

Project Approval

Section 75J of the Environmental Planning & Assessment Act 1979

The Planning Assessment Commission of New South Wales (the Commission), having considered all relevant matters prescribed under Section 75J(2) of the *Environmental Planning and Assessment Act 1979*, including those relevant matters prescribed by Section 751(2) as contained in the Director General's Environmental Assessment report determine Major Project (MP10_0070) by **granting approval** to the Major Project described in the attached Schedule 1 subject to the conditions of approval in Schedule 2 and Statement of Commitments in Schedule 3, pursuant to Section 75J(1) of the *Environmental Planning and Assessment Act 1979*.

The reason for the imposition of these conditions are:

- (4) To ensure the site is appropriately managed for the proposed use;
- (4) To adequately mitigate the environmental and construction impacts of the development;
- (4) To reasonably protect the amenity of the local area; and
- (4) To Protect the public interest.

Sydney

3 March 2011

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

SCHEDULE 1

Application No.:	MP 10_0070
Proponent:	Sydney Adventist Hospital
Approval Authority:	Minister for Planning
Land:	Lot 62 in DP 1017514
Project:	Staged Alterations and Additions to Sydney Adventist Hospital Wahroonga, including • Staged expansion and refurbishment of the Clinical Services Building; • Refurbishment of existing hospital buildings; • Demolition of the old nurse's residence and medical centre; • Construction of 3-4 storey Education Centre; • Demolition and construction of new Shannon Wing; • Relocation of Bethel House and Memorial Fountain to create the Merritt Kellogg Museum; • Multi-level car park for 922 spaces; • Expanded at-grade staff car parks for additional 86 spaces; • Temporary car park for 258 cars during construction; • Construction of Concourse; • New entry to hospital; • New perimeter road around multi-level car park, to connect to existing access road; and • New and upgraded landscaping.

Application Number	Determination Date	Decider	Modification Description
MP10_0070-Mod-1	23 December 2011	Planning Assessment Commission	The proposed changes include: - Revised layout to temporary car park to provide 413 spaces; - Alteration and reconfiguration of western at-grade car park to provide 84 spaces; - Alteration to the design and location of approved multi-deck car park, providing 896 spaces; - Revised entry building to better integrate project and improve patient, visitor and staff movements and circulation.
MP10_0070 Mod-2	11 April 2012	Planning Assessment Commission	The modification request includes: - Modification to the building form of the Clinical Services Building, including an increase in GFA and height; and - Modification to the staging schedule of works.
MP10_0070 Mod-3	13 June 2012	Planning Assessment Commission	The modification request includes: - Modification to the built form of the Education Centre, including a height reduction from three to two storeys; and - Construction and provision of an additional 34 car parking spaces.
MP10_0070 Mod 5	9 September 2013	Planning Assessment Commission	The modification request includes: Continued use of the temporary car park for construction worker vehicles.
MP10_0070 Mod-4	14 February 2014	Planning Assessment Commission	MP10_0070 MOD 4: - Modification to the built form of the Education Centre, including the construction of a new five storey expansion, increasing total floor space area to 6,975 sqm (+3,475 sqm) - Reduction in car parking from 43 to 33 spaces
MP10_0070-Mod-6	Withdrawn	N/A	N/A
MP10_0070-Mod-7	25 September 2023	Executive Director, Key Sites and Regional Assessments	The modification seeks to make changes to requirements in relation to delivery of roadworks.
MP10_0070-Mod-8	23 December 2025	Team Leader, Regional Assessments	The modification seeks demolition of Old Nurses Residence & Medical Centre

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DEFINITIONS

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval.
BCA	Building Code of Australia
Certifying Authority	Has the same meaning as Part 4A of the EP& A Act.
Construction	Any works, including earth and building works
Council	Ku-ring-gai Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Department of Environment, Climate Change and Water or its successors
Department	Department of Planning or its successors
Director-General	Director General of the Department of Planning, or nominee
EA	Environmental Assessment prepared by Urbis titled Alterations and Additions to Sydney Adventist Hospital, Wahroonga, dated August 2010
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Evening	The period from 6pm to 10pm
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval
Minister	Minister for Planning, or nominee
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Preferred Project Report	Preferred Project Report prepared by Urbis titled Sydney Adventist Hospital Alterations and Additions (MP10_0070) dated November 2010
Project	The project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Schedule 2, Part A, Condition A2.
Proponent	Sydney Adventist Hospital, or anyone else entitled to act on this Approval
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
RTA	Roads and Traffic Authority
Subject Site	Lot 62 in DP 1017514.
Statement of Commitments	of The Proponent's Statement of Commitment in Schedule 3

SCHEDULE 2

PART A -ADMINISTRATIVE CONDITIONS

A1 *Development Description*

Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 1.

A2 *Development in Accordance with Plans and Documents*

The development will be undertaken in accordance with the following drawings and documents:

<i>Environmental Assessment Report and Appendices prepared by Urbis on behalf of Sydney Adventist Hospital, dated August 2010</i>			
<i>Preferred Planning Report and Appendices prepared by Urbis on behalf of Sydney Adventist Hospital dated November 2010</i>			
<i>Statement of Commitments at Schedule 3 prepared by Urbis on behalf of Sydney Adventist Hospital</i>			
<i>Architectural (or Design) Drawings prepared by Morris Bray Architects and DesignInc including:</i>			
Drawing No.	Revision	Name of Plan	Date
A/EA-000.1	A	Existing Conditions (Survey)	14/07/2010
A/EA-002	A	Masterplan – Overall Siteplan	14/07/2010
A-A-012	02	Site Master Plan – Stage 1	14/03/2012
A-A-013	02	Site Master Plan – Stage 2	14/03/2012
A-A-014	02	Site Master Plan – Stage 3	14/03/2012
A/EA-008	A	Masterplan – Demolition Site Plan	14/07/2010
A/EA-009	A	Masterplan – Overall Land Use Plan	8/11/2010
A/EA-009A	A	Masterplan – Pedestrian Movement Analysis	8/11/2010
E-A-111	02	Front Entry Building Level 1	12/08/2011
E-A-112	02	Front Entry Building Level 2	12/08/2011
E-A-113	02	Front Entry Building Level 3	12/08/2011
E-A-114	02	Front Entry Building Level 4	12/08/2011
E-A-115	02	Front Entry Building Level 5	12/08/2011
E-A-116	02	Front Entry Building Level 6	12/08/2011
E-A-140	N/A	Entry Building Section	12/08/2011
E-A-141	N/A	Entry Building Section	12/08/2011
E-A-150	N/A	Entry Building Elevation	12/08/2011
C-A-110	04	CSB Plant Level 1	31/08/2011
C-A-111	04	Existing CSB Level 1 (Void over New CSB Level 1)	31/08/2011
C-I-112	05	GA Fitout Plan – CSB Entry Level 2	27/01/2012
C-I-113	05	GA Fitout Plan – CSB Level 3	27/01/2012

