

Project Approval

Section 75J of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 25 January 2010, I approve the project application referred to in schedule 1, subject to the conditions in schedules 2 to 3.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.


Director-General
Department of Planning and Infrastructure

Sydney 11th July 2011

SCHEDULE 1

Application No.:	MP10_0091
Proponent:	Healthscope Hospitals Limited
Approval Authority:	Minister for Planning and Infrastructure
Land:	Lot 100 DP 873631 and Lot 112 DP 105982, being 24-40 Bigge Street, Liverpool
Project:	Extension to Sydney Southwest Private Hospital, including: • construction of a four storey hospital extension including an additional level of plant; • excavation and construction of a basement car park extension, including provision for 34 car parking spaces, 6 motorcycle spaces and 10 bicycle spaces; • associated landscaping to Bigge Street and Level 2 courtyards; and • construction of associated physical infrastructure.

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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
Construction	Any works, including earth and building works
Council	Liverpool City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Office of Environment and Heritage or its successors
Department	Department of Planning and Infrastructure or its successors
Director-General	Director General of the Department of Planning and Infrastructure, or nominee
EA	Environmental Assessment titled <i>Project Application Environmental Assessment Report, 24-40 Bigge Street, Liverpool, Sydney Southwest Private Hospital, submitted to Department of Planning on behalf of Healthscope, dated October 2010, prepared by JBA Planning.</i>
EP&A Act	Environmental Planning and Assessment Act 1979
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 and Infrastructure, or nominee
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
PPR	Preferred Project Report titled <i>Response to Submissions, 24-40 Bigge Street, Liverpool, Sydney Southwest Private Hospital, submitted to Department of Planning on behalf of Healthscope, dated April 2011, prepared by JBA Planning.</i>
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	Healthscope Hospitals Limited
POEO Act	Protection of the Environment Operations Act 1997
Reasonable Feasible	and 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
Statement of Commitments	The Proponent's Statement of Commitment in Schedule 3
Subject Site	Lot 100 DP 873631 and Lot 112 DP 105982

SCHEDULE 2

PART A - ADMINISTRATIVE CONDITIONS

Development Description

A1. Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 1.

Development in Accordance with Plans and Documents

A2. The development will be undertaken in accordance the following drawings and documents:

Environmental Assessment titled <i>Project Application Environmental Assessment Report, 24-40 Bigge Street, Liverpool, Sydney Southwest Private Hospital, submitted to Department of Planning on behalf of Healthscope, dated October 2010, prepared by JBA Planning.</i>			
Preferred Project Report titled <i>Response to Submissions, 24-40 Bigge Street, Liverpool, Sydney Southwest Private Hospital, submitted to Department of Planning on behalf of Healthscope, dated April 2011, prepared by JBA Planning.</i>			
Statement of Commitments at Schedule 3, <i>prepared by JBA Planning, dated April 2011.</i>			
Architectural (or Design) Drawings prepared by Woods Bagot			
Drawing No.	Revision	Name of Plan	Date
A1000	B	SITE & SETOUT SERIES – SITE LOCATION PLAN	24-09-10
A1001	N/A	SITE & SETOUT SERIES – EXISTING SITE SURVEY	24-09-10
A1100	B	SITE & SETOUT SERIES – SITE ANALYSIS PLAN	24-09-10
A2201	L	FLOOR PLANS – LEVEL 00	24-09-10
A2202	L	FLOOR PLANS – LEVEL 01	24-09-10
A2204	L	FLOOR PLANS – LEVEL 02	24-09-10
A2205	L	FLOOR PLANS – LEVEL 03	24-09-10
A2206	L	FLOOR PLANS – LEVEL 04	24-09-10
A2207	L	FLOOR PLANS – LEVEL 05	24-09-10
A2208	F	FLOOR PLANS – LEVEL 06	24-09-10
A3000	F	ELEVATIONS – EAST ELEVATION	24-09-10
A3001	F	ELEVATIONS – NORTH ELEVATION	24-09-10
A3002	F	ELEVATIONS – WEST ELEVATION	24-09-10
A3003	F	ELEVATIONS – SOUTH ELEVATION	24-09-10
A3004	F	ELEVATIONS – SITE CHARACTER NORTH & WEST	
A3100	F	SECTIONS – SECTION 01	24-09-10
A3101	F	SECTIONS – SECTION 02	24-09-10
A9300	B	DRAWING SCHEDULES – EXTERNAL FINISHES BOARD	24-09-10

except for:

- 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
- otherwise provided by the conditions of this approval

Inconsistency Between Documents

- A3. In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions of this approval prevail.

