

MAJOR PROJECT APPLICATION NO. MP 06_0129 AUBURN HOSPITAL REDEVELOPMENT

CONSOLIDATED APPROVAL (FOR INFORMATION ONLY)

PART A – ADMINISTRATIVE CONDITIONS

Condition A1 is modified as follows:

(amended by Section 75W modification MP 06_0129 Mod 1 on 26 January 2007)

A1 Development Description

Project Approval is granted only to the carrying out of the following development:

- (1) Staged demolition of existing structures and removal of site vegetation;
- (2) Site preparation including excavation and decontamination;
- (3) Construction of a new ~~23,000m²~~ **24,500m²** (approx) 184-bed five (5) storey hospital accommodating an emergency department, medical and surgical in-patients, and paediatric, maternity, new born care and high dependency patients;
- (4) Associated site infrastructure including a total of ~~450~~ **358** temporary car parking spaces on the Arthur Stone Annexe and Main Hospital Site;
- (5) Retention of the existing single storey Geriatric / Aged Day Care Service Building on the Arthur Stone Annexe;
- (6) Establishment of new site access and cross over locations
- (7) Establishment of new loading docks**
- (8) Implementation of soft and hard landscaping.

The following Condition A1(9) is inserted:

(amended by Section 75W modification MP 06_0129 Mod 2 on 5 August 2008)

- (9) A communication tower on the main hospital roof for the relocation of communications equipment for the operation of Auburn Hospital.

Condition A2 is deleted and replaced by the following Condition A2:

(amended by Section 75W modification MP 06_0129 Mod 1 on 26 January 2007)

~~A2~~ Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans and documentation:

Auburn Hospital Environmental Assessment			
Architectural (or Design) Drawings prepared by Suturs Architects Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A-DA-001	1	Existing Survey	August 2006
A-DA-002	1	Site Plan—Masterplan	August 2006
A-DA-003	1	External Works Plan 1	August 2006
A-DA-004	1	External Works Plan 2	August 2006
A-DA-005	1	Arthur Stone—Site Plan Existing Survey	August 2006
A-DA-011	1	Demolition Plan Stage 1A	August 2006
A-DA-012	1	Demolition Plan Stage 1B	August 2006

A-DA-013	4	Arthur Stone Demolition and New Car Parking Plan	August 2006
A-DA-100	4	Basement Floor Plan	August 2006
A-DA-101	4	Lower Ground Floor Level	August 2006
A-DA-102	2	Ground Floor Level	June 2006
A-DA-103	4	First Floor Level	August 2006
A-DA-104	4	Second Floor Level	August 2006
A-DA-105	4	Third Floor Plan	August 2006
A-DA-106	4	Plantroom Level Plan	August 2006
A-DA-107	4	Roof Plan	August 2006
L-131	2	Stage 1 Building Works Landscape Plan	August 2006
L-132	2	External Works 2 Landscape Plan	August 2006
L-133	2	Arthur Stone New Carparking Landscape Plan	August 2006
A-DA-201	4	Sections	August 2006
A-DA-202	4	Sections	August 2006
A-DA-203	4	Sections	August 2006
A-DA-301	4	Elevations	August 2006
A-DA-302	4	Elevations	August 2006

Except for where amended by the following plans and documentation:

Preferred Project Report for Auburn Hospital Project Plan Application (December 2006) prepared for NSW Health by LFA (Pacific) Pty Ltd.

Statement of Commitments

A2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans and documentation:

Auburn Hospital Environmental Assessment Modification Application August 2007 Issue 7			
Architectural (or Design) Drawings prepared Silver Thomas Hanley Hassell			
Drawing No.	Revision	Name of Plan	Date
A-R0001	Rev.1	Site Plan	22/05/07
A-R0002	Rev.1	Level 1	22/05/07
A-R0003	Rev.1	Level 2	22/05/07
A-R0004	Rev.1	Level 3	22/05/07
A-R0005	Rev.1	Level 4	22/05/07
A-R0006	Rev.1	Level 5	22/05/07
A-R0007	Rev.05	South and North Elevations	22/05/07
A-R0008	Rev.05	West and East Elevations	22/05/07
A-R0009	Rev.1	Shadow Diagram December 22 at 12 noon	Aug. 07
A-R0010	Rev.1	Shadow Diagram December 22 at 3pm	Aug. 07
A-R0011	Rev.1	Shadow Diagram December 22 at 9am	Aug. 07