C-I-114	05	GA Fitout Plan – CSB Level 4	27/01/2012
C-I-115	05	GA Fitout Plan – CSB Level 5	27/01/2012
C-I-116	05	GA Fitout Plan – CSB Level 6	27/01/2012
C-I-117	05	GA Fitout Plan – CSB Level 7	27/01/2012
C-I-118	05	GA Fitout Plan – CSB Level 8	27/01/2012
C-I-119	05	GA Fitout Plan – CSB Level 9	27/01/2012
C-I-120	05	GA Fitout Plan – CSB Level 10	27/01/2012
C-I-121	05	GA Fitout Plan – CSB Level 11	27/01/2012
C-A-119	02	CSB Level 12	31/08/2011
C-A-140	04	CSB Section A & B	31/08/2011
C-A-141	04	CSB Section C & D	31/08/2011
C-A-142	04	CSB Section E & F	01/09/2011
C-A-160	01	CSB North and South Elevations	31/08/2011
C-A-161	01	CSB East and West Elevations	31/08/2011
A/EA-050	B	Clifford Refurbishment – Floor Plan Level 4	8/11/2010
A/EA-051	B	Clifford Refurbishment – Floor Plan Level 5	8/11/2010
B-A-SK-01	N/A	Multi-Deck Parking Level 1	14/11/2011
B-A-SK-02	N/A	Multi-Deck Parking Level 2	14/11/2011
B-A-SK-03	N/A	Multi-Deck Parking Level 2a	14/11/2011
B-A-SK-04	N/A	Multi-Deck Parking Level 3	14/11/2011
B-A-SK-05	N/A	Multi-Deck Parking Level 4	14/11/2011
B-A-SK-06	N/A	Multi-Deck Parking Level 5	14/11/2011
B-A-140	03	SECTIONS 1	12/08/2011
B-A-141	03	SECTIONS 2	12/08/2011
B-A-150	03	ELEVATIONS	12/08/2011
B-A-151	N/A	ELEVATIONS	12/08/2011
A/EA-090	B	Shannon – Floor Plan Level 0	8/11/2010
A/EA-091	B	Shannon – Floor Plan Level 1	8/11/2010
A/EA-092	B	Shannon – Floor Plan Level 2	8/11/2010
A/EA-093	B	Shannon – Floor Plan Level 3	8/11/2010
A/EA-094	B	Shannon – Floor Plan Level 4	8/11/2010
A/EA-095	B	Shannon – Floor Plan Level 5	8/11/2010
A/EA-096	B	Shannon – Floor Plan Level 6	8/11/2010
A/EA-097	B	Shannon – Floor Plan Level 7-11	8/11/2010
A/EA-098	B	Shannon – Floor Plan Level 12	8/11/2010
A/EA-099	B	Shannon – North Elevation	8/11/2010
A/EA-100	B	Shannon – East and West Elevation	8/11/2010
A/EA-101	B	Shannon – South Elevation	8/11/2010
A/EA-102	B	Shannon – Section Sheet 1	8/11/2010

A/EA-103	B	Shannon – Section Sheet 2	8/11/2010
A_75W-111	A	BASEMENT	11/01/2012
A_75W-112	D	GROUND FLOOR	17/05/2012
A_75W-113	A	LEVEL 1	11/01/2012
A_75W-114	A	ELEVATIONS	11/01/2012
A_75W-115	A	SECTIONS	11/01/2012
12017 -DA-002	B	SITE PLAN	11/06/2013
12017 -DA-003	B	BASEMENT	11/06/2013
12017 -DA-004	B	GROUND LEVEL	11/06/2013
12017 -DA-005	B	LEVEL 1	11/06/2013
12017 -DA-006	B	LEVEL 2	27/06/2013
12017 -DA-007	B	LEVEL 3	27/06/2013
12017 -DA-008	B	LEVEL 4	27/06/2013
12017 -DA-009	B	ROOF LEVEL	11/06/2013
12017 -DA-010	B	LANDSCAPE PLAN	11/06/2013
12017 -DA-011	B	SECTION 1	11/06/2013
12017 -DA-012	B	SECTION 2	11/06/2013
12017 -DA-013	B	SOUTH ELEVATION	11/06/2013
12017 -DA-014	B	EAST ELEVATION	11/06/2013
12017 -DA-015	B	WEST ELEVATION	27/06/2013
12017 -DA-016	B	NORTH ELEVATION	11/06/2013
12017 -DA-017	N/A	EXTERNAL MATERIALS	11/06/2013
12017 -DA-022	N/A	STAGE 1 & 2 ELEV. 1	23/06/2013
12017 -DA-023	N/A	STAGE 1 & 2 ELEV. 2	23/06/2013
A-A-112	02	North-West On-Grade Permanent Carpark	14/07/2011
A-A-113	04	North-East Temporary Carpark Siteplan – During Construction	05/09/2011
A-A-115	01	North-West On-Grade 60 Spaces Permanent Carpark	07/09/2011

A/EA-180	B	Staged Clifford Refurb Stage 1A Floor Plan Level 4	8/11/2010
A/EA-181	B	Staged Clifford Refurb Stage 1A Floor Plan Level 5	8/11/2010
A/EA-182	B	Staged Clifford Refurb Stage 2 Floor Plan Level 2	8/11/2010
A/EA-200	A	Support Material Car Parks Existing Situation with Zones	14/07/2010
A/EA-205	A	Support Material Borehole Investigations Summary	14/07/2010
A/EA-212	A	Support Material Façade Detail	8/11/2010
C-A-691	01	Site Sections	09/02/2012
A/EA-214	A	Support Material Long Term Masterplan Concept	9/11/2010
A/EA-215	A	Support Material Complete PPR Masterplan	9/11/2010
CC310	1	EXISTING PLAN- THE OLD NURSES RES.	27/02/2025
CC311	1	SURVEY PLAN- THE OLD NURSES RESIDENCE.	27/02/2025
CC312	1	ZONING PLANS- THE OLD NURSES RESIDENCE	27/02/2025
CC313	1	DEMOLITION PLAN- THE OLD NURSES RES.	27/02/2025
CC314	1	EROSION CONTROL PLAN- OLD NURSES RES	27/02/2025
CC315	1	REMEDICATION PLAN- THE OLD NURSES RESIDENCE	27/02/2025
CC320	1	FIRE TANK LAYOUT PLAN	27/02/2025
CC410	1	EXISTING PLAN- THE MEDICAL CENTRE.	27/02/2025
CC411	1	SURVEY PLAN- THE MEDICAL CENTRE.	27/02/2025
CC412	1	ZONING PLANS- THE MEDICAL CENTRE	27/02/2025
CC413	1	DEMOLITION PLAN- THE MEDICAL CENTRE.	27/02/2025
CC414	1	EROSION CONTROL PLAN- MEDICAL CENTRE	27/02/2025
CC415	1	REMEDICATION PLAN- THE MEDICAL CENTRE	27/02/2025
Landscape (or Design) Drawings prepared by SITE IMAGE Landscape Architects including:			
Drawing No.	Revision	Name of Plan	Date
001	A	Site Changes and Key Landscape Issues	12.07.2010
002	A	Existing Landscape Character	12.07.2010
003	A	Landscape Opportunities	12.07.2010
004	A	Landscape Amenity and Access Strategy	12.07.2010
005	A	Landscape Design Proposal	12.07.2010

