

Enabling works associated with Bowral and District Hospital Redevelopment

Assessment of Review of Environmental Factors prepared by City Plan Strategy & Development Pty Ltd

DETERMINED - APPROVAL
HEALTH INFRASTRUCTURE

APPROVAL No: 035/2017

DATE 30/11/17

SIGNED [Signature]

27 November 2017

Health Infrastructure
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Prepared by City Plan Strategy & Development Pty Ltd

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 the enabling works associated with the Bowral and District Hospital (B&DH) redevelopment. This review has considered the following documents:

- Review of Environmental Factors prepared by City Plan Strategy & Development Pty Ltd dated 24 November 2017 including Appendices 1 - 13.
- Plans as follows:

Title/Name	Drawing #/Reference	Rev	Date	Prepared by
ARCHITECTURAL PLANS				
Enabling Works -Site Plan - Proposed	130443-MSJ-AR-DWG-EW01101	7	9 November 2017	MSJ Architects
Enabling Works -Site Plan – Proposed – Mona Road Entry Site Works	130443-MSJ-AR-DWG-EW01102	11	10 November 2017	MSJ Architects
Enabling Works -Site Plan – Proposed Ambulance Drop Off	130443-MSJ-AR-DWG-EW01103	10	3 November 2017	MSJ Architects
Enabling Works - Proposed Ambulance Drop Off – Sections/Details	130443-MSJ-AR-DWG-EW01104	3	3 November 2017	MSJ Architects
Enabling Works –Clinical Information – Demountable – Proposed-Alterations	130443-MSJ-AR-DWG-EW03101	4	3 November 2017	MSJ Architects
CIVIL AND STORMWATER PLANS				
Site Works & Stormwater Management Plan	BOW-ENS-CV-DWG-0200-03	03	September 2017	Enstruct
Bulk Earthworks Plan	BOW-ENS-CV-DWG-0300-03	03	September 2017	Enstruct
Sediment and Erosion Control Plan	BOW-ENS-CV-DWG-0400-02	02	September 2017	Enstruct
Sediment and Erosion Control Plan Details	BOW-ENS-CV-DWG-0450-01	01	September 2017	Enstruct
Site Works & Stormwater Management Plan	BOW-ENS-CV-DWG-0200-03	03	September 2017	Enstruct
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Pavement Plan & Details - Sheet 1	BOW-ENS-CV-DWG-0500-03	03	September 2017	Enstruct

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Pavement Plan & Details - Sheet 2	BOW-ENS-CV-DWG-0501-03	03	September 2017	Enstruct
Site Works Details	BOW-ENS-CV-DWG-0800-02	02	September 2017	Enstruct
Typical Stormwater Drainage Details – Sheet 1	BOW-ENS-CV-DWG-0810-01	01	September 2017	Enstruct
Typical Stormwater Drainage Details – Sheet 2	BOW-ENS-CV-DWG-0811-01	01	September 2017	Enstruct
Typical Road Details	BOW-ENS-CV-DWG-0820-02	02	September 2017	Enstruct
TREE MANAGEMENT PLANS				
Tree Management Plan Sheets 1 - 3	TMP01		9 November 2017	Naturally Trees

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

- 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
- Environmental Planning and Assessment Regulation 2000*, part 14
- State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)
- State Environmental Planning Policy No 55 Remediation of Land
- Wingecarribee LEP 2010 (WLEP 2010)
- Environmental Protection and Biodiversity Conservation Act 1999* (Cwth)
- 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

The site is located at 97-103 Bowral Street, Bowral, which is legally described as Lot 4 DP 858938 and is approximately 3.28 ha in area. The site is bounded by Bowral Street to the north, Sheffield Road to the west, Ascot Road to the south and Mona Road to the east. The Southern Highlands Private Hospital is also located on the same block of land, to the north-west.

The proposal is for enabling works required to facilitate the redevelopment of the Bowral & District Hospital, at Nos. 97-103 Bowral Street, Bowral. The Bowral & District Hospital currently comprises several interconnected buildings, walkways, parking facilities and landscaped areas.