A-R0012	Rev.1	Shadow Diagram June 22 at 12 Noon	Aug. 07
A-R0013	Rev.1	Shadow Diagram June 22 at 3pm	Aug. 07
A-R0014	Rev.1	Shadow Diagram June 22 at 9am	Aug. 07
A-R0015	Rev.1	Shadow Diagram March 21 at 12 Noon	Aug. 07
A-R0016	Rev.1	Shadow Diagram March 21 at 3pm	Aug. 07
A-R0017	Rev.1	Shadow Diagram March 21 at 9am	Aug. 07
A-R0018	Rev.1	Shadow Diagram September 21 at 12 Noon	Aug. 07
A-R0019	Rev.1	Shadow Diagram September 21 at 3pm	Aug. 07
A-R0020	Rev.1	Shadow Diagram September 21 at 9am	Aug. 07
A-1019		External Works Plan South Ramp	19/09/07
A - 1018		External Works Wall Elevations South Ramp and Loading Dock	19/09/07
LA -9400	Rev. 01	Landscape Concept Plan	Aug 06

Condition A2 is amended to include the following:
(amended by Section 75W modification MP 06_0129 Mod 2 on 5 August 2008)

Except for where amended by the following plans and documentation:

Auburn Hospital Redevelopment Major Project MP 06-0129 - Application for Modification of Approval prepared by Urban Planning Outcomes Pty Ltd dated April 2008 (including all Appendices).

A3 *Inconsistency between plans and documentation*

In the event of any inconsistency between conditions of this project approval and the plans and documentation referred to above, the conditions of this project approval prevail.

A4 *Lapsing of Approval*

The project approval will lapse 5 years after the approval date in Part A of Schedule 1 of this project approval unless specified action has been taken in accordance with Section 75Y of the Act.

A5 *Prescribed Conditions*

The proponent shall comply with the prescribed conditions of project approval under Section 75J(4) of the Act.

A6 *Compliance with Relevant Legislation and Australian Standards*

The proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project described in Condition A1, Part A, Schedule 2 of this approval.

A7 *Compliance Report*

The proponent, or any party acting upon this approval, shall submit to Council upon its request a three monthly report addressing compliance with all relevant conditions of this approval.

The following Condition A8 is inserted:
(amended by Section 75W modification MP 06_0129 Mod 2 on 5 August 2008)

A8 *Works Not Approved*

No approval has been granted for the installation of communications equipment on the communication tower which is not required for the operation of Auburn Hospital. Further approvals for the installation of other communications equipment may be required under the *Telecommunications Act 1997* and related legislation, or from Auburn Council.

PART B—PRIOR TO COMMENCEMENT OF WORKS

Design Details

B1 *Details of Material, Colours and Finishes*

Final design details of the proposed external materials and finishes, including schedules and a sample board of materials and colours, shall be submitted to and approved by the Director prior to the commencement of construction works.

B2 *Reflectivity*

The visible light reflectivity from building materials used on the facades of the buildings shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.

B3 *Outdoor Lighting*

All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 *Pedestrian Area (Category P) Lighting* and Australian Standard AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*.

Remediation, Demolition and Earthworks

B4 *Stage 2 Detailed Investigation*

Prior to the commencement of construction works, a Stage 2 Detailed Investigation, including field investigations and laboratory analysis, shall be prepared and submitted to the Director for approval.

The Stage 2 Detailed Investigation shall also include additional test bores within the building footprint, subsequent to the demolition of existing buildings, for both site assessment purposes and to confirm the provisional waste classification.

The Stage 2 Detailed Investigation shall also investigate and determine the presence of hazardous building materials, including but not limited to, asbestos, lead paint, and PCB-containing light fittings. Appropriate removal and disposal measures shall be recommended.

Note: Nothing precludes staged detailed investigations to coincide with any proposed staged construction program.

B5 *Underground Storage Tanks*

Prior to commencement of construction works, additional investigations shall be undertaken by the proponent to determine the presence of the underground storage tank(s), connected infrastructure and associated contamination. Should the tank(s) be present, the proponent shall remove the tank(s) and validate the resulting excavation, in accordance with the recommendations made in the Stage 2 Geotechnical Report titled, "*Report on Preliminary Contamination Assessment*" dated October 2006 and prepared by Douglas Partners Pty Ltd.

B6 *Groundwater Assessment*

In the event that the underground storage tank(s) and its infrastructure indicate subsurface contamination, the proponent shall prepare and submit a groundwater assessment to the Director for approval.

