



EF13/9457 SF18/67251 DOC18/840492-2
SSD 9575

Karen Harragon
Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001

Dear Ms Harragon

SSD 9575 – New Tweed Valley Hospital, 771 Cudgen Road, Cudgen – SEARs

I am writing to you in reply to your 29 October 2018 invitation to the Environment Protection Authority (EPA) to provide comment on the State Significant Development (SSD) and proposed State Environmental Planning Policy (SEPP) for the above project.

The EPA has no comment on the proposed SEPP.

In relation to the SSD, the EPA requests that this submission be read in conjunction with its letter dated 19 September 2018 in respect of the draft SEARs for the project.

The EPA emphasises that it does not review or endorse environmental management plans or the like for reasons of maintaining regulatory 'arms length'. Consequently, the EPA has not reviewed any environmental management plan forming part of or referred to in the Environmental Impact Statement.

The EPA understands that the proposed development involves a new Level 5 Hospital for the Tweed Valley located at 771 Cudgen Road, Cudgen (Lot 102 DP 870722). The EPA notes the close proximity of Kingscliff farmland, urban and residential areas, Kingscliff Community Health Centre and the North Coast TAFE – Kingscliff Campus.

Detailed below are EPA comments that are recommended to be included in the conditions of approval for the proposal:

Noise and vibration

The EPA anticipates significant demolition/construction noise and vibration impacts and operational phase noise impacts on the above mentioned sensitive receiver locations. The proponent should ensure that background noise monitoring and subsequent assessment of demolition/construction and operational noise impacts is undertaken in accordance with the guidance material provided in the EPA's *Noise Policy for Industry (NPI)*, published in October 2017.

The EPA emphasises that as background noise monitoring is fundamental to proper noise impact assessment, the proponent should ensure that any such monitoring is consistent with guidance provided in NPI Fact Sheets A and B.

Tweed Valley Hospital EIS V6 Final, Appendix P Noise and Vibration Assessment and CNVMP includes the 'The Tweed Valley Hospital Noise and Vibration Impact Assessment for State Significant Development' by acoustic studio (dated 17 October 2018). This assessment states that construction works noise impacts from various plant and equipment operating individually are generally predicted to be above the Noise Management Level's (NML's) and the Highly Noise Affected levels at the two most sensitive/noise impacted receivers by up to 24dB(A) during recommended standard hours and up to 28dB(A) when used outside recommended standard hours on a Saturday.

Implementation of all reasonable and feasible mitigation measures for all works should occur to ensure that any adverse noise and vibration generating activities are minimised when NML's and vibration levels cannot be met due to safety or space constraints.

Recommendation

The EPA emphasises that demolition, site preparation, bulk earthworks, construction and construction-related activities should be undertaken during the recommended standard construction hours, being –

- (a) 7am to 6pm Monday to Friday;
- (b) 8am to 1pm Saturday, and
- (c) No work on Sundays or gazetted public holidays

Recommendation

The proponent be required to ensure construction vehicles (including concrete agitator trucks) involved in demolition, site preparation, bulk earthworks, construction and construction-related activities do not arrive at the project site or in surrounding residential precincts outside approved construction hours.

Recommendation

A comprehensive Construction Noise Vibration Management Plan (CNVMP) should be prepared prior to the commencement of any works.

Dust control and management

Recommendation

The proponent be required to:

- (a) Minimise dust emissions on the site; and,
- (b) Prevent dust emissions from the site.

Sediment control

Managing Urban Stormwater Soils and Construction, 4th Edition published by Landcom (the so-called 'Blue Book') provides guidance material for achieving effective sediment control on construction sites. The proponent should implement all such feasible and reasonable measures as may be necessary to prevent water pollution in the course of developing the site.

The EPA emphasises the importance of:

- (a) not commencing demolition, site preparation, bulk earthworks, construction and construction-related activities until appropriate and effective sediment controls are in place, and
- (b) daily inspection of sediment controls which is fundamental to ensuring timely maintenance and repair of those controls.

Waste control and management (general)

The proponent should manage waste in accordance with the waste management hierarchy. The waste hierarchy, established under the Waste Avoidance and Resource Recovery Act 2001, is one that ensures that resource management options are considered against the following priorities:

Avoidance including action to reduce the amount of waste generated by households, industry and all levels of government

Resource recovery including reuse, recycling, reprocessing and energy recovery, consistent with the most efficient use of the recovered resources

Disposal including management of all disposal options in the most environmentally responsible manner.

All wastes generated during the project must be properly assessed, classified and managed in accordance with the EPA's guidelines to ensure proper treatment, transport and disposal at a landfill legally able to accept those wastes.

The EPA further anticipates that, without proper site controls and management, mud and waste may be tracked off the site during the course of the project.

Recommendation

The proponent be required to identify and implement feasible and reasonable opportunities for the re-use and recycling of waste, including food waste.