Scope of Work

The following enabling works at the Bowral Street and Mona Road frontages, are required to facilitate the construction of a new building (main works, subject to a separate application) at the northern end of the hospital site:

- Tree removal;
- Gazebo removal;
- Part demolition of Clinical Information Demountable (CID) and internal alterations;
- Demolish and realign kerbs;

- Part demolition of existing ambulance driveway/ramp/platform;
- New car parking layouts;
- New crossover at Bowral Street;
- Portion of existing car park used for new ambulance ramp and platform;
- New ambulance ramp and platform and minor alterations and additions to Emergency Department (ED);
- New lawns to matching existing;
- Upgrade to existing pathology pedestrian ramp; and
- External and internal signage.

These enabling works will allow for the hospital to continue to function during the construction of the main works (subject to separate approval), with minimal impact to the ongoing operation of the existing site.

The land is zoned SP2 Infrastructure pursuant to the WLEP 2010. Under Clause 56 of the ISEPP, the SP2 zone is identified as a “prescribed zone”. The proposed works are consistent with those identified by Clause 58(1) of the ISEPP.

The proposal is considered an “activity” in accordance with Clause 110 of the EP&A Act because it relates to “the use of land”, “the carrying out of a work” and “the demolition of a building or work”, which does not require development consent under Part 4 of the EP&A Act in accordance with Clause 58 of the ISEPP. Accordingly, the requirements of Part 5 of the EP&A Act were considered in this REF.

In accordance with Clause 58(2), the proposed works will not cause any increase in the number of patients accommodate at the hospital or the number of staff employed at the hospital.

The Bowral & District Hospital is an existing hospital with significant built form across it. An Arborist has assessed the trees to be removed and not identified any Threatened Species as per Schedule 1 of the *Biodiversity Conservation Act 2016* among them.

A Heritage Impact Statement (HIS) has been prepared by Weir Phillips and accompanied the REF. The HIS highlights the historical significance of the hospital site, despite it not being subject to any statutory or draft statutory heritage listings. The HIS concludes overall, the proposed enabling works are considered minor in nature, and will not significantly impact the heritage significance of the site, and nearby heritage items and conservation area.

While it is not a heritage item and has not been identified as having heritage significance, if feasible, it is recommended that the gazebo located adjacent to the Mona Road carpark is relocated within the site for ongoing use by staff and visitors.

Review of Environmental Factors

Specific environmental factors identified by City Plan Strategy & Development as requiring consideration from the proposed activity are:

- Landscaping and visual impact
- Air quality
- Heritage
- Parking and traffic impacts
- Erosion and sediment control
- Noise and vibration
- Contamination

- Waste minimisation and management
- Cumulative impacts

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 amended 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

- 1.1 The development must be carried out generally in accordance with the Review of Environmental Factors dated 24 November 2017, and prepared by City Plan Strategy & Development Pty Ltd (including accompanying Appendices 1 – 13) and generally in accordance with the following plans/documentation as modified below and by any of the undermentioned conditions:

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2 Crown Certificate

- 2.1 A Certificate under Section 109R of the *Environmental Planning and Assessment Act 1979* is to be obtained prior to any work commencing.

3 Building Code of Australia

- 3.1 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.

4 Approvals

- 4.1 The applicant is to obtain all other necessary approvals required by State and Commonwealth legislation and relevant Wingecarribee Council policies. A copy of all approvals is to be kept on site.

5 Long Service Levy

- 5.1 For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information contact the Long Service Payments Corporation on their Helpline 131441.

6. Tree Management

- 6.1 Trees not identified for removal as part of this approval must be protected in accordance with AS 4970:2009 'Protection of trees on development sites'. Refer the Arboricultural Impact Appraisal and Method Statement by Naturally Trees at Appendix 10 of the Review of Environmental Factors.

7. Timing of Works

- 7.1 Where possible, earthworks will be undertaken during dry weather conditions.
7.2 Clearing of vegetation is to be avoided during overland flow events.

8. Use of Cranes

- 8.1 If the use of public land is required, such as public roads or public parks, for the crane's operation, the required permits and approvals from the Wingecarribee Council should be obtained.
8.2 The use of any crane structures should also be limited to the hours of operation as outlined at Condition 22.

9. Heritage

- 9.1 Consideration of relocation of the gazebo within the hospital grounds in consultation with Heritage Consultant.

