25/08/2016	Jacobs
MECHANICAL SERVICES BUILDING 35 / 36 LEVEL 3	IA116500-0035-ME-DRG-0006	C	25/08/2016	Jacobs
MECHANICAL SERVICES BUILDING 35 / 36 LEVEL 4	IA116500-0035-ME-DRG-0007	C	25/08/2016	Jacobs
MECHANICAL SERVICES BUILDING 35 / 36 LEVEL 5	IA116500-0035-ME-DRG-0008	C	25/08/2016	Jacobs
MECHANICAL SERVICES EXECUTIVE DEMOUNTABLE LEVEL 1	IA116500-0052-ME-DRG-0001	A	25/08/2016	Jacobs
MECHANICAL SERVICES EXECUTIVE DEMOUNTABLE LEVEL 1	IA116500-0052-ME-DRG-0009	C	25/08/2016	Jacobs
MECHANICAL SERVICES EXECUTIVE DEMOUNTABLE LEVEL 2	IA116500-0052-ME-DRG-0010	C	25/08/2016	Jacobs
MECHANICAL SERVICES COVER SHEET, SITE PLAN & DRAWING LIST CHILD CARE CENTRE	IA116500-00CC-ME-DRG-0001	A	01/08/2016	Jacobs
MECHANICAL SERVICES CHILD CARE GROUND FLOOR	IA116500-00CC-ME-DRG-0002	C	25/08/2016	Jacobs
MECHANICAL SERVICES COVER SHEET, SITE PLAN & DRAWING LIST CHILD CARE CENTRE	IA116500-00CC-ME-DRG-0001	A	01/08/2016	Jacobs
MECHANICAL SERVICES COVER SHEET, SITE PLAN & DRAWING LIST CHILD CARE CENTRE DOUGLAS BUILDING	IA116500-00DB-ME-DRG-0011	B	01/08/2016	Jacobs
MECHANICAL SERVICES DOUGLAS BUILDING LEVEL 2	IA116500-00DB-ME-DRG-0011	C	25/08/2016	Jacobs
MECHANICAL SERVICES DOUGLAS BUILDING LEVEL 3	IA116500-00DB-ME-DRG-0012	C	25/08/2016	Jacobs
MECHANICAL SERVICES COVER SHEET, SITE PLAN & DRAWING LIST CHILD CARE CENTRE DOUGLAS BUILDING	IA116500-00DB-ME-DRG-0011	B	01/08/2016	Jacobs
MECHANICAL SERVICES DOUGLAS BUILDING LEVEL 2	IA116500-00DB-ME-DRG-0011	C	25/08/2016	Jacobs
MECHANICAL SERVICES DOUGLAS BUILDING LEVEL 3	IA116500-00DB-ME-DRG-0012	C	25/08/2016	Jacobs

2 **Building Code of Australia**

All building work is to be undertaken in accordance with the Building Code of Australia and referenced Australian Standards, including the requirements of AS 1428.1 General Requirements for Access.

3 **Long Service Levy**

For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information contact the Long Service Levy Corporation on their Helpline 13 1441.

4 **Approvals**

The contractor is to obtain all other necessary approvals required by State and Commonwealth legislation and relevant Willoughby City Council building and development policies. A copy of all approvals is to be kept on site.

5 **Demolition**

The demolition work is to be undertaken in accordance with Australian Standard AS2601-2001 "The demolition of structures".

6 **Geotechnical**

Where relevant to the proposed works, the recommendations of the *Initial Geotechnical Assessment*, prepared by Coffey (dated August 2016) are to be implemented for the proposed development.

7 **Tree Management**

- 7.1 Prior to removal and transplanting of trees on site, appropriate photographic records should be taken, in accordance with Heritage Council Guidelines (Photographic recording of heritage items using film or digital capture).
- 7.2 Pathology testing should be undertaken prior to the relocation of any Canary Island Date Palms (*Phoenix canariensis*) to determine the presence of fungal pathogen *Fusarium oxysporum*.
- 7.3 Replacement planting should be supplied in accordance with Australian Standard 2303 (2015) Tree Stock for Landscape use.
- 7.4 An Arboricultural Impact Assessment and Tree Protection Plan should be prepared (by an AQF Level 5 Arborist) upon completion of detailed plans to examine the potential impact of the proposal on trees to be retained.