006	A	Tree Strategy Stage 1A	12.07.2010
007	A	Tree Strategy Stage After 1A	12.07.2010
008	A	Tree Schedule	12.07.2010
009	A	Tree Schedule	12.07.2010
010	A	Village Green Precinct Plan	12.07.2010
011	A	Concourse Entry & Plaza Precinct Plan	12.07.2010
012	A	CSB Expansion Precinct Plan	12.07.2010
013	A	Landscape Masterplan	12.07.2010

except for:

- (2) any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
- (2) otherwise provided by the conditions of this approval.

A3 *Inconsistency Between Documents*

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions of this approval prevail.

A4 *Limits of Approval*

This project approval shall lapse five years after the date on which it is granted, unless the works the subject of this approval are physically commenced on or before that time.

A5 *Additional Approvals Required*

A separate application shall be submitted to the consent authority for consideration for any building identification signage.

A6 *Prescribed Conditions*

The proponent shall comply with the prescribed conditions under Part 6, Division 8A of the Regulation.

A7 *Development Description*

Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 1, and development must be carried out consistently with the Statement of Commitments (Schedule 3).

These conditions of approval do not relieve the Proponent of its obligations under the EP&A Act or any other Act.

A8 *Compliance with the Building Code of Australia*

Work must be carried out in accordance with the requirements of the *Building Code of Australia*.

A9 *Development Expenses*

It is the responsibility of the developer to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this approval.

A10 *Delivery of Roadworks*

- (1) The following roadworks are required to be delivered in accordance with the conditions of this approval:
- (f) reconstruction of (including upgrading of the existing traffic signals) the intersection of The Comenarra Parkway and Fox Valley Road;
 - (f) upgrade the main Hospital entry intersection on Fox Valley Road including traffic signals and associated roadworks;
 - (f) widening Fox Valley Road between The Comenarra Parkway and the northern boundary of the site to accommodate two travel lanes in each direction;
 - (f) widening The Comenarra Parkway between Fox Valley Road and Browns Road to provide an eastbound kerbside approach of 210m to and a westbound kerbside departure of 85m from the Comenarra Parkway and Fox Valley Road intersection;
 - (f) upgrade of the intersection of Browns Road and The Comenarra Parkway to a seagull arrangement where agreed by Council; and
 - (f) upgrade of the existing intersections of Fox Valley Road with Lucinda Avenue and with Ada Avenue if needed to ensure satisfactory levels of service to the intersections.
- (1) The following contributions are to be made in accordance with the conditions of this approval:
- (b) A monetary contribution to TfNSW towards the upgrading of the Pacific Highway and Fox Valley Road intersection, comprising an amount of \$309,833 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index);
 - (b) A monetary contribution to TfNSW in the amount of \$670,000 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index) toward the upgrade of the Pacific Highway and Fox Valley Road intersection in lieu of upgrading The Comenarra Parkway and Kissing Point Road

PART B- PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1 Construction Certificate

The stamped drawings must be lodged with the Certifying Authority (Ku-ring-gai Council, or a private certifier) for a Construction Certificate. The Proponent must supply the Department of Planning with a copy of the Construction Certificate within two days from the date of its issue.

B2 Mechanical Ventilation

All mechanical ventilation systems shall be designed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.

B3 Construction Management Plan

Prior to the issue of a Construction Certificate, a Construction Management Plan shall be prepared. The Plan shall include, but not be limited to, the following matters which are to be addressed by suitably qualified person(s):

- (7) **Hours of work**, which must be in accordance with the conditions of this approval;
- (7) **Contact details** of the site manager and all principle contractors;
- (7) **Traffic management**, which is to be developed in consultation with Council and is to include:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - number and frequency of vehicles accessing the site;
 - the times vehicles are likely to be accessing the site;
 - management of existing vehicular, pedestrian and bicycle movements / routes around the site throughout the various stages of construction;
- (7) **Erosion and sediment control**, identifying appropriate measures to be installed during construction which shall be designed in accordance with in accordance with the document *Managing Urban Stormwater - Soils & Construction Volume 1 (2004)* by Landcom; and must include:
 - The procedures by which stormwater and waste water deposited or generated on site is to be collected and treated prior to discharge including details of any proposed pollution control device; and
 - The procedures to be adopted for the prevention of run-off loose material and litter from the site onto the public way.
- (7) **Noise and vibration management**, identifying specific activities that will be carried out and associated noise sources, identify all potentially affected sensitive receivers, noise and vibration monitoring reporting and response procedures, description of specific mitigation treatments management measures and procedures to be implements, and address any other relevant provisions of Australian Standard 2436-1981 *Guide to Noise Control on Construction, Maintenance and Demolition Sites* and DECCW's *Interim Construction Noise Guideline*.
- (7) **Waste management**, identifying options for minimising waste in construction; reuse and recycling of materials; the storage, control and removal of construction waste.
- (7) **Dust control** measures to be implemented to prevent the movement of airborne particles from the site throughout the construction process, and the tracking of material from the site by trucks and other vehicles. This is to include the appropriate use of physically barriers and the dampening of exposed excavated surfaces. The storage and stockpiling areas for material is also to be detailed.

B4 *Stormwater Plan*

The proponent is to prepare and submit detailed storm water and drainage works plan to the satisfaction of the Certifying Authority for approval prior to the issue of a Construction Certificate.

Drainage from the development is not to impact the down stream catchment or downstream properties.