Prescribed Conditions

- A4. The proponent shall comply with the prescribed conditions under Part 6, Division 8A of the Regulation.

Compliance with Building Code of Australia

- A5. Work must be carried out in accordance with the requirements of the *Building Code of Australia*.

Development Expenses

- A6. 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.

Limits of Approval

- A7. This approval will lapse 5 years from the date of this approval unless the building works associated with the project have physically commenced.
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PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificate

- B1. The stamped drawings must be lodged with the Certifying Authority (Minister for Planning and Infrastructure via the Department of Planning and Infrastructure, Liverpool City Council, or a private certifier) for a Construction Certificate. The Proponent must supply the Department of Planning and Infrastructure with a copy of the Construction Certificate within two days from the date of its issue.

Ecologically Sustainable Development

- B2. The project shall achieve a minimum a 4 star Green Star design rating and shall implement the ESD principles and design measures outlined within the EA.

Bicycle Parking

- B3. To ensure that the approved development provides suitable opportunities for the reduced dependency of private motor vehicle use, provision is to be made for a total of 22 bicycle parking spaces within the approved development.

Mechanical Ventilation

- B4. 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.

Construction Management Plan

- B5. A Construction Management Plan shall be prepared and submitted to the Certifying Authority prior to the issued of the Construction Certificate. The Plan shall include, but not be limited to, the following matters which are to be addressed by suitably qualified person(s):
1. **Hours of work**, which must be in accordance with the conditions of this approval;
 2. **Contact details** of the site manager and all principal contractors;
 3. **Construction Traffic Management Plan**, which is to be developed in consultation with Council and is to include:
 - identification of a works zone that does not impact on access along Goulburn Serviceway;
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - number and frequency of vehicles accessing the site and construction vehicle routes;
 - the times vehicles are likely to be accessing the site;
 - access arrangements and traffic control, ensuring that access along Goulburn Serviceway remains clear and unobstructed at all times;
 - assurance that all demolition, excavation and construction vehicles are contained wholly within the site and/or identified works zone at all times and have entered the site and/or works zone prior to stopping;
 - changes to on-street parking restrictions on roads;
 - management of construction traffic and car parking demand including preparation and distribution of a Travel Access Guide; and
 - management of existing vehicular and pedestrian movements / routes around the site throughout the various stages of construction.
 4. **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.
 - The procedures to be adopted for the prevention of run-off, loose material and little from the site onto the public way.
5. **Construction Noise and Vibration Management Plan**, is to be developed and implemented to address the relevant provisions of Australian Standard 2436-1981 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*, the Environmental Noise Management Series by DEC, *NSW Interim Construction Noise Guidelines, DECC 2009*, and *Assessing Vibration: a technical guideline, DECCW 2006*. The Plan is to include, but not necessarily be limited to:
- identifying specific activities that will be carried out and associated noise sources;
 - community consultation/notification and complaints monitoring system;
 - identify all potentially affected sensitive receivers;
 - noise and vibration monitoring reporting and response procedures;
 - relevant compliance standards;
 - construction times;
 - description of specific mitigation treatments management measures; and
 - contingency measures where noise complaints are received.
6. **Construction waste management**, identifying options for minimising waste in construction; reuse and recycling of materials; the storage, control and removal of construction waste; and
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 physical barriers and the dampening of exposed excavated surfaces. The storage and stockpiling areas for material is also to be detailed.

Developer Contributions

- B6. A total monetary contribution of \$737,840 must be paid to Liverpool City Council, pursuant to Section 94A and Section 94B(2) of the *Environmental Planning and Assessment Act 1979*.