8 **Gas System Reticulation and Storage**

- 8.1 All storage cylinders (oxygen and acetylene) to be stored outside of the workshop as depicted in Appendix A2 – Compressed Gas Store Layout.
- 8.2 Welding gases to be reticulated in accordance with Australian Standard AS 4289: 1995 "Oxygen and Acetylene Gas Reticulation Systems",
- 8.3 Run low pressure reticulation pipework high on the outside/inside of the building. Piping then drops down vertical supports to work stations.
- 8.4 Compressed gas storage to be caged (wire mesh and post), or provided in a locked and ventilated store, and access restricted.
- 8.5 Oxygen/ acetylene to be separated by either a firewall (FRL min 120/120/120) or 3m.
- 8.6 Outdoor minor stores of Class 2 gases in cylinders shall be separated from other dangerous goods stores by a minimum distance of 3 m (or by a firewall). They shall be located not less than 1 m from any door, window, air vent or duct. (**Note:** *This 1m separation applies to the adjacent air compressor intake in Room OR.016*)
- 8.7 Minor stores having an aggregate capacity of less than 1000L may be protected with a single, permanently connected water hose, provided that it is capable of depositing water on any part of the store.

PRIOR TO COMMENCEMENT OF WORKS

Note: The following Conditions are to be complied with prior to the commencement of works on the subject site.

9 Certification

Prior to any work commencing a Section 109R certificate is to be obtained.

10 Community Notification

- 10.1 Prior to commencement of work, the proponent must notify in writing the Council and the occupier of any land within 40 metres of the site boundary, providing a project description and the expected dates for commencement and completion of construction works and details of the construction program.
- 10.2 Complaints received prior to and during the undertaking of works shall be recorded and attended to promptly. On receiving a complaint, works shall be reviewed to determine whether issues relating to the complaint can be avoided or minimised. Feedback shall be provided to the complainant explaining what remedial actions were taken.
- 10.3 The proponent shall develop a complaints management system and record details of all complaints received and the means of resolution of those complaints. The Complaints Register shall be made available to Council on request.
- 10.4 A site notice board must be located at the entry to each building site. All signage should include the following:
 - 24-hour contact person for the site;
 - Telephone and facsimile numbers and email addresses; and
 - Site activities and time frames.
- 10.5 The site notice must be erected no less than 2 days prior to the commencement of works for that building site.

11 Dilapidation Report

A dilapidation report shall be undertaken of Council, hospital and any other assets which may be impacted by the works. A copy of the report should be provided to Council, the LHD, and Health Infrastructure.

12 Lighting

A detailed lighting plan is to be prepared for the new childcare centre parking area, and entries to the childcare centre and new executive administration building, in accordance with the relevant Australian Standards for crime prevention and safety and control of the obtrusive effects of outdoor lighting. Certification is to be provided to NSW Health by the relevant lighting engineer to verify that the proposed lighting scheme satisfies the relevant Australian Standards.

13 Tree protection

- 13.1 Trees not approved for removal (including those around the Dental Clinic building) are to be protected in accordance with Australian Standard AS4970-2009.
- 13.2 No building materials, builder sheds and the like are permitted to be stored under the canopy of existing trees

14 Stormwater and Erosion and Sediment Control

- 14.1 Erosion and sediment control measures are to be provided in accordance with Landcom's 'Managing Urban Stormwater, Soils & Construction Guidelines (The Blue Book)', and are to be maintained regularly and after rainfall events.
- 14.2 Erosion and sediment control measures are not to be removed until disturbed areas have stabilised.

- 14.3 The contractor is to develop a water quality strategy consistent with the Civil Report prepared by TTW, the requirements of the Blue Book, and is to fulfil requirements of *Protection of the Environment Operations Act 1997*.

