
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF MAJOR PROJECT NO. 08_0036

(FILE NO. S08/00293)

I, the Minister for Planning, having considered the matters in section 75J(2) of the *Environmental Planning & Assessment Act 1979* (the Act), determine pursuant to section 75J(1) of the Act to **grant approval** to the major project referred to in the attached Schedule 1 subject to the conditions of approval in Schedule 2.

This approval applies to the plans, drawings and documents cited by the Proponent in their Environmental Assessment, Preferred Project Report and Statement of Commitments, subject to the conditions of approval in Schedule 2.

The reasons for the imposition of conditions are:

- (1) To adequately mitigate the environmental and construction impacts of the development;
- (2) To reasonably protect the amenity of the local area; and
- (3) To protect the public interest.



Kristina Keneally MP
Minister for Planning

Sydney, 18 Dec. 2008

SCHEDULE 1

PART A — TABLE

Application made by:	Health Infrastructure
Application made to:	Minister for Planning
Major Project Number:	08_0036
On land comprising:	Lot 2 DP 596770
Local Government Area	Liverpool City Council
For the carrying out of:	Stage 2 Building Works – Clinical Services complex
Capital Investment Value	\$257,979,345.00
Type of development:	Project approval under Part 3A of the EP&A Act
Determination made on:	
Determination:	Project approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

PART B — DEFINITIONS

In this approval the following definitions apply:

Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Environmental Assessment means the document titled Liverpool Hospital Redevelopment Stage 2.1 Project Application and Environmental Assessment (All volumes and appendices) prepared by LFA (Pacific) Pty Ltd and dated July 2008.

BCA means the Building Code of Australia.

Council means Liverpool City Council.

Department means the Department of Planning or its successors.

Director means the Director of the Strategic Assessments Branch of the Department of Planning.

Director General means the Director General of the Department of Planning.

Executive Director means the Executive Director of the Strategic Sites and Urban Renewals Division within the Department of Planning.

Major Project No. 08_00036 means the project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Condition A2, Part A, Schedule 2.

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

Preferred Project Report means the document titled Liverpool Hospital Redevelopment Stage 2.1 Preferred Project Report prepared by LFA (Pacific) Pty Ltd dated November 2008.

Proponent means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

Regulations means the *Environmental Planning and Assessment Regulations, 2000* (as amended).

RTA means the Roads and Traffic Authority.

Statement of Commitments means the Statement of Commitments (as they apply to this project) made by the Proponent.

Subject Site has the same meaning as the land identified in Part A of this schedule.

SCHEDULE 2**CONDITIONS OF APPROVAL****MAJOR PROJECT APPLICATION NO. MP 08_0036****PART A – ADMINISTRATIVE CONDITIONS****A1 Development Description**

Project Approval is granted for the Stage 2 Building Works for a new Clinical Services Complex on the Liverpool Hospital site, consisting of an expanded and refurbished existing Clinical Services Building, new Clinical Services Building, and ancillary stormwater and landscaping works.

A2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans, documentation and recommendations made therein:

Environmental Assessment Report for Liverpool Hospital Redevelopment Stage 2.1 Project Application and Environmental Assessment (including Appendices A-N) prepared by LFA (Pacific) Pty Ltd and dated July 2008, and Liverpool Hospital Redevelopment Stage 2.1 Preferred Project Report prepared by LFA (Pacific) Pty Ltd dated November 2008

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 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.

A6 Public Consultation

Public consultation to be undertaken to advise the local community of the construction works (including consultation as detailed in the Neighbourhood Participation Management Plan) shall include consultation with schools in the vicinity of the site, especially schools adjoining Bigge Street, Campbell Street and Forbes Street, Liverpool.

PART B—PRIOR TO COMMENCEMENT OF WORKS**B1 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*.

B2 Dilapidation Report

The applicant must submit to Council a photographic record and report on the visible condition of the existing public infrastructure over the full site frontage and adjacent areas (in colour). The photos must include detail of:

- The existing footpath
- The existing kerb and gutter
- The existing full road surface between the opposite kerb
- The existing verge area
- The existing driveway and layback where to be retained
- Any existing drainage infrastructure including pits, lintels, grates.

Particular attention must be paid to accurately recording any pre-developed *damaged* areas on the aforementioned infrastructure so that Council is fully informed when assessing damage to public infrastructure caused as a result of the development (which is not to be repaired by the Applicant as part of the development). The developer may be held liable to all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded in detail and demonstrated under the requirements of this condition.

B3 *Damage to public infrastructure*

The applicant shall advise Council, in writing or by photographic record, of any existing damage to Council property before commencement of the development. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to commencement of work.

