

Our Ref: D01197547

16 December 2010

Department of Planning
GPO Box 39
SYDNEY NSW 2000

Attention: Ms Megan Fu

Dear Madam,

**RE: Major Project Application (MP 10_0096)
Construction of a 5 storey building for Sydney Children's Hospital
at Randwick Health Campus, High Street, Randwick**

With reference to your letter of 5 November 2010 concerning the abovementioned application which was referred to the Randwick City Council (RCC) for comment in accordance with Section 75H of the Environmental Planning Assessment Act, 1979. The RCC has reviewed the Proponent's Environmental Assessment Report and provides the following advisory comments and recommended conditions of approval to the Department for consideration and inclusion in the Director General's Environmental Assessment Report.

The comments provided in this letter are based on relevant issues in the Randwick Education and Health Specialised Centre Discussion Paper, and South Eastern Sydney and Illawarra Area Health Service (SESAHS) master planning principles for the Randwick Health Campus, and how the application addresses comments previously made by Council in response to the initial project outline.

Consistency with Randwick Hospitals Campus – Masterplan Principles Review

The previous comments on this application related to relevant recommendations in the Randwick Health Campus Masterplanning Principles Review, which has been endorsed by SESAHS.

Highlighted issues were the need to plan flexibly for a long-life, loose fit approach, to consider the proposal in the context of the whole site, and to ensure these significant but incremental projects do not prevent the future opportunity for a more legible, safe, pleasant and well-planned campus.

Council is concerned that the recent development proposals on the campus have been carried out in an ad-hoc manner. Whilst it is acknowledged that the constraints in funding of public health facilities and the long term goals for the Campus are not often able to be delivered in any projects, it is recommended that serious consideration of the recommendations in the Masterplan Principles Review be required for all projects on the Campus from initial project consideration stage. Specifically this should focus on the importance of ensuring that incremental

projects are not planned in an ad-hoc fashion, and that they allow for a long term contribution to the overall goals expressed for the Campus.

All projects must consider each principle in the Review, and at the very minimum state the strategies used to ensure the project can contribute to these goals being achieved at a later date, if funding prevents their achievement as part of the project.

Landscape Comments

The site inspection revealed an avenue of semi-established, 4-6 metre tall *Angophora costata* (Sydney Red Gums) growing in garden 'blisters' along the eastern side of the privately owned Hospital Road, which extend into the road reserve, including one just north of the existing carpark entry, and one at the southern extent of the proposed works zone, adjacent the driveway for the lower carpark, turning bay and loading dock.

These trees, along with others within the site, serve an important function for those private residents in Eurimbla Avenue by screening the large and imposing buildings, and while it appears that the northern 'street tree' would remain unaffected given its distance from the works, no objections are raised to removing the southern tree as a replacement can be provided in the new garden blister as part of the re-configured on-street parking and landscape works as shown.

The same applies to the group of similarly sized *Brachychiton acerifolius* (Illawarra Flame Trees) within the site, around the northeast corner, adjacent the mobility courtyard/playground, as well as the other *Angophora*'s to the southeast and south, surrounding the existing internal carpark, as despite all being desirable native trees, will be in direct conflict with the footprint of the new building, and could therefore be removed.

The landscaping proposed on the submitted plans shows a high level of detail and high quality treatment for the spaces available, and should be fully implemented as part of the proposal as it will be an integral part of the completed project.

Drainage Comments

Standard drainage conditions have been included in Appendix A.

Traffic Comments

The application consistently states that the proposed development does not increase staff numbers within the greater hospital campus and will not generate additional trips to or from the hospital. The development proposal maintains existing parking space numbers. It is difficult for Council to check the validity of the statements made within the Traffic and Parking Review Report (Appendix M) regarding future staff and patient numbers. On the basis of the information provided no objections are raised on traffic related considerations.