15 Land Contamination

- 15.1 The Applicant shall remediate the site in accordance with the recommendations of the Preliminary Contamination Review - Buildings 7, 9, 10, 37, 38, 51 and 52, prepared by Coffey (dated July 2016).
- 15.2 The contractor is to prepare an Asbestos Removal Control Plan to guide all asbestos removal works from the ground and disposal off-site.
- 15.3 The Construction Environmental Management Plan referred to in Condition 0 is to be prepared in accordance with the Preliminary Contamination Review - Buildings 7, 9, 10, 37, 38, 51 and 52, prepared by Coffey.
- 15.4 An Unexpected Finds Protocol (UFP) should be included as part of the CEMP. Works occurring in the immediate vicinity of the suspected contaminated item should stop immediately. All other works not in the specific area of the find can continue.
- 15.5 A Class A Licensed Asbestos Removalist is to be engaged to conduct all friable asbestos removal works from the site.
- 15.6 A Certified Occupational Hygienist is to be engaged prior to works commencing on site who is also a Licensed Asbestos Assessor able to undertake airborne asbestos fibre monitoring during Class A Asbestos Removal works.
- 15.7 A Work Health and Safety Management Plan (WHSP) is to be prepared to document the procedures to be followed to manage any risks posed to the health of the remediation workforce.

16 Aboriginal Heritage

- 16.1 If unrecorded Aboriginal objects are identified in the Study Area in the course of works, then all works in the immediate area must cease and the area should be cordoned off. OEH must be notified by ringing the Enviroline 131 555 so that the site can be adequately assessed and managed.
- 16.2 In the unlikely event that skeletal remains are identified, work must cease immediately in the vicinity of the remains and the area must be cordoned off. The proponent must contact the local NSW Police who will make an initial assessment as to whether the remains are part of a crime scene or possible Aboriginal remains. If the remains are thought to be Aboriginal, OEH must be contacted by ringing the Enviroline 131 555. An OEH officer will determine if the remains are Aboriginal or not; and a management plan must be developed in consultation with any Registered Aboriginal Persons before works recommence.

17 European Heritage

- 17.1 Prior to any demolition works commencing on site of Building 7 (Regional Diabetic Unit) and Building 9 (Lanceley Cottage), NSW Health is to consult with the Heritage Council of its intention to demolish Buildings 7 and 9 which are listed on Health's Section 170 Register in accordance with Section 170A of the *Heritage Act 1977*. This includes furnishing to the Heritage Council proposed amendments to the register in accordance with Section 170(6) of the *Heritage Act 1977*.
- 17.2 A heritage induction exercise is to be carried out in advance of any ground disturbance works and advised of unexpected finds protocols contained in the archaeological management plan. All relevant staff, contractors and subcontractors will be made aware of their statutory obligations for heritage under the *Heritage Act 1977*, through the site induction and toolbox talks.
- 17.3 If, during the course of any ground disturbance works, suspected archaeological relics as defined by the *Heritage Act 1977* are uncovered, work should cease in that area immediately. The Heritage Division of the Office of Environment and Heritage

- (Enviroline 131 555) should be notified and works only recommence when an approved management strategy developed.
- 17.4 An archival recording shall be carried out of Buildings 7 and 9 and their setting (including the fence outside Building 9) to NSW Heritage Division standards. The archival recording of Building 9 should take place after the demountable units are removed from around the building to allow a proper recording of the exterior to take place. If the original decorative plaster ceilings remain above the existing ceiling panels, it would be desirable that these panels be removed to expose the original ceilings for recording.
 - 17.5 As much building fabric as possible shall be carefully removed from Building 9 and offered to a reputable salvage yard. Fabric that can be salvaged includes, but is not limited to, fireplace surrounds, windows, door, coloured glass, decorative timberwork and the ironwork of the front fence and gate.
 - 17.6 Prior to any new construction works, any standard excavation permits required under the *NSW Heritage Act 1977* must be sought.
 - 17.7 Opportunities for the interpretation of Buildings 7 and 9 are to be considered in any new development in this part of the site.

18 Services and Utilities

Services and utility works are to be undertaken in accordance with the 'Hydraulic Services Performance Specification' prepared by Jacobs (dated 1 August 2016), 'Electrical Services Performance Specification' (dated July 2016), and 'Mechanical Services Performance Specification' (dated 12 July 2016).