B5 *Access and Movement*

An Access and Safety Plan will be prepared to maintain access and use of the site during the construction of the building to ensure the safety of staff, visitors and the public.

B6 *Disabled Access*

Access and facilities for people with disabilities shall be provided in accordance with Part 03 of the BCA's Access Policy.

B7 *Car Parking*

- d) The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1 - 2004 and AS 2890.2 - 2002 for heavy vehicle usage.
- d) The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
- d) Adequate accessible parking spaces are to be provided in car parks, in accordance with the relevant Australian Standards. Details to be provided prior to issue of a Construction Certificate.
- d) All vehicles are to be wholly contained on site before being required to stop.

B8 *Long Service Levy (if required)*

Prior to the issue of a Construction Certificate, evidence of the payment of the long service levy under section 34 of the Building and Construction Industry Long Service Payment Act 1986 must be provided to the Certifying Authority (or, where such a levy is payable by instalments, the first instalment of the levy).

B9 *Reflectivity*

The light reflectivity from any building materials used on the facades of the building 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. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

B10 *Outdoor Lighting*

All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

B11 *Tree Protection*

A qualified Arborist is to undertake assessment of potential damage to existing native trees within areas on the eastern edge of the site, and to prescribe ameliorative measures as necessary to retain and protect significant trees during construction. Detail to be provided prior to issue of a Construction Certificate.

B12 Contamination

- b) Prior to the issue of a Construction Certificate, a Phase 2 Contamination Assessment will be undertaken to identify the presence of any sub-surface contaminants. The Assessment is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.
- b) The Proponent is to undertake further contamination assessment as per the recommendations of the "Targeted Contamination Assessment Report" prepared by Coffey Environmental, dated 8 December 2010.

B13 Sydney Water- Notice of Requirements

An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the *Sydney Water Act 1994* (Compliance Certificate) prior to certification of any Crown building works.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

B14 Plan Amendments

To ensure that appropriate landscaping is provided for the development, an amended landscaping plan is to be prepared detailing embellishment to all elevations of the multi-deck car park, including the separation between the multi-deck car park and existing Clinical Services Building. The amended landscaping plan is also to demonstrate the retention of existing mature trees north of the revised location of the multi-deck car park. Details are to be provided to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for the multi-deck car park and forwarded to the Department of Planning and Infrastructure for their records.

B15 Bicycle Parking

Prior to the issue of any construction certificate for works associated with the entry building, the public bike storage/parking approved at Level 1, adjacent to the approved medical records room and on-grade parking, is to be relocated to a suitable location of similar size and capacity. Details are to be provided to the satisfaction of the Certifying Authority and forwarded to the Department of Planning and Infrastructure for their records.

B16 Education Centre Landscape Plan

To ensure that appropriate landscape screening is provided for the Education Centre car park located on the western side of the development, an amended landscape plan is to be prepared detailing a selection of native species that provide screening along the western edge of the car park. The amended landscape plan is to be submitted to the Director-General, Department of Planning and Infrastructure or his delegate, for approval prior to the issue of the first Construction Certificate for the Education Centre.

B17 Hazardous Materials

Prior to demolition of the Old Nurses' Residence and Medical Centre, the proponent must implement all recommendations in the Hazardous Materials Pre-Demolition Report for the Medical Centre and prepare and submit a Hazardous Materials Demolition Report for the Old Nurses' Residence to the Principal Certifier, ensuring hazardous materials are managed by appropriately licensed contractors in accordance with relevant regulations.

PART C - PRIOR TO CONSTRUCTION

C1 Notice to be Given Prior to Commencement / Excavation

- (b) The Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site for each stage of the project.
- (b) The Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Certifying Authority via the notice under Section 81A of the *Environmental Planning and Assessment Act 1979*.

C2 Vehicle Cleansing

Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

C3 Utility Services

- (b) Prior to the commencement of work, the Proponent is to negotiate with the utility authorities (e.g. Energy Australia, Sydney Water Corporation Limited and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.
- (b) Any necessary alterations to public utility installations being at the Developer/Demolisher's expense and to the requirements of both Council and the appropriate authorities.

C4 Contact Telephone Number

The Proponent shall ensure that a 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development. The contact number shall be forwarded to Council and the Department prior to commencement of works.

C5 Haulage Routes

The routes for import of any fill materials or export of any spoil being submitted to and agreed to by the relevant road authorities prior to the commencement of haulage. Unacceptable deterioration or failures within public roads attributable to these operations is to be restored to the requirements of, and at no cost to the road authorities.

CG Dilapidation Report

A dilapidation survey of Council's assets and adjoining property, including photographs and written record must be prepared and submitted to Council and adjoining properties prior to the commencement of works. Failure to identify any damage to Council's assets and the adjoining properties will render the Proponent liable for the costs associated with any necessary repairs.

PART D - DURING CONSTRUCTION

D1 Hours of Work

The hours of excavation and work on the development must be as follows:

- (b) All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools) in connection with the approved development must only be carried out between the hours of:
 - 7.00am and 6.00pm on Mondays to Fridays
 - 8.00am and 1.00pm on Saturdays
 - No work must be carried out on Sundays or public holidays.
- (b) Works may be undertaken outside these hours where:
 - 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 by the Director General or his nominee.

D2 Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to:

- (d) Details of the Builder, Certifying Authority and Structural Engineer for all stages of the project;
- (d) The approved hours of work;
- (d) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- (d) To state that unauthorised entry to the site is not permitted.

D3 Protection of Trees - Street Trees

All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction of any stage of the project, shall be replaced, to the satisfaction of Council.

D4 Noise Control

- (b) All work, including excavation and construction work must comply with the Australian Standard 2436-1981 '*Guide to Noise Control on Construction, Maintenance and Demolition Sites*'.
- (b) Noise and vibration emissions from equipment and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents or businesses and the relevant provisions of *the Protection of the Environment Operations Act 1997* must be satisfied at all times.

D5 Standards and Codes

All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the Building Code of Australia.

D6 Work Cover Requirements

To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.

D7 Hoarding Requirements

- (d) To ensure an appropriate presentation of the site to the public domain during the construction period, temporary artwork shall be provided along any hoarding/fencing proposed to be erected around the subject site.
- (d) The temporary artworks shall inform the general public about the proposed works being undertaken by the Proponent, the site's history and heritage significance.
- (d) No third party advertising is permitted to be displayed on the subject hoarding/fencing.
- (d) The construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.

D8 Loading and Unloading During Construction

A Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council prior to commencement of the work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the day to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.

D9 No Obstruction of Public Way

The public way (outside of the work area) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

D10 Disposal of Seepage and Stormwater

Any seepage or rainwater collected on-site during excavation shall not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant Authority.