The monetary contribution must be paid to Council prior to the issuing of a Construction Certificate for the development. As the date of the consent may vary to the actual time of payment of the contribution, Clause 25(4) of the *Environmental Planning and Assessment Regulation 2000* allows Council to adjust the contribution to reflect increased costs between the date of the consent and the time of payment. Contributions required as a condition of consent under the provisions of this plan will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Bureau of Statistics.

Any party intending to act on this approval should contact Liverpool City Council to determine the indexed contribution amount prior to the date of payment in accordance with the *Liverpool City Centre Contributions Plan 2007, December 2007*.

Dilapidation Report

- B7. The Proponent shall prepare a dilapidation report of public infrastructure within the vicinity of the site (including roads, gutters, footpaths, power poles, etc.) and of adjoining properties to the satisfaction of Council prior to the issue of a Construction Certificate.

Stormwater Plan

- B8. 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.

Disabled Access

- B9. Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy. All parking for people with disabilities shall be in accordance with AS2890.6-2009.

Long Service Levy

- B10. Prior to the issue of a Construction Certificate works, 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), if required.

Reflectivity

- B11. 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 issuing of a Construction Certificate.

Sydney Water – Notice of Requirements

- B12. 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 the issuing of a Construction Certificate.

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.

Outdoor Lighting

- B13. 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 issuing of a Construction Certificate.
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PART C – PRIOR TO CONSTRUCTION

Notice to be Given Prior to Commencement/Excavation

- C1. 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.

Roads Act Approval

- C2. Approval under the Roads Act shall be obtained from the relevant Roads Authority prior to the commencement of works for any works that may impact on traffic flows on Bigge Street and Goulburn Serviceway during construction activities.

Road/Asset Opening Permit

- C3. A Road / Asset Opening Permit must be obtained from Council or the RTA as the relevant road authority prior to carrying out any works within or upon a road, footpath, nature strip or in any public place, in accordance with section 138 of the Roads Act 1993, and all of the conditions and requirements contained in the Road / Asset Opening Permit must be complied with.

Vehicle Cleansing

- C4. 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

Utility Services

- C5(a). Prior to the commencement of work the proponent is to negotiate with the utility authorities (e.g. Energy Australia 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 proponent.

- (b). Any necessary alterations to public utility installations being at the proponent's/Demolisher's expense and to the requirements of both Council and the appropriate authorities.

Contact Telephone Number

- C6. 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.

Haulage Routes

- C7. 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.

PART D – DURING CONSTRUCTION

Sydney Southwest Private Hospital External Appearance

- D1. To ensure that approved development is consistent with the existing external appearance of the Sydney Southwest Private Hospital and maintain a quality appearance within the Bigge Street streetscape, the external appearance of the existing Sydney Southwest Private Hospital building is to be upgraded to be consistent with the approved external appearance of the new hospital extension.

Hours of Work

- D2. The hours of excavation and work on the development must be as follows:
- 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 etc) in connection with the approved development must only be carried out between the hours of:
 - 7.30am and 5:30pm on Mondays to Fridays;
 - 7.30am and 3.00pm on Saturdays; and
 - No work must be carried out on Sundays or public holidays.
 - 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; or
 - the work is approved by the Director General or his nominee.

Site Notice

- D3. A site notice(s) shall be prominently displayed at the boundaries of the site for the duration of works for the purposes of informing the public of project details including, but not limited to:
- (a) details of the Builder and Structural Engineer for all stages of the project;
 - (b) the approved hours of work;
 - (c) 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 prohibited.

Excavation

- D4(a). If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the owners of the roadway are to be given at least 7 days notice. This notice is to include complete details of the work.
- (b). To ensure site preparatory and excavation works are satisfactorily undertaken, the recommendations provided within the Geotechnical Report, prepared by Douglas Partners, dated May 2008, are to be implemented.

Excavated Material

- D5. Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the *EPA's Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*.

Noise Control

- D6(a). All work, including excavation, demolition and construction work must comply with the Australian Standard 2436-1981 '*Guide to Noise Control on Construction, Maintenance and Demolition Sites*' and '*NSW Interim Construction Noise Guidelines, DECC 2009*'.

- (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.

Standards and Codes

- D7. 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.

Work Cover Requirements

- D8. 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.