B4 *Stormwater Diversion*

The proponent shall advise Sydney Water of any diversion of the existing stormwater drainage system connecting to Sydney Water's stormwater system, as it may result in substantial catchment modifications, amendments or new physical connections being proposed.

B5 *Construction Traffic and Parking*

The Traffic, Parking Management and Vehicle Movement Plan in Appendix I of the Environmental Assessment is to be amended to include methods to minimise the traffic and parking impacts associated with construction workers. The plan is to address issues such as how subcontractors and construction workers will be encouraged to use public transport and/or use minibus transport to the site, any provision for car parking for construction workers on the site, and minimisation of the impacts of any car parking by construction workers on streets in the vicinity of the development. The report shall be submitted to the Department of Planning for approval prior to commencement of work on the site.

B6 *Flooding*

The studies detailed in Section 5 – Flooding of the Civil Engineering Design Report (Appendix F in the Environmental Assessment) to identify the impacts of the proposed development on existing flood regimes within the catchment, and if appropriate, compensatory measures to minimise (i) loss of flood storage and (ii) changes to flood levels and velocities within the catchment, shall be completed and submitted to the Department of Planning for approval prior to commencement of work on the site.

PART C—DURING CONSTRUCTION

C1 *Hours of Construction*

All building work shall be restricted to within the hours of 7.00 am to 7.00 pm Monday to Friday, and on Saturday to within the hours of 8.00 am to 5.00 pm inclusive, with no work on Sundays and Public Holidays.

C2 *Approved Plans to be On Site*

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Council or the Department.

C3 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.

C4 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.

C5 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.

C6 Waste Management

- (a) All waste generated by the development shall be disposed to a facility to receive such waste. Hazardous materials including asbestos and lead shall be in accordance with work Cover requirements and relevant Australian Standards.
- (b) Any asbestos waste generated by the development must be disposed of in accordance with the requirements of Clause 42 of the *Protection of the Environmental Operations (Waste) Regulation 2005*.

PART D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**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 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.

D3 Post-construction Dilapidation Report

- (1) The proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.
- (2) The report is to be submitted to the Department and the Council and is to:
 - (a) Compare the post-construction dilapidation report with the pre-construction dilapidation report, identifying the nature and costs of damage (if any) which has occurred during and as a result of construction, and
 - (b) Have written confirmation from the relevant authority that there is no adverse structural damage to its infrastructure and roads (as far as reasonably practical) or that satisfactory arrangements have been made to remedy any damage. If this has been unreasonably delayed by the relevant authority, attempts to seek such confirmation shall be given to the satisfaction of the Department.

D4 Work Place Travel Plan

A work place travel plan (i.e. TravelSmart incentive program) is to be prepared and submitted to the Department for approval prior to occupation of the Clinical Services Complex. The plan is to be prepared for to promote of alternative forms of transport including increased use of rail, bus, transit-way services, car pooling and cycling, to reduce dependence of private vehicle use by staff.

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.

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.

SCHEDULE 3

Statement of Commitments

6.2 General Commitments

Approved Concept Plan Commitment	Applicable	Comment
NSW Health is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act 1979. The construction and operation of the Hospital will be undertaken in accordance with Premier's Memorandum No. 2003-2 High Environmental Performance for Buildings and the requirements of the Environmental Performance Guide for Buildings (EPGB). The Proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking this project. The Proponent will continue to liaise with the local community during the development process.	✓	Project Application for Stage 2.1 prepared in accordance with EPGB.
The buildings will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to Council that Structural works are in accordance with the approved Project Application.	✓	The Stakeholder Consultation and Communications Plan developed by Bovis Lend Lease outlines the process of stakeholder communication and consultation. This is an ongoing process that will continue for the duration of the project.
A separate application will be made to Council for approval under Section 68 of the Local Government Act, 1993, for the erection of hoardings or scaffolding in a public place.	✓	

