

## UNSW HEALTH TRANSLATION HUB (SSD 10822510) ATTACHMENT A - RESPONSE TO COUNCIL'S DRAFT CONDITIONS

UNSW's response to the draft conditions received from Council and dated 14 October 2021 is provided below. Words proposed to be deleted are shown in **bold strike through** and words proposed to be inserted are shown in **bold underline**.

Recommended Condition No.	Proposed Amendments to Condition	Comment
<b>REQUIREMENTS BEFORE A CONSTRUCTION CERTIFICATE CAN BE ISSUED</b>		
1	An Integrated Transport Working Group should be established between Health Infrastructure, UNSW and Council to ensure the adequate transport planning for the overall masterplan of the Randwick Hospital Campus, including integration of east-west and north-south bicycle and pedestrian routes, parking and green travel plan requirements. Evidence of the formulation of this working group should be provided prior to the issue of a construction certificate.	<p>UNSW is opposed to the creation of a formal Integrated Transport Working Group as part of SSD-10822510. The formation of an Integrated Transport Working Group related to precinct wide matters is beyond the scope of the UNSW HTH and SCH Stage 1 and CCCC projects.</p> <p>Whilst UNSW and Health Infrastructure support close collaboration with Randwick City Council (RCC), the matters which RCC has identified for resolution by an Integrated Transport Working Group have been considered as part of the development and outlined within the UNSW HTH Response to Submissions (RTS). UNSW and Health Infrastructure have a close working relationship with RCC and meet with RCC regularly to discuss issues relating to the University campus and Randwick Campus Redevelopment. Discussions around transport and access matters can form part of these conversations as required, without the need to create a formal Integrated Transport Working Group as part of the UNSW HTH.</p> <p>Additionally, we note that there was no requirement to establish an Integrated Transport Working Group under the Prince of Wales Hospital Expansion Stage 1 (SSD-9113) - it should not be imposed on the UNSW HTH or adjacent SCH Stage 1 and CCCC developments.</p>
2	<del>Positive incentives should be provided to all HTH staff and visitors to encourage them to utilise the UNSW campus parking areas. Details of proposed positive incentives should be prepared in consultation with the Integrated Transport Working Group and are to be incorporated into</del>	<p>UNSW is opposed to this draft condition.</p> <p>UNSW has a proven and well-established travel demand management measures in place. The UNSW Environmental Sustainability Plan (ESP) is an annual report that measures and reports to the general public on various</p>

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	<p><del>the relevant UNSW Green Travel Plan (or relevant document) prior to the issue of a construction certificate.</del></p>	<p>targets and initiatives include transport. The ESP aims to increase the percentage of staff and students commuting by active travel modes through various strategies and programs. UNSW has demonstrated, through the implementation of these measures, that they have been successful in reducing private vehicle usage to the campus over a number of years.</p> <p>Recent travel surveys have indicated private vehicle usage has decreased from 32% in 2007 to 15% in 2019 – an average reduction of approximately 1.5% per annum. UNSW is already an active participant within the local community including meeting with the Randwick Collaboration Area group, Randwick City Council and NSW Health agencies (HI, SESLHD etc). UNSW shares information regarding travel behaviours, including recently undertaken travel surveys, with key stakeholders including Transport for NSW.</p> <p>Travel to UNSW and the future UNSW HTH building cannot be viewed in the prism of individual buildings, instead a holistic approach needs to be taken which considers the broader requirements of campus users. In this context it is not considered appropriate to link a whole of campus Green Travel Plan condition to an individual building</p> <p>It is also noteworthy that the proposed UNSW HTH building contains no on-site car parking spaces. The building will also provide significant End of Trip Facilities. The implementation of these strategies will contribute to reducing parking demand, particularly for staff, and encourage other forms of sustainable transport to the site.</p> <p>It is also noted that the recently approved D14 project (SSD-9606) and B22 projects (SSD-9673) received recently in 2020, part of the UNSW Kensington Campus, did not have such a requirement imposed.</p> <p>UNSW can make a commitment to continue to annually report through its ESP (or similar format) to improve incentives and update its transport initiatives and targets within its control specific University user needs.</p> <p>UNSW therefore request that the Green Travel Plan condition of this consent is not appropriate given the wider successful measures currently in place.</p>
3	<p><del>The land must be remediated to meet the relevant criteria in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 (as amended 2013) and the following requirements must be complied with:</del></p>	<p>It is suggested that DPIE adopt their standard conditions around contamination and unexpected finds, such as those imposed on the approval for the Prince of Wales Hospital Expansion Stage 1 (SSD 9113).</p>
a	<p><del>The remediation works shall be carried out in accordance with the requirements of the Contaminated Land Management Act 1997,</del></p>	