B7 *Remediation of Land*

Based on the results of the Stage 2 Detailed Investigation, the detailed management plan committed to by the proponent shall be upgraded to a Remedial Action Plan and must be accompanied by a statement from a site auditor accredited by the Department of Environment and Conservation (Environmental Protection Agency) to issue site audit statements. The Hazardous Building Materials Investigation and Remedial Action Plan shall be submitted to the Director prior to commencement of construction works.

Upon completion of the remediation works on the site, the proponent shall submit a detailed Site Audit Summary Report and Site Audit Statement and Validation Report to the Director. The site audit must be prepared in accordance with the Contaminated Land Management Act 1997 and completed by a site auditor accredited by the Department of Environment and Conservation (Environmental Protection Agency) to issue site audit statements.

B8 Dilapidation Reports

Prior the commencement of demolition works, a Dilapidation Report detailing the current structural condition of the existing and adjoining infrastructure (i.e.: kerb, guttering, stormwater pits, footpath trees and / or footpaths) shall be prepared and endorsed by a qualified structural engineer.

The Dilapidation Report shall also detail the current structural condition of the existing Water Street properties immediately adjoining the Main Hospital site (i.e. those properties between the Water Street access handle and the Hargrave Road / Water Street and Hevington Road / Water Street intersections) and the two properties immediately north of the Arthur Stone Annexe fronting Hargrave Road and Auburn Road.

A second Dilapidation Report shall be prepared by a suitable qualified person at the completion of the works to ascertain if any structural damage has occurred to the adjoining infrastructure and / or properties. The Report shall be compared with the earlier report to ascertain whether any damage has occurred and accordingly whether the proponent must repair or reimburse Council and / or property owners for any damage.

Stormwater**B9 Stormwater and Drainage Works Design**

Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's Stormwater Drainage Development Control Plan prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

Traffic

Condition B10 is deleted (numbering of Conditions B11 to B13 revised):
(amended by Section 75W modification MP 06_0129 Mod 1 on 26 January 2007)

~~B10 — Hevington Street Signage~~

~~The proponent shall install No parking signs for a distance of not less than 5 metres from the southern edge of the vehicular crossing on the western side of Hevington Road. No parking signage shall also be installed for a distance of not less than 15 metres on the eastern side of Hevington Road northwards from the point opposite the northern limit of the vehicular crossing.~~

~~The costs incurred by the installation of the signage shall be fully borne by the proponent.~~

~~NB: It should be noted the distances specified above exclude allowances for existing driveway cross overs to residential properties.~~

B10 Construction Traffic

The Traffic and Pedestrian Management Plan committed to by the proponent in the Statement of Commitments shall identify the number and location of car parking spaces required by construction workers, in addition to those matters already specified. The Plan shall prohibit the use of the Hospital's on-site car parking by construction workers. Notwithstanding this, further hospital land can be used for construction parking during various phases of development.

Condition B11 is deleted and replaced by the following Condition B11:
(amended by Section 75W modification MP 06_0129 Mod 1 on 26 January 2007)

~~B11 — Car Parking Layout~~

~~The minimum number of on-site car spaces to be provided for the development shall not exceed 273, including those required for people with disabilities. Details confirming the parking numbers and configuration shall be submitted to the satisfaction of the Executive Director or his delegate prior to the commencement of construction works.~~

B11 Car Parking Layout

The minimum number of on-site car spaces to be provided for the development shall not exceed 358, including those required for people with disabilities.

Landscaping

B12 Landscape Plan

In order to ensure an appropriate landscaping response at the Water Street entry, a revised landscaping plan incorporating the following:

- (1) Extent of hardscape materials;
- (2) Schedule of proposed materials;
- (3) Proposed planting zones and tree locations; and
- (4) Full range of proposed species.

shall be submitted to and approved by the Director prior to the commencement of construction works.

PART C—DURING CONSTRUCTION

Site Maintenance

C1 *Erosion and Sediment Control*

All erosion and sediment control measures are to be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

C2 *Disposal of Seepage and Stormwater*

All seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

C3 *Dust Control Measures*

Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- (1) Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- (2) Earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
- (3) All materials shall be stored or stockpiled at the best locations,
- (4) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- (5) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material,
- (6) All equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- (7) Gates shall be closed between vehicle movements and shall be fitted with shade cloth, and
- (8) Cleaning of footpaths and roadways shall be carried out regularly.

Noise and Vibration

C4 *Construction Noise Management*

The proponent shall:

- (1) Schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved in the Noise and Vibration Management Plan committed to in the Statement of Commitments:
 - (a) 9.00 am to 12.00 pm, Monday to Friday;
 - (b) 2.00 pm to 5.00 pm Monday to Friday; and
 - (c) 9.00 am to 12.00 pm, Saturday
 - (2) Ensure that wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where approved in the Noise and Vibration Management Plan.
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PART D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE***Engineering*****D1 *Fire Safety Certificate***

A Fire Safety Certificate shall be furnished to Council for all the Essential Fire or Other Safety Measures forming part of this approval.

An Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the approval authority initial Fire Safety Certificate is received.

D2 *Easements*

Prior to occupation of the new hospital, the relevant documentary easements for access must be created and registered over the appropriate lots in the development to provide for public access, services, drainage, use of plant equipment, loading areas and service rooms, repairs, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the subject site.

Heritage**D3 *Archival Recording and Site Interpretation Strategy***

Prior to occupation, copies of the archival recording and site interpretation strategy shall be provided to Council and the Department. The site interpretation strategy shall require the retention of the horse trough currently located on the corner of Water Street and Auburn Road in-situ, or identify suitable alternative locations on either the Main Hospital Site or Arthur Stone Annexe.

Works As Executed Plans**D4 *Works As Executed Plans***

Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation including further studies and revised plans required by this approval, shall be submitted to Council for information purposes only.

The following Condition D5 is inserted:

(amended by Section 75W modification MP 06_0129 Mod 2 on 5 August 2008)

D5 *Electromagnetic Radiation Emissions*

Prior to operation of the communications tower, details are to be provided to the Certifier and the Department of Planning to demonstrate that the Electromagnetic Energy (EME) emitted by the communications equipment on the tower complies with all relevant safety standards, including the Australian Radiation Protection and Nuclear Safety Agency (APRANSA) standards.

ADVISORY NOTES

AN1 Self Certification by Crown Authorities

Self-certification can be made by the Crown or on behalf of the Crown under Section 116G(2) of the Environmental Planning and Assessment Act 1979.

Where the Crown building provisions are used under Section 116G(1) of the Environmental Planning and Assessment Act 1979 the Crown is not required to obtain a construction certificate or appoint a principal certifying authority nor does it require an occupation certificate to be obtained (Section 109M of the Environmental Planning and Assessment Act 1979).

The Crown Authority undertaking the building work may contract a Council or an accredited certifier to undertake the BCA assessment of the proposed building. The Crown can then certify the building relying upon this advice. The certification is not to be confused with certification under Part 4A of the Environmental Planning and Assessment Act 1979.

AN2 Requirements of Public Authorities for Connection to Services

The proponent shall comply with the requirements of any public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the proponent.

AN3 Application for Hoardings and Scaffolding

A separate application shall be made to Council for approval under Section 68 of the *Local Government Act, 1993*, to erect a hoarding or scaffolding in a public place. Such an application shall include:

- (1) Architectural, construction and structural details of the design in accordance with Council's policies.
- (2) Structural certification prepared and signed by a suitably qualified practising structural engineer.

AN4 Use of Mobile Cranes

The proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied with:

- (1) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
 - (a) At least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
 - (b) At least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
- (2) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Council.

AN5 Roads Act, 1993

A separate application shall be made to Council for approval under Section 138 of the *Roads Act, 1993* to undertake any of the following:

- (1) erect a structure or carry out a work in, on or over a public road, or
 - (2) dig up or disturb the surface of a public road, or
 - (3) remove or interfere with a structure, work or tree on a public road, or
 - (4) pump water into a public road from any land adjoining the road, or
 - (5) connect a road (whether public or private) to a classified road.
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AN6 Stormwater Drainage Works or Effluent Systems

Works that involve water supply, sewerage and stormwater drainage work or management of waste as defined by Section 68 of the Local Government Act, 1993 require separate approval by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees.

AN7 Temporary Structures

An approval under Section 68 of the *Local Government Act 1993* must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under Section 68 of the *Local Government Act 1993* to certify the structural adequacy of the design of the temporary structures.

AN8 Excavation – Historical Relics

Should any historical relics be unexpectedly discovered then all excavations or disturbance to the area is to stop immediately and the Heritage Council of NSW shall be informed in accordance with Section 146 of the *Heritage Act, 1977*.

AN9 Long Service Levy

Under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* any work costing \$25,000 or more is subject to a Long Service Levy. The levy rate is 0.35% of the total cost of the work and shall be paid to either the Long Service Payments Corporation or Council. Under section 109F(1) of the *Environmental Planning & Assessment Act, 1979* this payment must be made prior to commencement of building works.

AN10 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales *Environmental Planning and Assessment Act, 1979*. This assessment has not involved any assessment of the application of the Commonwealth legislation. It is the proponent's responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.