6.3 Early Works and Demolition

Approved Concept Plan Commitment	Applicable	Comment
Early works, excavation and structural works proposed as part of the project will be undertaken in accordance with relevant guidelines and legislation. Prior to commencement of Early Works a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following: <ul style="list-style-type: none"> Contact details of the site manager. Air quality/dust control. Noise and vibration management. Waste management. Flora and fauna protection. Community access and safety. Site specific soil erosion and sediment control. Traffic and pedestrian management. Storage and handling of materials. Environmental training and awareness. Contact and complaints handling procedures. Emergency preparedness and response. Site induction, OHS&R, management and training. Services disruption planning and management. *Archaeological and heritage management. Site contamination review and remediation, hazardous materials and contamination management. 	✓	Early works have commenced. A Construction Environmental Management Plan titled Environment Health and Safety Plan has been prepared for the works identified in this Project Plan Application (refer Appendix I).
The Traffic and Pedestrian Management procedures will address the following matters: <ul style="list-style-type: none"> Ingress and egress of vehicles to the site. Loading and unloading, including construction zones. Predicted traffic volumes, types and routes. Pedestrian and traffic management methods. A copy of the plan will be provided to Liverpool City Council. Prior to the commencement of works at the site all asbestos based and other hazardous materials that will be disturbed during refurbishment works will be removed. Removal of asbestos based materials will be undertaken in accordance with the regulations and requirements of the NSW Government and the Worksafe Australia Asbestos Code of Practice and Guidance Notes. The Contamination Management procedures will be prepared by a suitably qualified person in accordance with relevant legislation and guidelines, identifying any contaminants on site and the required procedure for removal of contaminants and remediation of the site.	✓	Refer Appendix I - Section 18.10 Traffic & Parking Management Plan Refer Appendix I - Section 18.2 Asbestos (& Hazardous Building Report), Refer Appendix H. Refer Appendix I



Approved Concept Plan Commitment	Applicable	Comment	Comment
<p>Prior to the commencement of building works, a Site Audit conducted by a suitably qualified person will be undertaken to ascertain that all identified hazardous materials have been removed from the site. Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).</p>	<p>✓</p>	<p>Refer Appendix I</p>	<p>Refer Appendix I – Section 18.3 Waste Management Plan Refer Appendix I</p>
<p>Construction hours – The hours of construction, including the delivery of materials to and from the site, will be restricted as follows:</p> <ul style="list-style-type: none"> Between 7:00am and 6:00pm, Mondays to Fridays inclusive. Between 8:00am and 1:00pm, Saturdays. No work on Sundays and public holidays. <p>Works may be undertaken outside these hours where:</p> <ul style="list-style-type: none"> The delivery of materials is required outside these hours by the Police or other authorities. It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm. The work is approved through the Construction Noise and Vibration Management Plan. <p>Residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.</p>	<p>✓</p>	<p>Following a detailed review of the construction program by Bovis Lend Lease a modification of the construction hours is sought. It is proposed that the approved Concept Plan Commitment be amended as follows:</p> <ul style="list-style-type: none"> Between 6:00am and 6:00pm, Mondays to Fridays inclusive. Between 6:00am and 3:00pm, Saturdays. <p>Works may be undertaken outside these hours where:</p> <ul style="list-style-type: none"> The delivery of materials is required outside these hours by the Police or other authorities. It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm. The work is approved through the Construction Noise and Vibration Management Plan. Residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works. <p>Modification of the construction hours is proposed to allow greater flexibility in executing the construction works to ensure delivery of the Clinical Services Building within program. The main impact of the longer construction hours will be focused on the Hospital and ongoing consultations between the construction contractor and the management regarding Hospital operations.</p>	<p>Refer Appendix I</p>
<p>Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.</p> <p>Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601 – 2001:</p> <ul style="list-style-type: none"> The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW. <p>A licensed asbestos contractor will be engaged to monitor demolition of buildings containing asbestos or other contaminants.</p> <p>Following removal of all asbestos from the site final clearance certificates will be obtained.</p>	<p>✓</p>	<p>Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.</p> <p>Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601 – 2001:</p> <ul style="list-style-type: none"> The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW. <p>A licensed asbestos contractor will be engaged to monitor demolition of buildings containing asbestos or other contaminants.</p> <p>Following removal of all asbestos from the site final clearance certificates will be obtained.</p>	<p>The approved early works program has commenced. These works include the demolition of existing structures within the footprint of the new Clinical Services Building.</p>

6.4 Urban Form and Design

Approved Concept Plan Commitment	Applicable	Comment
<ul style="list-style-type: none"> Ensuring the compatibility of the proposals with the existing bulk and scale of the surrounding development and the controls set out in the Liverpool City Council DCP No. 30. Minimising impacts on the existing landmark buildings, topography, streetscape and view corridors in the locality. Establish urban form and design proposals that minimise the overshadowing of existing private land. Improve the pedestrian, vehicular connectivity of the Hospital and its environs together with improved links to the transport interchange including an upgrade to pedestrian links along College Street and Moore Street to maximise safety and security for staff and patients and visitors. Provide measures to maximise active street frontages and improve street address. 	<p>✓</p>	<p>It is noted that DCP 30 has been replaced Liverpool City Centre DCP 2007 and Liverpool LEP (1997) has been replaced by the Liverpool City Centre LEP 2007. An assessment has been carried out against the relevant current environmental planning instruments. Refer to Section 5.2</p> <p>Refer also to 5.3 – Key Issues.</p>