Building Comments

Building Code of Australia (BCA):

Full details of compliance with BCA and fire safety provisions are not included in the DA documentation and therefore further detailed information would need to be incorporated in the documentation for a construction certificate. It is noted that a BCA report has been submitted with the application that indicates a multitude of design issues that will require alternative solutions to the deemed to satisfy provisions of the BCA to enable the building to be safe in the event of a fire.

Site Management:

Standard conditions are proposed to be included in the consent to address construction site management issues, such as the location of stock piled material or the storage and disposal of excavated materials, sediment and erosion control, public safety and perimeter safety fencing.

Access for people with a disability:

The proposal appears to demonstrate compliance with the BCA requirements and Disability Discrimination Act (DDA) objectives, in relation to access and facilities for people with a disability.

Standard conditions should be included to address these requirements and ensure compliance with the BCA and AS1428.

The applicant or other person having the benefit of the consent should be advised to fulfil their obligations under the DDA.

Should you have any further enquiries on this matter, please contact Mr Frank Ko on 9399 0965.

Yours faithfully,



Kerry Kyriacou
Manager Development Assessment

Appendix A – Recommended Conditions

The following conditions are applied to ensure that the development satisfies the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations:

Building regulation & construction

1. The requirements and provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000, must be fully complied with at all times.

Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of `on-the-spot` penalty infringements or service of a notice and order by Council.

2. In accordance with section 80 A (11) of the *Environmental Planning & Assessment Act 1979* and clause 98 of the *Environmental Planning & Assessment Regulation 2000*, it is a *prescribed condition* that all building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA). Details of compliance are to be provided in the construction certificate.
3. **Prior to the commencement of any building, a construction certificate must be obtained from the Council or an accredited certifier**, in accordance with the provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000.

A copy of the construction certificate, the approved plans and development consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment

4. **Prior to the commencement of any building or `fit-out` works**, the person having the benefit of the development consent must:-
 - appoint a *Principal Certifying Authority* for the building work, and
 - appoint a *principal contractor* for the building work and notify the *Principal Certifying Authority* and Council accordingly in writing, and
 - unless the person having the benefit of the consent is the *principal contractor*, notify the *principal contractor* of the required *critical stage inspections* and other inspections to be carried out, as specified by the *Principal Certifying Authority*, and
 - give at least two days notice to the Council, in writing, prior to commencing building works.
5. The works must be inspected by the *Principal Certifying Authority*, in accordance with sections 109 E (3) of the Environmental Planning & Assessment Act 1979 and clause 162A of the Environmental Planning & Assessment Regulation 2000, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.
6. An Occupation Certificate must be obtained from the Principal Certifying Authority **prior to any occupation or use of the development**

encompassed in this development consent (including alterations, additions and 'fit-out' work to existing buildings), in accordance with the relevant provisions of the Environmental Planning & Assessment Act 1979.

An Occupation Certificate must not be issued for the development if the development is inconsistent with the development consent. The requirements of the *Environmental Planning & Assessment Act 1979* and conditions of development consent must be satisfied prior to the issuing of an occupation certificate.

Details of *critical stage* inspections carried out by the principal certifying authority together with any other certification relied upon and must also be provided to Council with the occupation certificate.

7. **Prior to the issuing of an interim or final occupation certificate**, a statement is required to be obtained from the Principal Certifying Authority (or other suitably qualified person), which confirms that the development is not inconsistent with the development consent and the relevant conditions of development consent have been satisfied.
8. A *Fire Safety Certificate* must be submitted to Council **prior to the issuing of an Occupation Certificate**, in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*.

The *Fire Safety Certificate* must include details of all of the fire safety measures contained in the building as detailed in the *fire safety schedule* attached to the Construction Certificate.

Prior to issuing any Occupation Certificate the Principal Certifying Authority must be satisfied that all of the relevant fire safety measures have been included and are sufficiently detailed within the *Fire safety Certificate*. A copy of the *fire safety certificate* must be displayed in the building near the entrance and a copy must be forwarded to the NSW Fire Brigades.