PRIOR TO COMMENCEMENT OF WORKS

Note: The following Conditions are to be complied with prior to the commencement of works on the subject site, and at other stages where stated.

10 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 main entrance to the site in a prominent position and must including the following:
(a) 24-hour contact person for the site;
(b) Telephone and facsimile numbers and email addresses; and
(c) Site activities and time frames.
10.5. The site notice must be erected no less than 2 days prior to the commencement of works.

11. Construction Management Plan

11.1 A detailed Construction Management Plan is to be prepared prior to the commencement of works and implemented during the undertaking of works. The Construction Management Plan is to include, but not be limited to:

- a) Construction noise and vibration management measures, to feasibly and reasonably mitigate noise and if relevant, vibration, to affected receivers, including those within our hospital facilities, with reference to Condition 11.
- b) Erosion and sediment control measures, as set out at Condition 12.
- c) Construction waste management, as set out at Condition 13.
- d) Construction environmental management measures, as set out at Condition 14.
- e) Construction site management measures, as set out at Condition 18.
- f) Construction traffic management measures, in accordance with Condition 20.
- g) Air quality and dust management measures, as set out at Condition 21.
- h) Restrictions on hours for construction, as set out at Condition 22.

12. Construction Noise and Vibration Management Measures

- 12.1 All reasonable, practicable steps are to be undertaken to reduce noise from the site.
- 12.2 Construction noise is to be attenuated with the use of screening, acoustic enclosures, engine silencing and substitution by alternative processes to reduce noise emission levels from typical construction equipment to minimise impact on surrounding hospital uses.
- 12.3 Plant and equipment is to be maintained, checked and calibrated in accordance with the appropriate design requirements and to ensure that maximum sound power levels are not exceeded.
- 12.4 Plant and equipment (where possible) is to be strategically positioned on site to reduce the emission of noise from the site to the surrounding area, users of the site and on-site personnel.
- 12.5 Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
- 12.6 Any equipment not used for extended periods is to be switched off.

13. Erosion and Sediment Control

- 13.1 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.
- 13.2 Erosion and sediment control measures are not to be removed until disturbed areas have stabilised.

14. Construction Waste Management Plan

- 14.1 A 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*.

- 14.2 The Construction Waste Management Plan is to include the following requirements and details:
- a) The type and volume of all waste materials (e.g. excavation material, green waste, 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, in accordance with the NSW Government's Waste Reduction and Purchasing Policy (WRAPP guidelines). Where not practicable, the location of a suitable waste disposal facility is to be identified.
 - b) Cleaning out of batched concrete mixing plant is not permitted within the construction compound.
 - c) Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed disposal site. Frequency of collection should be identified.
 - d) No burning or burying of waste is permitted on the site.
 - e) Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the property boundary.

15. Construction Environmental Management Measures

- 15.1 If necessary, undertake a waste classification assessment for the off-site disposal of material excavated.
- 15.2 An unexpected finds protocol, in order to manage potential contamination should it be uncovered, is to be provided.
- 15.3 Emergency response protocols and procedures for implementation in the event of a contaminate spill or leak are to be clearly articulated.

16. Services and Utilities

- 16.1 Prior to the commencement of works, any services and utilities which may be impacted by the works are to be appropriately located.

DURING UNDERTAKING OF WORKS

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

17. Erosion and Sediment Control

- 17.1 Disturbance of sediment during the 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), and "approved Methods for the Modelling and Assessment of air pollutants in NSW (EPA)".to ensure containment of sediment to the immediate work site.
- 17.2 All sediment control measures must be regularly inspected and cleaned out and/or repaired as necessary, and all collected silt disposed of appropriately. Stockpiles should also have adequate sediment control measures in place.
- 17.3 Erosion and control measures are not to be removed until disturbed areas have stabilised.

- 17.4 Temporary mitigation measures for soil and water management control during construction will include, but will not be limited to the following: sediment fencing, diversion drains, geotextile fabric, sediment control basins and gravel shaker ramps for construction traffic.