6.5 Transport, Traffic and Access

Approved Concept Plan Commitment	Applicable	Comment
<p>Roads and other traffic based elements will be designed and constructed in accordance with Australian Standards and/or the relevant standards of Liverpool City Council, RTA or RailCorp as applicable.</p> <p>Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.</p> <p>The transport, traffic and access proposals will support the strategic transport policy objectives contained in the Metropolitan Strategy, SEPP 11, LLEP 1997 and DCP 30.</p> <p>Alternative means of vehicular and pedestrian access across the railway line will be provided. These are scheduled to be completed and operational in 2009 in conjunction with commencement of operations of the SSFL. Joint funding arrangements with ARTC and RailCorp are to be agreed and incorporated into the forthcoming VPA.</p> <p>Review the Construction Management Plan (CMP) for the SSFL and pursue assurances that any damage to existing Hospital roads associated with the construction of the SSFL will be repaired/reinstated.</p> <p>Establish a new north link road aimed to minimise traffic on sensitive road frontages, provide an efficient vehicular system for public and emergency vehicles and improve the safety of 'drop-off' zones</p> <p>Promote alternate forms of transport including increased use of rail, bus, transitway services as well as car pooling and promoting cycling.</p> <p>Access and Safety Protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the Hospital site to ensure the safety of staff, visitors and patients.</p> <p>The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:</p> <ul style="list-style-type: none"> NSW Health Facility Guidelines, including Part B – Design for Access, Mobility, OH&S and Security DDSS2 Improved Access for Health Care Facilities AS 1428 The Building Code of Australia <p>Construction traffic requirements will be included in the CEMP</p>	<p>X</p> <p>✓</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>This Project Application does not address roads and related traffic based elements. This commitment will be addressed as part of the Concurrent Works Project Application.</p> <p>Relates only to the basement of the new Clinical Services Building. Refer to Appendix C.</p> <p>This commitment will be addressed as part of the Concurrent Works Project Application.</p> <p>As above.</p> <p>As above.</p> <p>As above.</p> <p>As above.</p> <p>As above.</p> <p>Refer Appendix I.</p> <p>This commitment will be addressed as part of the Concurrent Works Project Application.</p> <p>Refer Appendix I.</p>



6.6 Heritage

Approved Concept Plan Commitment	Applicable	Comment	Approved Concept Plan Commitment	Applicable	Comment
<ul style="list-style-type: none"> An archaeological assessment of the site will be undertaken prior to the commencement of works on the site. Consultation regarding Aboriginal heritage will be carried out with the local Land Council. 	✓	Refer Appendix K.	<ul style="list-style-type: none"> Ensure the existing heritage wall located on the TAFE boundary is protected in association with works on the TAFE site. 	✓	
<ul style="list-style-type: none"> Any works done to the existing built fabric of listed buildings will be done in accordance with Articles 3, 5.2, 7, 22.2, 30 and 27.2 of the Burra Charter. 	✗	This Project Application does not include any heritage listed buildings.	<ul style="list-style-type: none"> Minimise the impact of any future development on the TAFE site by employing the guidelines set out in the Heritage Report. 	✗	Not applicable to this Project Application.
<ul style="list-style-type: none"> All recorded archaeological work on site will be submitted to the NSW Heritage Council for information. 	✓	Refer to Appendix K	<ul style="list-style-type: none"> Undertake a Heritage Impact Assessment if the Hugh Jardine building in association with any proposals on the East Campus future development site and undertake archival recordings as necessary in accordance with the recommendations of the Heritage Impact Assessment prior to commencement of any demolition works or alterations on this site. 	✗	Not applicable to this Project Application.
<ul style="list-style-type: none"> An interpretation strategy for movable heritage items will be prepared. 	✗	Not applicable to this Project Application.	<ul style="list-style-type: none"> Undertake archival recordings of 1 Campbell Street prior to commencement of any demolition works on this site. 	✗	Not applicable to this Project Application.
<ul style="list-style-type: none"> Undertake further archaeological assessment monitoring of identified PAD sites in accordance with relevant guidelines and legislation prior to commencement of works on the site. 	✓	Refer to Appendix K.	<ul style="list-style-type: none"> Any heritage structures to be demolished will be recorded in accordance with NSW Heritage Office guidelines prior to the commencement of works on the site. 	✗	Not applicable to this Project Application.
<ul style="list-style-type: none"> In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of the Environment will be informed in accordance with Section 91 of the National Parks and Wildlife Act 1974. 	✓				
<ul style="list-style-type: none"> Implement tree protection measures to prevent damage from construction to the listed avenue of Cabbage Tree Palms located in the road median on East Campus and existing trees on the southern side of Elizabeth Street which will form a visual buffer between the Hospital and the TAFE. 	✓	This Project Application includes tree protection measures for existing trees on the southern side of Elizabeth Street.			