An annual *Fire Safety Statement* is also required to be submitted to the Council and the NSW Fire Brigades, each year after the date of the *Fire Safety Certificate*, in accordance with the *Environmental Planning & Assessment Regulation 2000*.

9. The required Long Service Levy payment, under the Building and Construction Industry Long Service Payments Act 1986, is to be forwarded to the Long Service Levy Corporation or the Council, **prior to the issuing of a Construction Certificate**, in accordance with Section 109F of the Environmental Planning & Assessment Act 1979.

At the time of this development consent, Long Service Levy payment is applicable on building work having a value of \$25,000 or more, at the rate of 0.35% of the cost of the works.

10. A Certificate prepared by a professional engineer shall be submitted to the certifying authority **prior to issuing a construction certificate**, which confirms that the existing building is capable of supporting the new loads and that all proposed structural works satisfy the relevant structural requirements of the Building Code of Australia.

11. A Certificate prepared by a professional engineer shall be submitted to the certifying authority **prior to issuing an occupation certificate**, which confirms that all structural works satisfy the relevant structural requirements of the Building Code of Australia and approved design documentation.

12. A dilapidation report prepared by a professional engineer, building surveyor or other suitably qualified independent person must be submitted to the satisfaction of the Principal Certifying Authority **prior to commencement** of any demolition, excavation or building works, in the following cases:
 - excavations for new buildings, additions to buildings or other work located within the *zone of influence* of the footings of any buildings, associated garage or other substantial structure located upon an adjoining premises,
 - new buildings or additions to buildings sited up to shared property boundaries (eg terraced or attached buildings),
 - excavations for new buildings, additions to buildings or other work which is within rock or may result in vibration and or potential damage to any building, associated garage or other substantial structure located upon an adjoining premises,
 - as otherwise required by the Principal Certifying Authority.

The report (including photographs) are required to detail the current condition and status of any building, associated garage or other substantial structure located upon the adjoining premises, which may be affected by the subject works. A copy of the dilapidation report is to be forwarded to the Council and the owners of the premises encompassed in the report/s before commencing any works.

13. Demolition, excavation and building work must be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and supported to prevent them from being dangerous to life, property or buildings, to the satisfaction of the Principal Certifying Authority.

If necessary, retaining walls, shoring or piling must be provided to support land which is excavated in association with the erection or demolition of a building, to prevent the movement of soil and to support the adjacent land and buildings, to the satisfaction of the Principal Certifying Authority.

14. In accordance with section 80 A (11) of the *Environmental Planning & Assessment Act 1979* and clause 98 E of the *Environmental Planning & Assessment Regulation 2000*, it is a prescribed condition that the adjoining land and buildings located upon the adjoining land must be adequately supported at all times.
 - 1) If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development must, at the person's own expense:
 - a) protect and support the adjoining premises from possible damage from the excavation, and

- b) where necessary, underpin the adjoining premises to prevent any such damage.
- 2) The condition referred to in subclause 1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.
15. Building, demolition and associated site works must be carried out in accordance with the following requirements:

Activity	Permitted working hours
All building, demolition and site work, including site deliveries (except as detailed below)	<ul style="list-style-type: none"> Monday to Friday - 7.00am to 5.00pm Saturday - 8.00am to 5.00pm Sunday & public holidays - No work permitted
Excavating of rock, use of jack-hammers, pile-drivers or the like	<ul style="list-style-type: none"> Monday to Friday - 8.00am to 5.00pm Saturday - No work permitted Sunday & public holidays - No work permitted
Internal work only within a commercial or industrial development, located in a commercial or industrial zone, which is not audible within any residential dwelling or commercial or industrial premises	<ul style="list-style-type: none"> Monday to Saturday - No time limits (subject to column 1) Sunday & public holidays - No work permitted
Additional requirements for all development, except for single residential dwellings	<ul style="list-style-type: none"> Saturdays and Sundays before or after a public holiday - No work permitted

An application to vary the abovementioned hours may be submitted to Council's Manager Health, Building & Regulatory Services for consideration and approval to vary the specified hours may be granted in exceptional circumstances and for limited occasions (e.g. for public safety, traffic management or road safety reasons). Any applications are to be made on the standard application form and include payment of the relevant fees and supporting information. Applications must be made at least 10 days prior to the date of the proposed work and the prior written approval of Council must be obtained to vary the standard permitted working hours.