D11 Erosion and Sediment Control

Sediment controls are to be in place for the duration of the works to ensure that no sediment, fines, and like material can enter the waterway or drainage system. The Proponent is to carry out works generally in accordance with the Construction Management Plan and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good.

D12 Dust Control Measures

Dust control measures are to be in place or are to be undertaken for the duration of the works to prevent dust from affecting the amenity of the immediate area during construction. The Proponent is to carry out works generally in accordance with the Construction Management Plan, and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good.

D13 Pedestrian Access During Construction

Pedestrian access along Fox Valley Road and The Comenarra Parkway is to be maintained throughout construction. Alternative routes, including those for persons with disabilities, shall be clearly identified and signposted for the duration of the works, and until such time as the permanent accessible paths are provided.

D14 *Setting Out of Structures*

The new building shall 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.

D15 *Directional Signage*

- (b) Directional signage shall be modified as required to accommodate any altered pedestrian and vehicular movements within the area.
- (b) Particular attention is to be paid to:
 - wheelchair accessible paths of travel
 - safe road crossing areas including signalised and other designated crossings
 - key landmarks
 - access to transport nodes including public transport
 - the vehicular entrance and exit driveways and the direction of traffic movement within the site being clearly indicated by means of reflectorised signs and pavement markings.

D16 *Traffic Movement*

- (g) All loading and unloading associated with works must occur on site.
- (g) All vehicles must enter and leave the site in a forward direction.
- (g) The cost of all traffic management works shall be borne by the Proponent.
- (g) No trucks associated with the approved works are permitted to park or stand on public roadways.
- (g) Gates shall be closed between vehicle movements.
- (g) Movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods.
- (g) The Contractor shall make provision for safe, continuous movement of traffic and pedestrians on public roads and private roads accessible to the public and erecting traffic warning signs conforming to the Roads and Traffic Authority's General Specifications (RTA Spec. Part G10 "Control of Traffic" and RTA Spec. 3355). Traffic control is to be carried out only by flagmen with certification that they have been trained in accordance with Australian Standard 1742.3 - 2002.

D17 *Approved Plans to be On-site*

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

D18 *Work on Site to Cease*

- (b) If any unidentified historical archaeological remains or deposits are exposed during the works, excavation is to cease immediately in the affected areas and the archaeologist is to undertake an evaluation of the potential extent and significance of such relics. The Heritage Council is to be notified in accordance with section 146 of the *NSW Heritage Act, 1977*.
- (b) Should any Aboriginal relics or artefacts be discovered during the course of any works on-site, then work is to cease immediately. Work may only be resumed following written consent being obtained from the National Parks and Wildlife Service.

D19 *Excavated Material*

Any excavated material to be removed from the site must be assessed, classified, transported and disposed of in accordance with the *EPA's Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*.

D20 *Imported Fill*

Any imported fill onto the site being validated to ensure its suitability for the proposed land use from a contamination perspective. Imported fill is to be certified that it is not contaminated, based upon analysis or the known past history of the site from which it is obtained.

D21 Use of the Temporary Car Park

- a) To minimise impacts associated with construction traffic and on-street parking, where possible and where capacity allows, all workers associated with hospital campus redevelopment works are to park their vehicles on-site within the dedicated temporary car park.
- b) All workers are to be made aware of the temporary car park through appropriate means of communication (i.e. site induction etc.) and their obligation to use the on-site parking available.
- c) The temporary car park is not to be made available for use by hospital patients, visitors or staff. In this regard, access to the car park is to be controlled by the use of a key card operated boom gate.

D22 Further Traffic Study

Within 3 months of the commencement of construction of the new Shannon Wing in Stage 3, the Proponent is to carry out an updated traffic impact assessment (TIA) on the operation of the intersections of Fox Valley Road and Lucinda Avenue and Fox Valley Road and Ada Avenue to the satisfaction of the Department and submit a copy of the assessment to Council.

The TIA must consider the performance of the intersections following completion and full occupation of Stage 3. Where the TIA identifies that either of the intersections would operate at below satisfactory levels of performance at peak times, the study is to include recommendations for mitigation measures and/or intersection upgrades to enable the intersections to operate satisfactorily. Where such measures or upgrades are identified, the Proponent is to immediately enter into discussions with Council to ensure the implementation and delivery of the recommendations in accordance with Condition E1.

D23 Traffic Upgrade Works

Within 2 months of the approval of MOD 7, the Proponent is to carry out a detailed survey of the intersection of Browns Road with The Comenarra Parkway and provide a concept design, prepared in accordance with the relevant standards, to the satisfaction of Council to determine whether a Seagull arrangement, as discussed with Council in August 2022, or another intersection arrangement as agreed with Council, can be achieved at the intersection.

Where Council determines that the intersection upgrade can be achieved, a detailed design of the intersection upgrade is to be finalised to the satisfaction of Council within 4 months from the approval of MOD 7 and operational within 18 months from the approval of MOD 7..

PART E- PRIOR TO ISSUE OF OCCUPATION CERTIFICATE/ PRIOR TO OPERATIONS

E1 Transport and Access

~~Prior to issue of Occupation Certificate, road upgrade works relative to the stages of the hospital development as outlined in the Accessibility of Transport, Traffic and Parking Implications, prepared by Transport and Traffic Planning Associates, dated July 2010, as amended by MP10_0070 MOD 2, shall be undertaken. These works include:~~

Stage 1

- ~~(c) Initial upgrade at The Comenarra Parkway/Fox Valley Road intersection.~~
- ~~(c) Install 'No Parking' along Fox Valley Road in accordance with the requirements of the Ku-ring-gai Traffic Committee and Council.~~
- ~~(c) Upgrade the hospital access intersection with an additional egress lane (LT 'slip lane').~~

Stage 3

- ~~(b) Ultimate upgrade at The Comenarra Parkway/Fox Valley Road intersection.~~
- ~~(b) Upgrade scheme at Pacific Highway/Fox Valley Road intersection.~~

Prior to the issue of an Occupation Certificate or the dates as indicated below for each specific requirement, the following road upgrade requirements are to be met by the Proponent:

- (j) reconstruction of (including upgrading of the existing traffic signals) the intersection of The Comenarra Parkway and Fox Valley Road – prior to the issue of an Occupation Certificate for Stage 1 or by April 2021;
- (j) Install 'No Parking' along Fox Valley Road in accordance with the requirements of the Ku-ring-gai Traffic Committee and Council – prior to the issue of an Occupation Certificate for Stage 1 or by April 2021
- (j) upgrade the main Hospital entry intersection on Fox Valley Road including traffic signals and associated roadworks – prior to the issue of an Occupation Certificate for Stage 1 or by April 2021
- (j) widening Fox Valley Road between The Comenarra Parkway and the northern boundary of the site to accommodate two travel lanes in each direction – prior to the issue of an Occupation Certificate for Stage 3 or by June 2025 (whichever occurs earlier)
- (j) widening The Comenarra Parkway between Fox Valley Road and Browns Road to provide an eastbound kerbside approach of 210m to and a westbound kerbside departure of 85m from the Comenarra Parkway and Fox Valley Road intersection – within 18 months from the approval of MOD 7;
- (j) upgrade of the intersection of Browns Road and The Comenarra Parkway to a seagull arrangement in accordance with any design finalised under condition D23 – within 18 months from the approval of MOD 7;
- (j) upgrade of the intersections of Fox Valley Road with Lucinda Avenue or undertake other measures as agreed with Council in accordance with Condition D22, where needed to ensure satisfactory levels of service to the intersection – prior to the issue of an Occupation Certificate for the new Shannon Wing in Stage 3;
- (j) upgrade of the intersections of Fox Valley Road with Ada Avenue or undertake other measures as agreed with Council in accordance with Condition D22, where needed to ensure satisfactory levels of service to the intersection – prior to the issue of an Occupation Certificate for the new Shannon Wing in Stage 3;
- (j) make a monetary contribution to TfNSW towards the upgrading of the Pacific Highway and Fox Valley Road intersection, comprising an amount of \$309,833 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance

- Price Index) – prior to the issue of an Occupation Certificate for Stage 3 or within 6 months from the approval of MOD 7 (whatever occurs earlier)
- (j) make monetary contribution to TfNSW in the amount of \$670,000 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index) toward the upgrade of the Pacific Highway and Fox Valley Road intersection in lieu of upgrading The Comenarra Parkway and Kissing Point Road – prior to the issue of an Occupation Certificate for Stage 3 or within 6 months of the approval of MOD 7 (whatever occurs earlier).

E2 Noise Control - Plant and Machinery

Prior to the issue of an Occupation Certificate for the building, a report is to be prepared by a qualified acoustic engineer and submitted to the Certifying Authority confirming that the installation and performance of the mechanical systems complies with:

- (e) the Acoustic Report- Revision 4 (Heggies Pty Ltd, 14 July 2010)
- (e) the Building Code of Australia
- (e) Australian Standard AS1668 and other relevant codes
- (e) the project approval and any relevant modifications
- (e) any dispensation granted by the New South Wales Fire Brigade.

E3 Fire Safety Certificate

A Fire Safety Certificate shall be furnished to the Certifying Authority for all the Essential Fire or Other Safety Measures forming part of this approval prior to issue of the Occupation Certificate for the building. A copy of the Fire Safety certificate must be submitted to the relevant authority and Council.

E4 Structural Inspection Certificate

A Structural Inspection Certificate or a Compliance Certificate for any structural work is to be submitted to the satisfaction of the Certifying Authority prior to issue of the Occupation Certificate.

E5 Road Damage

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Proponent prior to the issue of the Occupation Certificate for the building.

E6 Waste Management

Prior the issue of the Occupation Certificate being issued, the Certifying Authority must ensure that waste handling works have been completed in accordance with the Waste Management Plan; other relevant approval conditions; and any relevant Council policy.

E7 Cessation of Use of the Temporary Car Park

- b) Upon the issue of an occupation certificate for final development works approved under project approval MP10_0070, use of the temporary car park is to cease operations and is to be restored to its original state with three months following the issue of the subject occupation certificate.

Confirmation of the completion of these works is to be provided to the satisfaction of the Certifying Authority and forwarded to the Department of Planning and Infrastructure for their records.

- b) Notwithstanding a) above, the continued use of the temporary car park by construction workers associated with future redevelopment under the approved

Wahroonga Estate Concept Plan is permitted subject to separate approval being obtained prior to the expiration of the three month period specified in a) above.

PART F- DURING OPERATIONS

F1 Annual Fire Safety Certificate

An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued. This must ensure that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard.

F2 Noise Control - Plant and Machinery

Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:

- (c) Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.
- (c) A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute.
- (c) Notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential property between the hours of 12.00 midnight and 7.00am.

F3 Loading and Unloading

All loading and unloading, including deliveries to and from the site in connection with the use must be carried out in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality.

F4 Unobstructed Driveways and Parking Areas

All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

ADVISORY NOTES

AN1 *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 Proponent shall ensure the following matters are complied with:

- (b) 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:
 - at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions;
 - 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.
- (b) 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.

AN2 *Movement of Trucks Transporting Waste Material*

The Proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

AN3 *Disability Discrimination Act*

This application is to comply with the *Disability Discrimination Act 1992*. The Proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act 1992* currently available in Australia.

AN4 *Temporary Structures*

A Barricade/Hoarding Permit must be obtained prior to the commencement of construction works from the relevant Authority. The permit 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 also be submitted to the relevant Authority to certify the structural adequacy of the design of the temporary Barricades/Hoarding.

ANS *Structural Capability for Existing Structures*

The structural capabilities of any existing structure will need to meet the requirements of the BCA and may require engaging a structural engineer.

AN6 *Heritage and Archaeology*

Should any historical relics be uncovered during excavation works, excavation or disturbance of the area is to stop immediately. In accordance with section 146(a) of the Heritage Act, 1977 the Proponent must ensure the Heritage Council of NSW is notified within a reasonable time of the discovery or location of these relics. Archaeological assessment and approval, or endorsement, may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

AN7 *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 & Assessment Act, 1979*. The determination of 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

In accordance with Part 3A of the *Environmental Planning and Assessment Act 1979*, the following are the commitments made by the SAN to manage and minimise potential impacts arising from the proposal. These commitments include original recommendations provided in the specialist consultant reports submitted with the Environmental Assessment, as well as additional recommendations arising from the responses to the key issues raised by stakeholders and/or the public during the public exhibition of the Project Application.

1. Landscaping

The SAH commits to:

- Implementing the recommendations in the Visual Impact Analysis prepared by Urbis and dated June 2010 and including:
 - Retaining existing vegetation and individual valuable trees on site where possible and practical, to soften the visual prominence of development from edges of site and retain the existing visual character.
 - Off-setting any clearing with replanting, as considered appropriate.
 - Retaining trees that contribute to the vegetated ridge line as experienced from views identified in the Visual Impact Analysis report.
- Preparing further detailed design landscape drawings prior to release of Construction Certificates for individual stages, generally in accordance with the Landscape Drawings prepared by Site Image and dated 12 July 2010 and the accompanying Landscape Design Statement prepared by Site Image and dated 27 June 2010.