6.7 Services

Approved Concept Plan Commitment	Applicable	Comment
<ul style="list-style-type: none"> The Proponent will comply with the requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development. 	✓	The stakeholder communications program which forms part of Appendix I has been implemented and has involved discussions with Liverpool City Council and a range of service agencies.
<ul style="list-style-type: none"> The diversion of the existing services will be carried out in consultation with the Council and/or the relevant agency and in accordance with the necessary requirements. 	✓	The stakeholder communications program which forms part of Appendix I has been implemented and has involved discussions with Liverpool City Council and a range of service agencies
<ul style="list-style-type: none"> The proponent will ventilate all buildings in accordance with relevant codes. 	✓	
<ul style="list-style-type: none"> All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000. 	✓	

6.8 Acoustics and Vibration

Approved Concept Plan Commitment	Applicable	Comment
<ul style="list-style-type: none"> Prior to the commencement of any works on the main works on the site, Noise and Vibration Management Procedures will be prepared as part of the CEMP which will address the following matters: <ul style="list-style-type: none"> All work, including demolition, excavation and building work will comply with Australian Standard AS 2436: 1981 Guide to Noise Control on construction, Maintenance and Demolition Sites. A suitably qualified acoustic consultant will be utilised to ensure that building isolation and internal noise requirements are met. Identification of the specific activities that will be carried out and associated noise sources. Identification of all potentially affected sensitive receivers including residences, schools and properties containing noise sensitive equipment (including the Hospital itself). Noise and vibration monitoring, reporting and response procedures 	✓	Refer Appendix I.
<ul style="list-style-type: none"> Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions. Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction. Review the visual impact of any noise mitigation measures proposed as part of the development to assess the adequacy and potential additional architectural treatments required in the Hospital locality. Justification of any proposed activities outside the construction hours specified in the conditions of this consent. Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency. Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration contingency plans to be implemented in the event of non-compliances and/or noise complaints. 	✓	Refer Appendix D.
<ul style="list-style-type: none"> Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions. Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction. Review the visual impact of any noise mitigation measures proposed as part of the development to assess the adequacy and potential additional architectural treatments required in the Hospital locality. Justification of any proposed activities outside the construction hours specified in the conditions of this consent. Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency. Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration contingency plans to be implemented in the event of non-compliances and/or noise complaints. 	✓	Refer Appendix I.
<ul style="list-style-type: none"> Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions. Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction. Review the visual impact of any noise mitigation measures proposed as part of the development to assess the adequacy and potential additional architectural treatments required in the Hospital locality. Justification of any proposed activities outside the construction hours specified in the conditions of this consent. Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency. Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration contingency plans to be implemented in the event of non-compliances and/or noise complaints. 	✓	Refer Appendix I.
<ul style="list-style-type: none"> Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions. Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction. Review the visual impact of any noise mitigation measures proposed as part of the development to assess the adequacy and potential additional architectural treatments required in the Hospital locality. Justification of any proposed activities outside the construction hours specified in the conditions of this consent. Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency. Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration contingency plans to be implemented in the event of non-compliances and/or noise complaints. 	✓	Refer Appendix I.
<ul style="list-style-type: none"> Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions. Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction. Review the visual impact of any noise mitigation measures proposed as part of the development to assess the adequacy and potential additional architectural treatments required in the Hospital locality. Justification of any proposed activities outside the construction hours specified in the conditions of this consent. Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency. Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration contingency plans to be implemented in the event of non-compliances and/or noise complaints. 	✓	Refer Appendix I.