Hoarding Requirements

- D9(a). To ensure an appropriate presentation of the construction site, suitable hoarding/fencing shall be erected around the subject site during the construction period.
- (b). No third party advertising is permitted to be displayed on the subject hoarding/fencing.
- (c). 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.

Loading and Unloading During Construction

- D10. 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.

No Obstruction of Public Way

- D11. The public way (outside of any construction works zone) 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.

Disposal of Seepage and Stormwater

- D12. 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.

Erosion and Sediment Control

- D13. 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.

Dust Control Measures

D14. 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.

Pedestrian Access during Construction

D15. Pedestrian access along Bigge Street 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.

Setting Out of Structures

D16. The new buildings 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.

Directional Signage

D17(a). 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; and
- 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.

Traffic Movement

D18(a). All loading and unloading associated with works must occur within the site and/or works zone.

(b). All vehicles must enter and leave the site and/or works zone in a forward direction.

(c). The cost of all traffic management works shall be borne by the proponent.

(d). Movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods.

(e). The Contractor shall make provisions for safe, continuous movement of traffic and pedestrians in 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.

Approved Plans to be On-Site

D19. 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.

Work on Site to Cease

D20(a). 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, including work within 100m radius. The Proponent must engage a suitable qualified archaeologist and contact representatives of the local Aboriginal community to determine the significance of the object(s) within 24 hours of discovery and register the discovery within 2 weeks on the Aboriginal Heritage Information Management System. Work may only be resumed following receipt of the relevant consent under the National Parks and Wildlife Act.

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

Noise Control – Plant and Machinery

- E1. Prior to occupation of the building a report is to be prepared by a qualified acoustic engineer confirming that the installation and performance of the mechanical systems complies with:
- the recommendations of the *Sydney Southwest Private Hospital, Authorities Submission – Acoustics, dated 24 September 2010*;
 - the Building Code of Australia;
 - Australian Standard AS1668 and other relevant codes;
 - the project approval and any relevant modifications; and
 - any dispensation granted by the New South Wales Fire Brigade.

Fire Safety Certificate

- E2. A Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this approval prior to occupation of the building. A copy of the Fire Safety certificate must be submitted to the relevant authority and Council.

Post-construction Dilapidation Report

- E3. 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. 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.

Access/Manoeuvring

- E4. The driveway, vehicle manoeuvring area and car parking spaces (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) must be properly constructed, graded, drained, sealed and line marked including directional arrows with impervious paving material, in accordance with Australian Standard AS2890.1-2004, AS2890.2-2002 and AS2890.6-2009.

Structural Inspection Certificate

- E5. A Structural Inspection Certificate for any structural work is to be obtained prior to occupation of the building.

Road Damage

- E6. 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 occupation of the building.

Waste Management

- E7. Prior to occupation of the building the Proponent 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.

Lot Consolidation

- E8. Prior to the issue of the Occupation Certificate, Lot 112 DP 105982 is to be consolidated with Lot 100 DP 873631.
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PART F – DURING OPERATIONS

Ecologically Sustainable Development

- F1. The project shall achieve as a minimum a 4 star Green Star design rating and shall implement all operational and design measures outlined the EA.

Annual Fire Safety Certificate

- F2. 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.

Noise Control – General

- F3. The use of the premise shall not cause nuisance, or an offensive noise as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.

Noise Control – Plant and Machinery

- F4. 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:
- Transmission of “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.
 - 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.
 - 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.

Loading and Unloading

- F5. 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.

Unobstructed Driveways and Parking Areas

- F6. 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.
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ADVISORY NOTES

Use of Mobile Cranes

AN1. 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:

- 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; and
 - 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;
- 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.

Movement of Trucks Transporting Waste Material

AN2. 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.

Disability Discrimination Act

AN3. 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.

Temporary Structures

AN4. 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.

Structural Capability for Existing Structures

AN5. The structural capabilities of any existing structure will need to meet the requirements of the BCA and may require engaging a structural engineer.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

AN6. 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

3.0 Final Statement of Commitments

In accordance with Part 3A of the *Environmental Planning and Assessment Act 1979*, the following are the commitments made by NSW Health Infrastructure to manage and minimise potential impacts arising from the proposal. These commitments replace the draft commitments included with the EAR.