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	environmental planning instruments applying to the site, guidelines made by the NSW Environment Protection Authority (EPA) and NSW Planning & Environment and the Protection of the Environment Operations Act 1997.	
b	<del>A NSW Environment Protection Authority (EPA) Accredited Site Auditor, accredited under the Contaminated Land Management Act 1997, must be appointed to assess the suitability of the site for its intended development and use.</del>	
c	<p><del>A Site Audit Statement and Summary Site Audit Report is to be submitted to Council which verifies that the land has been remediated and the site is suitable for the intended development and satisfies the relevant criteria in the NEPM 1999 (as amended 2013).</del></p> <p><del>Any requirements contained within an Environmental Management Plan (EMP) which forms part of the Site Audit Statement and Site Audit Report, form part of this consent and must be implemented accordingly. Council is required to be consulted with prior to the development of the EMP and any comments made by Council are required to be taken into consideration prior to finalising the EMP.</del></p>	
d	<del>The site remediation must be carried out to the satisfaction of the Accredited Site Auditor and a Site Audit Statement and Summary Site Audit Report must be submitted to Council prior to the commencement of any above ground building work.</del>	
e	<p><del>Prior to commencing any above-ground building work a written report or statement shall be obtained from the Site Auditor, which confirms that:</del></p> <ul style="list-style-type: none"> <li><del>• the remediation work has been completed or is progressing in accordance with the Remediation Action Plan; and</del></li> <li><del>• the proposed building work is able to be progressed; and</del></li> <li><del>• a Site Audit Statement will be provided upon completion in accordance with this consent.</del></li> </ul>	
f	<p><del>Written concurrence must be obtained from Council if the remediation strategy proposes 'capping' or 'containment' of any contaminated land, details are to be included in the Site Audit Statement (SAS) and Environmental Management Plan (EMP) to the satisfaction of the Site Auditor.</del></p> <p><del>Details of the SAS and EMP (including capping and containment of contaminated land) are also required to be included on the Certificate of</del></p>	

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	<p>Title for the subject land under the provisions of section 88 of the Conveyancing Act 1919:</p>	
g	<p>A Site Remediation Management Plan must be prepared prior to the commencement of remediation works by a suitably qualified environmental consultant and be implemented throughout remediation works. The Site Remediation Management Plan shall include measures to address the following matters:</p> <ul style="list-style-type: none"> <li>• general site management, site security, barriers, traffic management and signage</li> <li>• hazard identification and control</li> <li>• worker health &amp; safety, work zones and decontamination procedures</li> <li>• prevention of cross contamination</li> <li>• site drainage and dewatering</li> <li>• air and water quality monitoring</li> <li>• generation and control of dust from the site</li> <li>• disposal of hazardous wastes</li> <li>• contingency plans and incident reporting</li> <li>• details of provisions for monitoring implementation of remediation works and persons/consultants responsible.</li> </ul> <p>A copy of the Site Remediation Management Plan is to be forwarded to Council prior to commencing remediation works.</p>	
h	<p>Fill material that is imported to the site must satisfy the requirements of the NSW Protection of the Environment Operations (Waste) Regulation 2014 and the NSW Environment Protection Authority (EPA) Waste Classification Guidelines (2014). Fill material must meet the relevant requirements for Virgin Excavated Natural Material (VENM) or be the subject of a (general or specific) Resource Recovery Exemption from the EPA.</p> <p>Details of the importation of fill and compliance with these requirements must be provided to the satisfaction of the Environmental Consultant and Site Auditor.</p>	
i	<p>Any new information which is identified during remediation, demolition or construction work s that has the potential to alter previous conclusions about site contamination or the remediation strategy shall be notified to the Site Auditor and Council immediately in writing.</p>	