2. Ecologically Sustainable Design

The SAH commits to:

- Achieving a minimum 4 Star Green Star Rating (or equivalent rating) for each building by using an appropriate combination of the initiatives outlined in the ESD Concept Design Report, prepared by Umow Lai and dated 12 July 2010, and/or any additional initiatives appropriate and relevant at the time of the detailed design for each stage. Details shall be provided with the construction certificate for each stage.
- Updating and implementing the Façade Concept Design (Stage 1A) Report for each future stage including the second stage of the CSB extension, the Concourse, Education Centre and the new Shannon Wing. Details shall be provided with the construction certificate for each of the future stages.
- Incorporating initiatives to reduce potable cold water demand within each stage of the project (as relevant), including:
 - On-site potable cold water storage tanks to reduce peak demand supply from the water main. Water tanks will provide a minimum three hours storage to provide a continuous supply of potable cold water during maintenance procedures or water main failure.
 - On-site rainwater harvesting through run-off from all new major roof areas being directed to a recycling/non potable water storage tank.
 - Water saving conservation devices, including:
 - 3/4.5 Litre WC cisterns
 - 0.8 Litre automatic urinal flushing
 - Low flow tapware and appliances

3. Bushfire Protection

The SAH commits to complying with the requirements of the Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners and dated 7 July 2010, including:

- Installation of static water supply tanks to provide a potable water supply to the Hospital and a fire fighting water supply for structural fires and bushfire events.
- Installation of a hydrant supply for structural fire fighting in accordance with AS 2419.1-2004.
- Provision of a separate hydrant ring main to the perimeter of the precinct for bushfire fighting operations.
- Progressive updates of the Estate Fire Management Plan to address the provision of Asset Protection Zones and fuel management of residual vegetation. A copy of the updated Estate Fire Management Plan shall be provided to the Hornsby District Office of the NSW Rural Fire Services and the NSW Fire Brigade.

- Establishing a sub-committee from the members of the Emergency Liaison Committee to oversee the implementations of the recommendations of the Estate Fire Management Plan with the Chairperson of the sub-committee responsible for liaison with the Hornsby Ku-ring-gai Bushfire Management Committee and attendance at Bushfire Management Committee meetings.
- Construction of Class 7 buildings (Car Park/Offices, etc) to withstand 29kW/m² radiant heat loadings on the exterior of the building.

4. Flora and Fauna

The SAH commits to:

- Complying with the Biodiversity Management Plan for the Wahroonga Estate.
- Locating the new oxygen tanks in Stage 1A so as to avoid removal of the existing Sydney Turpentine-Ironbark Forest trees.

5. Heritage

The SAH commits to:

- Providing details with the construction certificate for each stage of the project documenting the implementation of the Interpretation Strategy, including location of interpretative devices and appropriate media. This shall include heritage plaque(s), interpretive panels and interpretive text, relocation of 'Bethel' and its curtilage elements and the housing of the archival photographic recording as part of the Merritt Kellogg Collection.
- Supervising and recording in detail the clearance works associated with the proposed development by the nominated excavation director in accordance with Heritage Branch requirements.

6. Transport and Access

The SAH commits to:

- Preparing and submitting Traffic Control Plans for intersection upgrades and associated roadworks to the relevant roads authority for approval prior to issue of Construction Certificates for the associated upgrades/roadworks.
- Preparing and submitting detailed Construction Traffic Management Plans prior to issue of Construction Certificates for each stage.
- Providing a temporary car park that accommodates 258 cars for use until such time as sufficient permanent car parking is provided to meet demand associated with both operational and construction activities.
- Designing the car parking areas (including bays, ramps, aisles, etc) to comply with AS 2890.1 and AS 2890.6.
- Constructing the pedestrian and bicycle connections located within the Sydney Adventist Hospital site as identified in the Pedestrian and Bicycle Opportunities Plan, prepared by GTA Consultants.
- Providing bicycle storage facilities and end-of-trip facilities (i.e. lockers and showers) for use by staff, nurses and doctors.
- Amending the existing 'How to Find Us' guidelines attached to the Workplace Travel Plan by:
 - Highlighting and prioritising alternative modes of transport over private vehicles.
 - Showing walking/cycling distances from nearby rail stations (including Warrawee and Normanhurst stations).
- Implementing the Workplace Travel Plan over two years and evaluating progress/change by repeat survey and audit after three years and five years.

7. Stormwater Management

The SAH commits to implementing a stormwater management system that incorporates the following features described in the Stormwater Management Plan, prepared by C&M Consulting Engineers Pty Ltd and dated July 2010, and as listed below:

- A pipe network system to collect minor storm runoff from surface areas and minimise nuisance flooding.
- An on-site stormwater detention system to detain storm flows so they can be slowly released over time to ensure peak flows do not exceed that of the existing site and/or overload the existing drainage infrastructure.
- Bio-retention basins to provide significant water quality treatment to runoff from impervious areas and provide additional stormwater detention.
- Stormwater Quality Improvement Devices (SQIDs) including:
 - Hydrodynamic separation via Humeceptor Device(s) to provide water quality treatment to runoff from road and car park areas by removing sediment, oils and hydrocarbons.

- EnviroPods installed in pits in car parking areas to capture gross pollutants at source;
- Rainwater harvesting and retention system to allow rainwater reuse, as well as providing improvement to the quality and volume of stormwater runoff from the site.
- Vegetated swales to convey storm flows while providing water quality treatment via filtration.
- Overland flow paths (such as roads and swales) to carry major storms through the site without causing damage to property from flooding.