18. Construction Site Management

- 18.1 Construction site fencing is to be installed around the construction site. Vehicle and workforce access points and roads to the construction compounds are to be clearly designated and controlled for authorised access only.
- 18.2 The worksite should be left tidy and rubbish free each day prior to leaving the site and at the completion of works.
- 18.3 No plant and equipment storage areas or bunded areas for storage of petroleum, distillate and other chemicals are permitted on site.
- 18.4 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.
- 18.5 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 18.6 All equipment and machinery should be secured against vandalism outside of working hours.
- 18.7 No batching plant is permitted on site.
- 18.8 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.
- 18.9 Any contractor(s) must meet all workplace safety legislation and requirements.
- 18.10 No vehicle maintenance is permitted in the demolition areas except in emergencies.
- 18.11 Any loose material stockpiles are to be stored within the temporary construction compound(s) and are to be protected from possible erosion.
- 18.12 Stabilisation of disturbed areas will be undertaken as soon as practicable after disturbance.

19. Services

- 19.1 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.

20. Construction Traffic Management

- 20.1 A Construction Traffic Management Plan (CTMP) must be prepared prior to the commencement of works to address the matters identified in the Traffic & Parking Report prepared by GTA.
- 20.2 The recommendations outlined in the Traffic & Parking Report prepared by GTA should be adopted.

21. Air Quality and Dust Management

- 21.1 Spraying of paint or other materials with the potential to become air borne particulates is only to be undertaken on days with still or light wind conditions.
- 21.2 No burning of vegetation or other materials is permitted
- 21.3 Dust generated during construction activities is to be controlled by regular control measures such as on-site watering
- 21.4 Appropriate erosion and sediment control measures are to be put in place prior to the commencement of demolition.
- 21.5 Air quality and asbestos monitoring is to be undertaken for the duration of demolition works.
- 21.6 All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period.
- 21.7 Excessive use of vehicles and powered construction equipment is to be avoided.
- 21.8 Exposed areas are to be progressively revegetated as soon as practical.
- 21.9 Vehicle wash down areas are to be established to ensure all mud and soil from construction vehicles is not carried onto public roads.
- 21.10 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.
- 21.11 Any mud deposited on the road network due to truck movements to and from the site is to be cleaned up immediately.

22. Restriction on Hours during Construction

- 22.1 The undertaking of any construction activity on the subject site is to be limited to the following hours:
 - Monday to Friday inclusive: 7:00am to 6:00pm
 - Saturdays: 8:00am to 1:00pm
 - Sundays and Public Holidays: No work permitted.
- 22.2 The use of any rock excavation machinery or any mechanical pile drivers or the like is restricted to the hours of 8.00am to 5.00pm (maximum) on Monday to Friday only, to minimise the noise levels during construction and loss of amenity to nearby residents.
- 22.3 Variation to the above working hours may be considered in extenuating circumstances only with the prior approval of Health Infrastructure.

23. Contamination

- 23.1 Prepare a detailed intrusive investigation of the site in accordance with the Preliminary Site Investigation report prepared by Douglas Partners.
- 23.2 A site surface clearance is to be undertaken for visible asbestos cement fragment following demolition of any site structures prior to confirmation of the waste classification provided in this report.
- 23.3 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 the 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.

- 23.4 Construction works should not result in the contamination of the site.
- 23.6 Spill kits will be located for timely response to uncontained spills.
- 23.7 In the event unexpected conditions are encountered during development work or between sampling locations that may pose a contamination risk, all works should stop and an environmental consultant should be engaged to inspect the site and address the issue

24. Hazardous Substances

- 24.1 The recommendations outlined in the Hazardous Building Materials Assessment prepared by Douglas Partners should be adopted.
- 24.2 Any 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.

PRIOR TO COMMENCEMENT OF OPERATION

Note: The following Conditions are to be complied with prior to the commencement of operation of the new works.

25 Works as Executed

- 25.1 Prior to the use of the facility, "Works as Executed" drawings are to be submitted to Health Infrastructure and the certifying authority.

IMPORTANT ADDITIONAL INFORMATION

Should for any unforeseen reason the main works (SSD 8667) be subject to a lengthy delay or do not proceed on the site, HI must put in place contingency arrangements to mitigate any enduring impacts derived from matters such as tree removal, landscaping and onsite parking within 24 months of the completion of enabling works.

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.

S.P. Sangster

Sam Sangster
Chief Executive Health Infrastructure

30/11/17

date *JS*