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j	<del>The written concurrence of Council must be obtained prior to implementing any changes to the remediation action plan, strategies or conditions of development consent.</del>	
k	<del>Remediation and site validation shall be carried out in accordance with (name of remediation plan) prepared by Douglas Partners Pty Ltd, ref: Project 99852.01, dated March 2021. Any variations to the proposed remediation works or remediation action plan shall be approved by the Site Auditor and a written statement is to be provided to the Council by the Site Auditor prior to the commencement of such works, which confirms the Site Auditors approval of the amended remediation action plan/works.</del>	
l	<del>The remediation work must not cause any environmental pollution, public nuisance or, result in an offence under the Protection of the Environment Operations Act 1997 or Work Health &amp; Safety Act 2011 and associated Regulations.</del>	
2	<del>The requirements contained within any applicable Site Contamination Report, Remediation Action Plan, Site Management Plan or other strategy associated with the site contamination report and/or remediation strategy approved by Council, form part of this consent and must be complied with.</del>	
3	<del>Any hazardous and/or intractable wastes arising from any demolition, excavation, building and any remediation works are to be managed and disposed of in accordance with the requirements of SafeWork NSW and the Environment Protection Authority (EPA), including the provisions of:</del>  <del> <ul style="list-style-type: none"> <li>• Work Health and Safety Act 2011</li> <li>• Protection of the Environment Operations Act 1997 (NSW)</li> <li>• Protection of the Environment Operations (Waste) Regulation 2014</li> <li>• NSW EPA Waste Classification Guidelines 2014</li> </ul> </del> <del>Randwick City Council's Asbestos Policy</del>	
4	<del>Any requirements contained within an Environmental Management Plan (EMP) which forms part of the Site Audit Statement and Site Audit Report, form part of this consent and must be implemented accordingly.</del>	
<b>REQUIREMENTS TO BE INCLUDED IN CONSTRUCTION CERTIFICATE</b>		
5	<del>Warm water systems and/or Cooling Towers must be designed, installed and maintained in accordance with the requirement of the Public Health Act 2010 (Part 4 Microbial Control) and Regulations. The air handling system cooling tower must be designed, installed and operated in</del>	It is suggested that this condition be deleted, and instead be addressed as a pre-occupation requirement, consistent with Condition D15 of the determination for the Addition to the Acute Services Building (SSD 10339).

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	<p><del>accordance with the relevant requirements of AS/NZS 3666.1 (2002), AS/NZS 3666.2 (2002) and AS/NZS 3666.3 (2000).</del></p> <p><del>Details of compliance must be provided with the construction certificate application, prior to commencement of construction.</del></p> <p><del>Waste water from cooling tower warm water systems are to be discharged to the sewer under a Trade Waste Agreement from Sydney Water.</del></p>	<p><u>The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</u></p>
6	The recommendations and mitigations measures in the Acoustic Report prepared by Arup Pty Ltd Job number 278548 dated April 2021 shall be implemented.	UNSW would accept this condition
<b>REQUIREMENTS PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE</b>		
7	<p>A report, prepared by a suitably qualified and experienced consultant in acoustics, shall be submitted to the Principal Certifier <del>and Council</del>, which demonstrates and certifies that noise and vibration from the development satisfies the relevant provisions of the Protection of the Environment Operations Act 1997 <del>and</del> NSW EPA Noise Control Manual &amp; Industrial Noise Policy, <del>Council's conditions of consent (including any relevant approved acoustic report and recommendations)</del>, to the satisfaction of <del>Council</del>. <u>the Certifier</u>. The assessment and report must include all relevant fixed and operational noise sources.</p>	UNSW would accept this condition, however suggest that references to Council be removed, and that the report be prepared to the satisfaction of the Certifier instead.
8	<p><del>Legionella Control – cooling towers, warm water systems and water cooling systems must be installed and operated in accordance with the provisions of the Public Health Act 2010, Public Health Regulation 2012 and Australian Standard, AS 3666 at all times.</del></p> <p><del>Upon installation and prior to issuing an occupation certificate for the development, certification and details of compliance with the abovementioned requirements, prepared by a suitably qualified and experienced person, must be provided to Council's Health Building &amp; Regulatory Services Department <u>the Certifier</u>.</del></p> <p><del>The premises must be registered with Council together with payment of the approved fee, prior to the use or operation of the system.</del></p>	<p>It is requested that this condition be amended to align with condition D15 of the consent for the Addition to the Acute Services Building (SSD 10339) approval.</p> <p><u>The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</u></p>
<b>OPERATIONAL CONDITIONS</b>		
9	<del>The use and operation of the site must not cause any environmental pollution, public nuisance or, result in an offence under the Protection of the Environment Operations Act 1997, associated Regulations, Guidelines and Policies.</del>	Again, whilst UNSW agrees to these conditions in-principle, it is suggested that DPIE adopt their standard post occupation conditions to address these matters, such as those imposed on the Acute Services Building (SSD 10339) approval.

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10	<p>The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.</p> <p>In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background (LA90), 15 min noise level, measured in the absence of the noise source/s under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq, 15 min and adjusted in accordance with the NSW Environmental Protection Authority's Industrial Noise Policy 2000 and Environmental Noise Control Manual (sleep disturbance).</p>	<p>This condition is acceptable, however, the condition refers to the NSW EPA Industrial Noise Policy (INP) 2000, which has been superseded by the NSW EPA Noise Policy for Industry (NPI) 2017.</p> <p>The Acoustic Assessment Report prepared by Arup dated 1 April 2021 refers to the NPI 2017 not the INP 2000.</p> <p>For consistency, it is suggested that DPIE adopt the revised NPI 2017 as this is policy referenced in the SEARs and SSDA.</p>