8. Noise and Vibration

The SAH commits to:

- Preparing a specific noise and vibration management plan which covers all stages of construction and demolition works for the development must be developed by an appropriately qualified person, such as an acoustic engineer/consultant, and a copy submitted to the Principal Certifying Authority prior to the release of any construction certificate/s for the site. The noise and vibration management plan must incorporate all measures identified in Section 8 of the Heggies Construction Noise Impact Statement dated 14 July 2010 as well as compliance with the DECCW Interim Construction Noise Guidelines including setting specific hours of operation. A copy of the management plan is also to be kept on-site during all construction and demolition phases to provide guidance to the construction/demolition contractor relating to noise and vibration issues.
- Noise and vibration monitoring must be carried out by an appropriately qualified person, such as an acoustic engineer/consultant, throughout the demolition and construction works. Should the monitoring identify a major non-compliance with the noise management plan, recommended actions must be developed and provided to the project manager and construction/demolition contractor for their action. A copy of all noise and vibration monitoring results must be submitted to the construction/demolition contractor and project manager at weekly intervals for continuous monitoring.
- The Project Manager and/or Construction/demolition Contractor is to provide information to the Hospital and surrounding residents of the nature of the work to be carried out as well as the expected noise levels and duration of the proposed works at least 7 days prior to the work being carried out. Contact details must also be provided and a log of complaints should be kept to ensure the noise assessment monitoring and any relevant recommendations for control measures address the community's concerns.
- Specific noise control measures must be developed by an appropriately qualified person, such as an acoustic engineer/consultant, during the design stages to ensure that noise from all new noise generating mechanical equipment will meet the noise criteria when measured at the affected properties. This may include the installation of appropriate noise attenuators; acoustic louvres; barriers; enclosures; careful consideration of the orientation of air inlets/outlets and items of plant; and mechanical isolation. Details of the noise generating equipment to be installed and any required noise control measures must be submitted to the Principal Certifying Authority prior to release of the Construction Certificate.
- A compliance inspection including noise monitoring and assessment must be carried out by an appropriately qualified person, such as an acoustic engineer/consultant and a report demonstrating compliance with the NSW Government noise criteria must be submitted to the Principal Certifying Authority for all stages prior to release of the occupation certificates for each stage.
- The operation of the premises must comply with the noise criteria of the:
 - (c) NSW Department of Environment, Climate Change and Water's (DECCW) NSW Industrial Noise Policy to protect external receivers. Noise to internal receivers shall be controlled to levels consistent with hospital usage.
 - (c) NSW DECCW Environmental Criteria for Road Traffic Noise;
 - (c) NSW DECCW Environmental Noise Control Manual - Chapter 151 - Noise control guideline: Generators, Emergency
- Appropriate hours should be considered in any noise management plan for the site limiting the times that service vehicles/loading docks are used and visitor/patient vehicles are allowed onsite along with appropriate noise mitigation measures to protect the amenity of neighbouring residents. Helicopter operations should be conducted with due regard to the Air Services Australia - Environmental Principles and Procedures for minimising the impact of Aircraft Noise (2002) and the Flying Neighbourly Guide (USA) and any relevant NSW Government legislation with the exception that one private flight per annum is permitted.
- Complying with the requirements outlined in the Structural Engineering Report, prepared by SCP Consulting Pty Ltd and dated 16 June 2010, including:
 - All plant is to be base isolated on spring and damper mounts.

- Floors shall be designed to ensure that they comply with the recommended acceleration and velocity limits, using the R factor method outlined in Annex A of AS 2670.2 and Appendix A of BS 6472.

9. Services

The SAH commits to:

- Submitting a Section 73 Application to Sydney Water to confirm adequacy of the Sydney Water mains to supply the new development, taking into account initiatives to reduce the potable cold water demand.
- Potable and non potable cold water service will be designed and constructed in accordance with AS 3500.1, National Plumbing and Drainage Part 1: Water Supply, New South Wales Code of Practice and Sydney Water requirements.
- Submitting a Section 73 Application to Sydney Water to confirm adequacy of the Sydney Water main to drain the new development.
- Designing and constructing the sewer drainage systems in accordance with AS 3500.2, National Plumbing and Drainage Part 2: Sanitary Plumbing and Sanitary Drainage, New South Wales Code of Practice and Sydney Water requirements. A number of waste water systems will require pretreatment prior to discharge into Sydney Water's sewer drainage system.
- Continuing to liaise with Energy Australia in respect to the augmentation and extension of Energy Australia's network to meet the additional load of the proposed development. It is anticipated that additional substations will be placed in strategic locations throughout the development, connected by a high voltage underground ring main cable to provide a reliable supply.
- Continuing to liaise with Jemena regarding the provision of natural gas supply to the proposed additions by utilising the existing capacity in the local network.
- Liaising with the relevant telecommunications provider to extend the existing services as required to the new additions.

10. Demolition Works

The SAH commits to undertaking all demolition work in accordance with:

- Demolition Site Plan, prepared by Morris Bray Architects and dated 9 July 2010.
- **Demolition Plan- The old nurses res., prepared by DesignInc and dated 27 February 2025.**
- **Demolition Plan- The medical centre, prepared by DesignInc and dated 27 February 2025.**
- Sydney Adventist Hospital Redevelopment Demolition Report, prepared by Morris Bray Architects and dated 5 July 2010 (Issue A).
- Sydney Adventist Hospital Redevelopment Waste Management Report prepared by Morris Bray Architects and dated 5 July 2010.

11. Excavation and Earthworks

The SAH commits to:

- Addressing the recommendations in each of the following geotechnical reports:
 - Geotechnical Investigation for Proposed Stage 1 Phase 1 Expansion Works, prepared by Jeffrey & Katauskas Pty Ltd and dated 8 July 2010.
 - Geotechnical Investigation and Report for San Hospital Wahroonga, prepared by Coffey Geotechnics and dated 30 April 2008.
- Addressing the recommendations in each of the following site contamination reports:
 - Stage 1 Environmental Site Assessment for Proposed Hospital Upgrade Development (Stage 1), prepared by Environmental Investigation Services and dated April 2009.
 - Contamination Assessment, prepared by Coffey Environments and dated 30 May 2008.
 - Targeted Contamination Assessment report prepared by Coffey Environments and dated 8 December 2010.
- Undertaking further geotechnical and site contamination investigations, if required, following demolition of the Shannon Wing in Stage 3.
- Implementing the earthworks and sediment and erosion control measures outlined in the Civil Engineering Works, prepared by C&M Consulting Engineers and dated 15 July 2010.

12. Construction Management

The SAH commits to:

- Implementing the Construction Management Plan prepared by Morris Bray Architects and dated 7 November 2010.

- **Implementing the Construction and Demolition Environment Management Plan, dated 11 March 2025, Revision 02.**
- Implementing the Sydney Adventist Hospital Redevelopment Waste Management Report prepared by Morris Bray Architects and dated 5 July 2010.

13. Operational Management

The SAH commits to:

- Storing and handling dangerous goods in accordance with the SEPP 33 Review, prepared by AECOM and dated 14 July 2010.
- Extending the existing trade waste agreement to cover the discharge of trade wastes from the scanning areas in the upgraded sections.
- Extending the existing contract for biohazards waste collection on a staged basis to incorporate the expanded sections of the hospital.
- Implementing staff training regarding operational waste management procedures, including discharge procedure and signage provisions.