Recommendation

The proponent be required to ensure that :

- (1) all waste generated during the project is assessed, classified and managed in accordance with the EPA "*Waste Classification Guidelines Part 1: Classifying Waste*", November 2014 and the 2016 Addendum thereto;
- (2) the body of any vehicle or trailer, used to transport waste or excavation spoil from the premises, is covered before leaving the premises to prevent any spill or escape of any dust, waste, or spoil from the vehicle or trailer; and
- (3) mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site, is removed before the vehicle, trailer or motorised plant leaves the premises.

Waste control and management (concrete and concrete rinse water)

The EPA anticipates that during the course of the project concrete deliveries and pumping are likely to generate significant volumes of concrete waste and rinse water. The proponent should ensure that concrete waste and rinse water is not disposed of on the project site and instead that –

- (a) waste concrete is either returned in the agitator trucks to the supplier or directed to a dedicated watertight skip protected from the entry of precipitation, and
- (b) concrete rinse water is directed to a dedicated watertight skip protected from the entry of precipitation or a suitable water treatment plant.

Recommendation

The proponent be required to ensure that concrete waste and rinse water are

- (a) not disposed of on the development site, and
- (b) prevented from entering waters, including any natural or artificial watercourse.

Waste management (clinical and related waste)

The EPA anticipates that the development will generate 'clinical and related waste' which are defined under the Protection of the Environment Operations Act 1997, as follows -

'Clinical and related waste' includes clinical waste; cytotoxic waste; pharmaceutical, drug or medicine waste; and sharps waste.

"Clinical waste means any waste resulting from medical, nursing, dental, pharmaceutical, skin penetration or other related clinical activity, being waste that has the potential to cause injury, infection or offence, and includes waste containing any of the following:

- (a) human tissue (other than hair, teeth and nails),*
- (b) bulk body fluids or blood,*
- (c) visibly blood-stained body fluids, materials or equipment,*
- (d) laboratory specimens or cultures,*
- (e) animal tissue, carcasses or other waste from animals used for medical research,*

but does not include any such waste that has been treated by a method approved in writing by the Director-General of the Department of Health."

The occupier of any premises comprising a hospital, day procedure centre, pathology laboratory, mortuary or medical research facility where clinical and related waste is generated, must ensure that there is a waste management plan, in respect of that waste, for the premises. And, should prepare that plan with due regard to the relevant provisions of clause 113 of the Protection of the Environment Operations (Waste) Regulation 2014.

Recommendation

The proponent be required to properly classify and manage clinical and related waste in accordance with the EPA's Waste Classification Guidelines.

Recommendation

The proponent be required to ensure that the occupier of the hospital prepares and implements a waste management plan, in respect of clinical and related waste generated at the development site in accordance with NSW Health policy directive 2017_026 titled "*Clinical and Related Waste Management for Health Services*", dated August 2017.

Underground Petroleum Storage System

The EPA anticipates that the development may be served by back up generators potentially powered by fuel from underground petroleum storage systems.

The proponent may only use a UPSS in accordance with the requirements of the Protection of the Environment Operations (Underground Petroleum Storage System) Regulation 2014. And, any such UPSS must be designed, installed and operated with regard to Guidelines issued by the EPA.

Recommendation

The proponent be required to design, install and operate any underground petroleum storage system in accordance with the requirements of the Protection of the Environment Operations (Underground Petroleum Storage System) Regulation 2014.

Radiation management

The EPA administers the Radiation Control Act 1990 (and Radiation Control Regulation 2013) and anticipates that 'regulated material' will be stored and possessed on the hospital campus. 'Regulated material' means -

- (a) radioactive substances,
- (b) ionising radiation apparatus,
- (c) non-ionising radiation apparatus of a kind prescribed by the regulations, and

(d) sealed source devices.

A 'person responsible' within the meaning of section 6 of the Radiation Control Act 1990 is obliged to hold an appropriate 'radiation management licence' in respect of regulated material at the hospital campus.

A natural person who uses regulated material at the hospital campus must hold a 'radiation user licence' and must comply with any conditions to which the licence is subject.

The EPA's "*Radiation Guideline 7 - Radiation shielding design assessment and verification requirements*" provides guidance concerning shielding assessment and calculations. The EPA encourages the proponent to engage a specialist consultant to undertake shielding calculations.

Recommendation

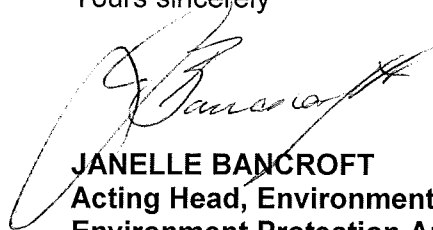
The proponent be required to ensure shielding of 'regulated material', including diagnostic imaging equipment is assessed and calculated in accordance with the EPA's guidance material provided in "*Radiation Guideline 7 - Radiation shielding design assessment and verification requirements*".

Recommendation

The proponent be required to apply for and obtain a 'radiation management licence' in respect of 'regulated material' at the new facilities and the management and handling of any waste containing radioactive material.

Should you require clarification of any of the above please contact Geff Cramb on 02 6640 2510.

Yours sincerely



JANELLE BANCROFT
Acting Head, Environment Unit – North Coast Region
Environment Protection Authority

