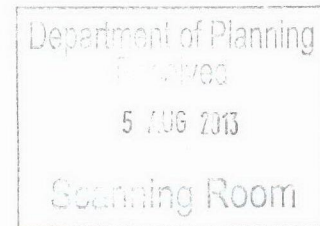




Our reference: FIL12/3725:DOC13/30106:CP  
Contact: Craig Patterson (02) 4224 4100

Department of Planning and Infrastructure  
(Attention: Megan Fu)  
GPO Box 39  
SYDNEY NSW 2001



Dear Ms Fu

**WOLLONGONG HOSPITAL REDEVELOPMENT (10\_0213 MOD1)**  
**EXHIBITION OF MODIFICATION REQUEST**

I am writing in response to your letter dated 19 June 2013 to the Environment Protection Authority (EPA) seeking comments on the proposed modification for the above Development Application (DA).

Based on a review of the information provided, the proposed modification to the Wollongong Hospital Redevelopment will not require an Environment Protection Licence under the *Protection of the Environment Operations (POEO) Act 1997*. However, given that the applicant (Health Infrastructure) is a public authority, the EPA will be the appropriate regulatory authority for the proposed development under the POEO Act.

EPA has identified several key issues in the attachment to this letter (Attachment A) which should be addressed as part of the DA. Some of these issues were identified in the EPA's previous submission dated 23 January 2012.

Should you have any further enquiries, please contact the officer above.

Yours sincerely



31/7/13

**PETER BLOEM**  
**Manager Illawarra**  
**Environment Protection Authority**

Attachment A

(N:\FINALS\2013\PLANNING\CP DOC13-30106 W'GONG HOSPITAL REDEVELOPMENT MODIFICATION.DOC)



## **ATTACHMENT A**

### **COMMENTS ON THE MODIFICATION APPLICATION AND RECOMMENDED CONDITIONS OF APPROVAL**

#### **Noise and Vibration**

1. The Planning Report titled "*Wollongong Hospital Car Park Expansion*" does not assess the potential noise and vibration impacts likely to occur as a result of the demolition of the existing onsite structures/buildings and construction of the new car park. All demolition and construction activities associated with the car park must be carried out in accordance with the *Interim Construction Noise Guideline* (ICNG) (DECC 2009).

The original development proposed to develop a detailed Construction Noise and Vibration Management Plan (CNVMP) in accordance with the requirements of the ICNG. This plan should be updated where necessary to include appropriate management strategies, monitoring programs and mitigation measures to ensure that noise generated from the proposed new works is minimised as far as practicable and achieves the project specific noise criteria as identified in the ICNG.

#### **Air Quality**

2. The demolition, excavation and construction stages of the car park have the potential to generate dust emissions from the premises. The Air Quality Management Plan which was to be developed as part of the Construction Management Plan should be updated to include all reasonable and feasible measures to minimise the generation of dust from the car park activities as well as the other redevelopment activities. The Environment Protection Authority's (EPA's) recommended Statement of Commitment provided in its letter dated 23 January 2012 would also apply to the proposed new works. The condition read "*Activities occurring in or on the premises must be carried out in a manner that will minimise the generation or emission from the premises, of wind-blown or traffic generated dust*".
3. The proponent must also ensure that the proposed development does not cause or permit the emission of offensive odour beyond the boundary of the premises.

#### **Water quality**

4. All clean stormwater collected at the site must be diverted away from any contaminated areas at the site and beneficially reused or directed into the existing stormwater drains. The clean areas must also be maintained in a satisfactory manner to ensure pollution of waters does not occur. All contaminated water from the premises must be captured and stored at the premises and beneficially reused where safe and practicable to do so or removed from site and appropriately treated and disposed of by a licensed waste disposal contractor.
5. Opportunities to replace potable water with captured stormwater, or treated process water from the premises, should be maximised where it is safe and practicable to do so.

#### **Waste**

6. Section 5.6 of the Planning Report identifies that the existing onsite buildings and imported fill soils at the site may contain asbestos materials. The proponent must develop and document appropriate management measures as part of the Construction Waste Management Plan to prevent unnecessary or excessive disturbance of asbestos contaminated material to ensure the protection of the environment and human health. Any management plan should also detail the proposed methodology for handling, removing and disposing of any asbestos contaminated material generated by the demolition and excavation stages of the development. The storage, disposal and transport of asbestos waste must be undertaken in accordance with the *Protection of the Environment Operations (Waste) Regulation 2005*. The EPA also recommends that NSW Health Infrastructure consult with NSW Health and Workcover in regards to this matter.

7. All contaminated soil and associated waste materials must be managed in accordance with the *Protection of the Environment Operations Act 1997* and associated regulations and characterised in accordance with the EPA's *Waste Classification Guidelines*.
8. Opportunities to beneficially reuse wastes generated at the premises should be maximised provided it is safe and practical to do so.