Approved Concept Plan Commitment	Applicable	Comment	Approved Concept Plan Commitment	Applicable	Comment
<ul style="list-style-type: none"> Noise and Vibration management will be in accordance with the CEMP. 	✓	Refer Appendix I.	<ul style="list-style-type: none"> Operating theatres and MRO equipment to be appropriately located and treated for noise and vibration as required. 	✓	Refer Appendix C, Appendix D and Appendix L.
<ul style="list-style-type: none"> The design of the building fabric will respond to the increased noise and vibration levels arising from the proposed rail corridor development works. This will take into account the mitigation measures undertaken by the rail agencies in accordance with the forthcoming VPA taking into consideration the government policy documented in Interim Guidelines for the Assessment of Noise from Rail Infrastructure Projects Department of Environment and Conservation/Department of Planning September 2006 and Planning Guidelines for development adjacent Rail Corridors November 2006. 	✓	Refer Appendix D and Appendix F.	<ul style="list-style-type: none"> Due to proximity of proposed construction works to vibration sensitive areas, careful consideration will be paid to construction techniques and equipment. Detailed design for noise and vibration mitigation will consider: <ul style="list-style-type: none"> Architectural acoustics and building envelope design. Design of specialised acoustic spaces such as auditoria and conference rooms Internal space planning. Sound isolation from external sources. Mechanical services/plant noise and vibration prediction and design of mitigation measures. Control of reverberant noise build-up and specification of materials. Speech privacy and intelligibility. Sound system and audio-visual design. 	✓	Refer Appendix I.
<ul style="list-style-type: none"> A suitably qualified acoustic consultant will be utilised to ensure that building isolation and internal noise requirements are met. 	✓	Refer Appendix D.	<ul style="list-style-type: none"> Pursue noise control measures and building acoustic work contained in the SSFL Environmental Assessment that are appropriate. 	✓	Refer Appendix D and Appendix I.
<ul style="list-style-type: none"> A reconfiguration of Hart Street is proposed in order to move traffic away from existing residential properties Landscaping and a car park will also provide a buffer. 	✗	Not applicable to this Project Application.	<ul style="list-style-type: none"> Pursue a Noise and Vibration Mitigation Plan to be prepared by RailCorp associated with any construction works in the vicinity of the Hospital. 	✓	Refer Appendix D and Appendix I.
<ul style="list-style-type: none"> Procedures to minimise noise impact on nearby residences from helicopter movements include: <ul style="list-style-type: none"> Minimising ground running time while on the helipad. Avoiding shallow approach and departure angles. Aligning the final approach and departure path parallel to Elizabeth Street, except where necessary (due to strong winds) to deviate slightly in the final stages of landing or initial stages of take-off so as to orient the helicopter into the wind. 	✓	Procedure manual to be developed.	<ul style="list-style-type: none"> Review the Construction Management Plan (CMP) for the SSFL to ensure appropriate controls relating to dust, noise, vibration and access hours. 	✓	Refer Appendix D.
<ul style="list-style-type: none"> Careful consideration of glazing, wall construction and openings will be undertaken during the detailed design phase so that an acceptable acoustic environment is achieved. 	✓	Refer Appendix C and Appendix L.	<ul style="list-style-type: none"> Review the visual impact of the noise mitigation measures proposed as part of the SSFL to assess the adequacy and potential additional architectural treatments required in the Hospital locality. 	✓	Refer Appendix D.
<ul style="list-style-type: none"> Noise and vibration sensitive equipment and work areas will be located away from the building facades where possible especially on the eastern and southern facades. 	✓				



6.9 Vegetation

Approved Concept Plan Commitment	Applicable	Comment
<ul style="list-style-type: none"> Landscaping in accordance with the Masterplan concept drawing will be provided. The proponent will seek to retain as many trees as possible on the perimeter of the site. All trees on the site that are to be retained will be suitably protected by way of tree guards, barriers or other measures as necessary prior to the commencement of works on the site. These are to be provided to protect root system, trunk and branches during construction and demolition. Stockpiling or storage or mixing of materials, washing of equipment, vehicle parking, disposal of liquids, machinery repairs and refuelling, disposal of materials such as cement slurry, siting of offices or sheds will not occur within the protective fencing. There will be no soil level changes under the canopy of trees to be retained. Any branch or root pruning required will be carried out by a qualified arborist. 	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Refer Section 4.2 - 'Landscape' and Appendix C.</p> <p>This Project Application relates only to the existing trees on the southern side of Elizabeth Street.</p>

6.10 Drainage stormwater and water management

Approved Concept Plan Commitment	Applicable	Comment
<ul style="list-style-type: none"> The design of the stormwater disposal system will be based on the latest edition of AR&R and Bureau of Meteorology ARI Statistics, Authority Guidelines and AS3500. Existing in-ground stormwater drainage will be diverted in consultation with Liverpool Council. Measures to control soil erosion during demolition will be introduced in accordance with current accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institute of Engineers, Australia). Habitable Floor Levels to be no lower than the PMF (i.e. 10.9 AHD). 	<p>✓</p> <p>✓</p> <p>✓</p> <p>✗</p>	<p>An area has been set aside in the basement of the new Clinical Services Building for biomed engineering and administration and hence will be occupied as a working environment. Access controls together with bunding are designed to ensure that all access points are above 10.9AHD which is the identified level associated with a PMF event.</p> <p>The loss of the existing building footprints within the site of the new Clinical Services Building and the replacement by the new Clinical Services Building (approved early works under Concept Plan approval) and associated concourse suggests that there is no net loss of flood storage and hence no relevant changes of flood levels or velocities</p> <p>Engineer's report to be finalised.</p> <p>Open car parking areas do not form part of this Project Application and will be addressed as part of the Concurrent Works Project Application in accordance with the submitted Staging Program.</p>
<ul style="list-style-type: none"> Engineers report required prior to the finalisation of design of the new Hospital facilities, to certify that the development will as much as practical minimise flood effects elsewhere, having regard to: <ul style="list-style-type: none"> Loss of flood storage. Changes in flood levels and velocities caused by alterations to the flood conveyance. The minimum surface level of open car parking spaces will be as high as practical. 	<p>✗</p> <p>✗</p>	<p>Engineers report required prior to the finalisation of design of the new Hospital facilities, to certify that the development will as much as practical minimise flood effects elsewhere, having regard to:</p> <ul style="list-style-type: none"> Loss of flood storage. Changes in flood levels and velocities caused by alterations to the flood conveyance. <p>The minimum surface level of open car parking spaces will be as high as practical.</p>
<ul style="list-style-type: none"> Enclosed car parking, with a floor level below the 20 year flood or more than 0.8m below the 100 year flood, will have adequate warning systems and signage. Consultation will be conducted with Council to determine proposed mitigation strategies. Maintain adequate access in and around the Hospital during major flood events and to mitigate the escape of potentially hazardous materials stored below the PMF. 	<p>✓</p> <p>✓</p> <p>✓</p>	<p>Consultation process initiated.</p>