19 Car Parks and Roads

Road, vehicle manoeuvring areas and car parking spaces must be properly constructed, graded, drained, sealed and line marked including directional arrows with impervious paving material, in accordance with Australian Standard AS2890.1-2004.

20 Hazardous Substances

- 20.1 If suspected hazardous materials are identified during strip out or demolition which are not included in the *Hazardous Materials Surveys and the Preliminary Contamination Review* prepared by Coffey (July 2016), works in the immediate vicinity are to cease and an assessment of the materials is to be undertaken by a hazardous materials consultant for further appropriate recommendations.
- 20.2 Prior to commencement of works involving hazardous materials, compliance with the relevant guidelines of Design Guidance Note No. 15 – Asbestos Management (Rev C, August 2016, Health Infrastructure) is required.

21 Demolition and Construction Site Management

- 21.1 A detailed Demolition and Construction Site Management Plan (DCSMP) is to be prepared prior to the commencement of works and implemented during the undertaking of works. The Demolition and Construction Management Plan is to include, but not be limited to:
 - a) Demolition and construction waste management measures, as set out at Condition 22.
 - b) Sediment and erosion control measures, as set out at Condition 24.
 - c) Demolition and construction site management measures, as set out at Condition 25.
 - d) Preparation of a Demolition and Construction Traffic Management Plan, including the measures set out at Condition 27.
 - e) Preparation of a Dust Management Plan, incorporating the air quality and dust management measures, as set out at Condition 33.

Restrictions on hours of work for demolition and construction, as set out at Condition 34.

- 21.2 The DCSMP is to document the monitoring and management measures required to control the environmental impacts of the works and ensure the validation protocols are being addressed.
- 21.3 Environmental monitoring and management measures required to be implemented during the remediation and construction activities, as set out at Condition 15, including the preparation of a Site Safety Plan defining the site working areas which shall isolate all public access by way of hoardings, site security fencing, access gates and associated signage.

22 Demolition and Construction Waste Management

- 22.1 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 DECCW's "Waste Classification Guidelines (2008)" and the *Protection of the Environment Operations Act 1997*.
- 22.2 The Demolition and Construction Waste Management Plan is to include the following requirements and details:
 - a) The type and volume of all waste materials (e.g. bricks, concrete, timbers, plasterboard and metals) is to be estimated prior to the commencement of works, with the destination for each waste identified. Waste should be re-used or recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility is to be identified.
 - b) Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified.
 - c) No burning or burying of waste is permitted on the site.
 - d) Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.

23 Acoustic Assessment

Prior to construction of the Child care facility an acoustic report of existing conditions is to be undertaken by a suitably qualified acoustic consultant.

DURING UNDERTAKING OF WORKS

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

24 Erosion and Sediment Control

- 24.1 Disturbance of sediment during the demolition and 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), to ensure containment of sediment to the immediate work site.
- 24.2 All sediment control measures must be regularly inspected and cleaned out and/or repaired as necessary.
- 24.3 Erosion and sediment control measures are not to be removed until disturbed areas have stabilised.
- 24.4 Where possible, earthworks will be undertaken during dry weather conditions.
- 24.5 Clearing of vegetation should be avoided during overland flow events.
- 24.6 Soil or mulch stockpiles will be located away from key stormwater flow paths.

25 Demolition and Construction Site Management Measures

- 25.1 Construction site fencing is to be installed around the demolition/ construction site. Vehicle and workforce access points and roads to the demolition/ construction compounds are to be clearly designated and controlled for authorised access only.
- 25.2 The worksite should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 25.3 No hazardous materials or dangerous goods are to be used or stored on site.
- 25.4 No plant and equipment storage areas or areas for storage of petroleum, distillate and other chemicals are permitted on the site.
- 25.5 All materials on-site or being delivered to the site must be wholly contained within the site. The requirements of the *Protection of the Environment Operations Act 1997* are to be complied with when placing/ stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.
- 25.6 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 25.7 All equipment and machinery should be secured against vandalism outside of working hours.
- 25.8 A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council.
- 25.9 Any contractor(s) must meet all workplace safety legislation and requirements.
- 25.10 No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
- 25.11 Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.