3.1 Traffic Management

The proponent commits to the following:

- preparation and adoption of a Transport Access Guide and a Workplace Travel Plan prior to the issue of an occupation certificate;
- Preparation and adoption of a construction traffic management plan prior to issue of a construction certificate.

3.2 Ecologically Sustainable Development

The proponent commits to the following:

- Preparation of a Construction Waste Management Plan and Operational Waste Management Plan prior to issue of a construction certificate.
- Preparation of a Building User's Guide prior to issue of the occupation certificate.

3.3 Geotechnical Investigation

The proponent commits to the following:

- Preparation of a revised geotechnical investigation to detail appropriate design requirements and mitigation measures for the proposed works.

3.4 Salinity Assessment

The proponent commits to the following:

- Undertaking further investigations in accordance with the 'Site Investigations for Urban Salinity' prepared by the Department of Land and Water Conservation (2002) to confirm that the proposed development is appropriately designed to meet the aggressivity and corrosivity conditions of the site. These investigations will be undertaken prior to the issue of a construction certificate.

3.5 BCA and Accessibility

BCA

The proponent commits to providing a development which is compliant with the BCA 2010 and developing alternative solutions where practicable as outlined in the BCA Report prepared by Blackett Maguire + Goldsmith.

Fire Safety

The proponent commits to constructing a building in accordance with the BCA, and where required to developing alternative solutions which comply with the relevant performance requirements of the BCA 2010.

Energy Efficiency

The proponent commits to providing a development that at a minimum complies with Part J of the BCA 2010.

Accessibility

- The development will achieve optimum compliance with the following standards:
 - AS 1428.1 – (80% of people with disabilities accommodated)
 - AS1428.2 – (90% of people with disabilities accommodated)

- AS1735.12- (Lifts, Escalators and Moving Walks – Facilities for Persons With Disabilities)
- Building Code of Australia
- Disability Discrimination Act
- Two of the proposed additional car parking spaces will be designated as accessible parking and be reasonably located adjacent to the passenger lifts.
- The accessible parking bays will comply with AS2890.6 (2.4m wide bay with an adjoining 2.4m wide shared zone).

3.6 Workplace Travel Plan

The proponent commits to the preparation of a workplace travel plan and transport access guides prior to the issue of an occupation certificate.

3.7 Bicycle Parking

The proponent commits to providing an additional seven bicycle parking spaces in the vicinity of the entrance to the proposed hospital extension.

3.8 Construction Management

The proponent commits to implementing the following plans during the construction phase. The following documents will be prepared prior to the commencement of works:

- Construction traffic management plan;
- Construction waste management plan;
- Construction noise and vibration management control plan; and
- Erosion and sedimentation control plan.

3.9 Waste Management

The proponent commits to the following:

- Preparing a detailed operational waste management plan prior to issue of a occupation certificate;
- Employing a registered and approved biological hazards waste contractor for the collection of contaminated and biological waste generated by the operation of the development;
- Training staff to dispose of contaminated and potentially contaminated wastes (including biological hazard wastes) into the appropriate receptacles for collection by the biowastes and contaminated wastes contractor; and
- Erecting signs on all discharge points to sewer indicating that “Non-Hazardous Wastes Only” shall be discharged to sewer points.

3.10 Utilities

The proponent commits to liaise and obtain approval from all relevant service providers in regard to the provision of utility services to the site.

3.11 Noise

The proponent commits to:

- Preparing an acoustic assessment. This assessment will:
 - establish appropriate environment noise criteria based upon the measured background noise level, the Department of Environment, Climate Change and Water’s requirements and Liverpool City Council requirements.
 - Establish the appropriate internal noise levels and reverberation times for various spaces in accordance with AS/NZS 2107:2000

“Acoustics – Recommended design sound levels and reverberation times for building interiors”.

- Identify acoustic requirements for speech privacy within sensitive areas of the development.
- Identify acoustic requirements for external traffic noise.
- Complying with the determined noise criteria during the operation of the development.

3.12 Consultation

This proponent commits to further public consultation throughout the process as considered relevant and that builds upon the findings and recommendations of the Project Application and supporting appendices.