Approved Concept Plan Commitment	Applicable	Comment	Approved Concept Plan Commitment	Applicable	Comment
<ul style="list-style-type: none"> Where it is not practical to design all floor levels, including the basement above the PMF level additional measures to provide flood immunity will be considered and/or the subject areas restricted to compatible non-critical uses only excluding patient assessment, accommodation or procedural areas. 	✓		<ul style="list-style-type: none"> Only non-critical uses will be permitted in potential PMF affected areas (i.e. non patient or procedural or sensitive equipment and storage of hazardous or environmentally sensitive material unless adequate flood proofing or immunity and/or means of removal for areas that would be subject to flood inundation is provided. 	✓	
<ul style="list-style-type: none"> Emergency management procedures for events greater than 1:100 year for both the local catchment and Georges River will be established. Hospital to maintain post disaster functions. 	✓	SSWAHS to update existing Management Procedures Manual. Refer letter 8 July 2008 (Fig. 5.13).	<ul style="list-style-type: none"> Suitable water quality devices to treat the early flows at stormwater outlet points with larger flows allowed to bypass will be installed. 	✓	Refer Section 5.3 - Stormwater.
<ul style="list-style-type: none"> Access in and out of areas lower than PMF eg storerooms, carparks and associated ramps/stairwells will be provided. 	✓	Refer Appendix C.	<ul style="list-style-type: none"> Drainage outlets are to incorporate erosion and sediment control where required and ongoing maintenance of all adopted WSUD systems will be required on a regular ongoing basis. 	✓	Refer Section 5.3 - Soil and Erosion.
<ul style="list-style-type: none"> No public consultations, assessments procedures or accommodation would take place below 10.9 AHD. 	✓		<ul style="list-style-type: none"> Any onsite stormwater system will connect into council's existing trunk stormwater lines and/or be discharged directly to the Georges River. 	✓	
<ul style="list-style-type: none"> Access to the Hospital is to be maintained in a PMF event. 	✓	Access to the basement level within the new Clinical Services Building has been bundled to ensure that the access levels are above the PMF event.	<ul style="list-style-type: none"> Stormwater runoff for minor events will be handled by pit and pipe systems with larger flows also utilising overland flow paths such as roadways and footpaths. The scope of work required for design development and detailed design includes: <ul style="list-style-type: none"> Detailed survey of the site and adjacent areas. Confirmation of the precise flood extent for the 100 and PMF events referencing Flood levels from the Floodplain Management Plan. 	✓	Consultation initiated with Council.
<ul style="list-style-type: none"> Hospital operational policies will be implemented for adequate warning and means of access for evacuation of all persons, vehicles, records and stores and removal of garbage and waste out of basement areas and temporary alternative collection and storage areas for a major flood event prior to the opening of the new Hospital facilities. 	✓	SSWAHS to update existing Management Procedures Manual. Refer letter 8 July 2008 (Fig. 5.13).	<ul style="list-style-type: none"> Ongoing consultation with Council to confirm floodplain management objectives, obtain information on their existing drainage infrastructure upstream of the site, confirm OSD, water quality treatment objectives, Hydrologic Assessment as detailed in Section 4.0. Selection of water quality treatment devices. 	✓	
<ul style="list-style-type: none"> Access to loading docks for delivery and removal and storage areas on the western portion of the site above the PMF level will be available for such situations. 	✓	Access to loading docks in new Clinical Services Building above PMF levels.			