26 Services

- 26.1 All services and utilities in the area of demolition and construction must be appropriately disconnected as required. The contractor is required (if necessary) to consult with the various service authorities regarding their requirements for the disconnection of services.
- 26.2 All gravity pipelines (both drainage and sewerage) to be retained are to be CCTV inspected following all construction work to determine their final status following the construction of the new works to confirm their integrity.

27 Construction Traffic Management

- 27.1 Traffic during construction shall be managed in accordance with AS 1742.3-1996 "Manual of Uniform Traffic Control Devices Part 3: Traffic Control Devices for Works on Roads".
- 27.2 Existing traffic access and arrangements should be maintained during construction as much as practicable.

28 Contamination

- 28.1 Asbestos management during the course of the works are to comply with the requirements of the Design Guidance Note No. 15, Health Infrastructure NSW Government.
- 28.2 Asbestos containing materials at the former Building 2 (where the proposed executive administration building to be located) should be excavated for off-site disposal at a facility licensed to receive asbestos waste. Further sampling should be undertaken to confirm the final waste classification.
- 28.3 The remedial areas shall be secured against unauthorised access by means of an appropriate fence or barricade by the Contractor.
- 28.4 Ground inspections are to occur regularly to ensure no new unearthed asbestos has occurred.

- 28.5 Where asbestos is to be removed, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as asbestos cement has been removed from the site to an approved waste facility. The condition is imposed for the purpose of worker and public safety and to ensure compliance with clause 259(2)(c) of the *Occupational Health and Safety Regulation 2001*.
- 28.6 Should any new 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 must be immediately notified and works must cease. Works must not recommence on site until the site is remediated in accordance with an approved Remediation Action Plan and a Validation and Monitoring Report together with a notice of completion of remediation pursuant to Clause 18 of State Environmental Planning Policy No 55 – Remediation of Land (as if that policy applied) have been submitted to and approved by DECCW.
- 28.7 Any contaminated material or hazardous substances (such as asbestos, polychlorinated biphenyls, synthetic mineral fibre, lead dusts, paint containing lead and ozone depleting substances) identified during the undertaking of works are to be classified, and then stored, transported and disposed of in accordance with the relevant DECCW requirements, and any other applicable legislation, Australian Standards or guidelines.
- 28.8 Construction works should not result in the contamination of the site.
- 28.9 Any contaminated material or hazardous substances (such as asbestos, polychlorinated biphenyls, synthetic mineral fibre, lead dusts, paint containing lead and ozone depleting substances) identified during the undertaking of works are to be classified, and then stored, transported and disposed of in accordance with the relevant DECCW requirements, and any other applicable legislation, Australian Standards or guidelines.
- 28.10 Should the presence of any underground storage tanks (USTs) be identified during works on the site, and these require removal, this shall be conducted in accordance with all relevant environmental and workplace safety standards under the guidance of an appropriately qualified geotechnical and Remediation consultant. A validation report must be provided to Council in accordance with the provisions of the *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014* by the Remediation Consultant.
- 28.11 Classification of Asbestos Containing Material (ACM) and other waste materials/soil will be completed in accordance with Waste Classification Guidelines Part 1: Classifying Waste, NSW EPA (2014) and relevant waste regulations by the Remediation Consultant.
- 28.12 On completion of the remediation works all plant / equipment and safety / environmental controls shall be removed from the site by the Contractor. All equipment used during asbestos remediation works will need to be appropriately decontaminated or disposed of as asbestos waste by the Contractor, in accordance with SWA 2011a, EPA 2014 and relevant waste regulations.

29 Acid Sulfate Soils

All measures must be taken to ensure that should Potential Acid Sulfate Soils (PASS) occur, soils are treated in accordance with ASSMAC 1998 guidelines and disposed of at an appropriate waste facility.

30 Saline or Sodic Soils

If evidence of salinity or sodicity is identified on the site, then further assessment should be undertaken in accordance with *Site Investigations for Urban Salinity* (NSW Department of Land and Water Conservation, 2002).

31 Demolition

- 31.1 Demolition works are to be carried out in accordance with AS 2601 – 2001, The Demolition of Structures, published by Standards Australia on 13 September 2001, or as subsequently updated. Should any conflict arise between the requirements of AS 2601 – 2001 and the Demolition and Construction Management Plan required by condition 21, the more stringent criteria will prevail.
- 31.2 After demolition, the site is to be left free of debris that may harbour vermin.

32 Site Restoration

All areas disturbed by earthworks or other construction should be restored as soon as possible after completion.

33 Air Quality and Dust Management

- 33.1 A Dust Management Plan is to be prepared which includes the following:
- a) identification of critical air intakes of nearby dust receivers;
 - b) 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.
 - c) No burning of vegetation or other materials is permitted.
 - d) Dust generated during construction activities is to be controlled by regular control measures such as on-site watering.
 - e) All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
 - f) Excessive use of vehicles and powered construction equipment is to be avoided.
 - g) Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
 - h) All vehicles involved in any excavation/construction and departing the site with spoil or loose matter must have their loads fully covered before entering the public roadway.
 - i) Any mud deposited on the road network due to truck movements to and from the site is to be cleaned up immediately.

34 Restriction on Hours During Demolition and Construction

- 34.1 The undertaking of any demolition and 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
 - c) Sundays and Public Holidays: No work permitted.
- 34.2 Internal works to Building 33 (Orthotics) may be undertaken outside of the above hours, provided there is no increase in background noise levels from the nearest sensitive receivers. Any works that will generate significant levels of noise are to comply with Conditions 0 and 0.

35 European Heritage

If, during the course of any ground disturbance works, suspected archaeological relics as defined by the Heritage Act 1977 are uncovered, work should cease in that area immediately. The Heritage Division of the Office of Environment and Heritage (Enviroline 131 555) should be notified and works only recommence when an approved management strategy developed.

36 Works as Executed Plans

Works-as-executed drawings are also to be forwarded to Health Infrastructure for information purposes at the completion of the project.

37 Childcare Centre

All relevant compliances required shall be achieved prior to operation of the Childcare centre.

OPERATIONAL CONDITIONS

Note: The following conditions are to be complied with throughout the operation of the proposed development, following Occupation.

38 Weed Control

Ensure weed control is carried out on an ongoing basis in the areas of ground disturbance to avoid the spread of weeds.

39 Noise Audit of Child Care Facility

39.1 An Acoustic Audit of the child care facility post occupation (within the first month) of occupation is to be undertaken by a suitably qualified acoustic consultant. The Noise Audit is to extend to any other areas where noise is reported to be an issue, to determine whether there is any non-compliance with the required external noise criteria.

39.2 Where there is non-compliance, all feasible and practical steps are to be taken to reduce the noise impacts to meet the compliance level. This work is to be completed as soon as practicable.

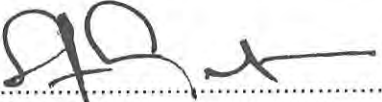
40 Noise Audit of Building 33

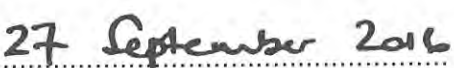
40.1 Within the first week of commencement of internal construction works to Building 33 (Orthotics), a noise audit is to be undertaken of the sensitive receivers by a suitably qualified acoustic consultant. The Noise Audit is to extend to any other areas where noise is reported to be an issue, to determine whether there is any non-compliance with the required internal noise criteria.

40.2 Where there is non-compliance, all feasible and practical steps are to be taken to reduce the noise impacts to meet the compliance level. This work is to be completed as soon as practicable.

DETERMINATION

Acting as a delegate of the Health Administration Corporation, and, in accordance with Section 111 of the *Environmental Planning and Assessment Act 1979*, having taken into account to the fullest extent possible all matters likely to affect the environment as a result of the proposed activity, I hereby determine the Review of Environmental Factors by granting approval subject to the Mitigation Measures above.


.....
Sam Sangster
Chief Executive Health Infrastructure


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date