6.11 Operational Policy

Approved Concept Plan Commitment	Applicable	Comment
<ul style="list-style-type: none"> Prior to the opening of the new Hospital facilities existing operating policies and procedures will be reviewed and updated as necessary for the impact of the new development prior to occupation of the proposed Hospital buildings. These will include: <ul style="list-style-type: none"> Measures to ensure protection of flora and fauna and minimisation of anti-social behaviour Visitor safety. Site security. Noise management. Traffic and pedestrian management. Storage of materials. Emergency and evacuation procedures. Fire safety. Waste management and ESD initiatives. Lighting. Signage. 	✓	SSWAHS to update existing Management Procedures Manual. Refer letter 8 July 2008 (Fig. 5.13).
<ul style="list-style-type: none"> At the completion of works, a Final Fire Safety Certificate is to be issued by the owner detailing each essential fire safety measure provided in the building. A copy of such certificate is to be forwarded to the Fire Commissioner and a further copy is to be prominently displayed in the building. 	✓	
<ul style="list-style-type: none"> Each year, the owner of the building will furnish to Council an annual fire safety statement for the building. The annual fire safety statement is to address each essential fire safety measure in the building. 	✓	
<ul style="list-style-type: none"> All loading and unloading activities in connection with the use will be carried out wholly within the property. 	✓	
<ul style="list-style-type: none"> All parking spaces, loading and unloading areas, vehicle manoeuvring and driveway areas will be left free of goods and be available at all times. 	✓	
<ul style="list-style-type: none"> The design and construction of the premises will comply with Australian Standard AS 1940– 2004. 'The storage and handling of flammable and combustible liquids' and the WorkCover 'Code of Practice for the storage and handling of Dangerous Goods'. 	✓	

6.12 Waste Management

Approved Concept Plan Commitment	Applicable	Comment
<p>Waste Management</p> <ul style="list-style-type: none"> Prior to the opening of the new Hospital facilities existing waste management policies and procedures will be reviewed and updated as necessary for the impact of the new development prior to occupation of the proposed Hospital buildings. This will include consideration of waste management practices that comply with all relevant legislation relating to waste and resource recovery, environmental protection, and occupational health and safety, including: <ul style="list-style-type: none"> NSW Government Waste Reduction and Purchasing Policy. NSW DOH Infection Control Policy (02/45). NSW DOH Waste Management Guidelines for Health Care Facilities, August, 1998. ISO 14001:1996. ISO 9001:2000. Relevant Council and EPA requirements. 	✓	SSWAHS to update existing Management Procedures Manual. Refer letter 8 July 2008 (Fig. 5.13).



6.14 Planning Agreements and/or Developer Contributions

Approved Concept Plan Commitment	Applicable	Comment	Approved Concept Plan Commitment	Applicable	Comment
<p>NSW Health will establish VPAs with other government agencies as follows. These will be completed for the Project Plan Application.</p> <ul style="list-style-type: none"> Department of Education <ul style="list-style-type: none"> An agreement in relation to future development zone on TAFE lands and widening of the roadway to the Liverpool Girl's High School. RailCorp <ul style="list-style-type: none"> An agreement which includes the following: <ul style="list-style-type: none"> Support for the new rail crossings, the north link road and associated land transfers. Support for the rail developments and associated land transfers. Coordination between the projects and agreement to the mutual objective of completion of each parties respective projects. Funding of the rail crossings. Achieving construction of the grade separated crossings of the rail line in time for operation of the SSFL (in 2009) to enable closure of the level crossing to all but specified emergency use and other planned use. Criteria for emergency use and other planned use of the level crossing. And Agreement to design, undertake and/or fund and respond in accordance with government policy for mitigation of noise and vibration arising from rail operations and development and that each party shares responsibility in this regard. 	<p>✓</p> <p>✓</p> <p>✓</p>	<p>Does not form part of this Project Application and will be addressed as part of subsequent applications in accordance with the submitted Staging Program. Refer VPA Appendix N.</p>	<ul style="list-style-type: none"> Liverpool Council <ul style="list-style-type: none"> An agreement in relation to the new north link road proposals associated with the extension of Lachlan Street, Hart Street, Hart Park and Berryman Reserve (given that this land is under the care and control of the Council). An additional agreement will include details of the proposed upgrade to the pedestrian link along College Street and Moore Street to the transport interchange. Roads and Traffic Authority <ul style="list-style-type: none"> An agreement in relation to the new intersection at Hume Highway associated with the new north link road. Department of Planning <ul style="list-style-type: none"> An agreement in relation to the land required at Berryman Reserve associated with the new north link road. 	<p>✗</p> <p>✗</p> <p>✗</p>	<p>The identified road and pedestrian works do not form part of this Project Application and will be addressed in subsequent project applications.</p> <p>As above</p> <p>As above</p>