16. A **Construction Site Management Plan** is to be developed and implemented **prior to the commencement of any demolition, excavation or building works**. The site management plan must include the following measures, as applicable to the type of development:
- location and construction of protective fencing / hoardings to the perimeter of the site;
 - location of site storage areas/sheds/equipment;
 - location of building materials for construction;
 - provisions for public safety;
 - dust control measures;
 - site access location and construction
 - details of methods of disposal of demolition materials;
 - protective measures for tree preservation;

- provisions for temporary sanitary facilities;
- location and size of waste containers/bulk bins;
- details of proposed sediment and erosion control measures;
- construction noise and vibration management;
- construction traffic management details.

The site management measures are to be implemented prior to the commencement of any site works and be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity to the satisfaction of Council. A copy of the approved Construction Site Management Plan must be maintained on site and be made available to Council officers upon request.

17. Public health, safety and convenience must be maintained at all times during demolition and building works and the following requirements must be complied with at all times (as applicable):

a) Demolition work must be carried out in accordance with Australian Standard, AS2601 (2001) - The Demolition of Structures and a Demolition Work Plan is required to developed and implemented to the satisfaction of the Principal Certifying Authority **prior to commencing any demolition works.**

b) The demolition, removal, storage and disposal of any materials containing asbestos must be carried out in accordance with the relevant requirements of WorkCover NSW, Council's Asbestos Policy and the following requirements:

- A licence must be obtained from WorkCover NSW for the removal of friable asbestos and or more than 10m² of bonded asbestos (i.e. fibro)
- Asbestos waste must be disposed of in accordance with the Protection of the Environment Operations Act 1997 & relevant Regulations
- A sign must be provided to the site/building stating "Danger Asbestos Removal In Progress"
- A Clearance Certificate or Statement must be obtained from a suitably qualified person (i.e. Occupational Hygienist) upon completion of the asbestos removal works, which is to be submitted to the Principal Certifying Authority and Council **prior to issuing an Occupation Certificate.**

A copy of Council's Asbestos Policy is available on Council's web site at www.randwick.nsw.gov.au in the Building & Development section or a copy can be obtained from Council's Customer Service Centre.

c) A sign must be provided and maintained in a prominent position, which contains the following details:

- name, address, contractor licence number and telephone number of the *principal contractor*, including a telephone number at which the person may be contacted outside working hours,
- name, address and telephone number of the *Principal Certifying Authority*,
- a statement stating that "unauthorised entry to the work site is prohibited".

- d) The roadway, footpath and nature strip must be maintained in a good, safe condition and free from any obstructions, trip hazards, materials, soils or debris at all times. Any damage caused to the road, footway or nature strip must be repaired immediately, to the satisfaction of Council.
- e) A Road / Asset Opening application must be submitted to and be approved by Council 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.

The owner/builder must ensure that all works within or upon the road reserve, footpath, nature strip or other public place are completed to the satisfaction of Council, **prior to the issuing of an occupation certificate** for the development. For further information, please contact Council's Road / Asset Opening Officer on 9399 0691 or 9399 0999.

- f) Building materials, sand, soil, waste materials, construction equipment or other materials or articles must not be placed upon the footpath, roadway or nature strip at any time and the footpath, nature strip and road must be maintained in a clean condition and free from any obstructions, soil and debris at all times.
- g) Bulk bins, waste containers or other articles must not be located upon the footpath, roadway or nature strip at any time without the prior written approval of the Council. Applications to place a waste container or other articles in a public place can be made to Council's Building Services section.
- h) During demolition and construction, sediment laden stormwater run-off shall be controlled using the sediment control measures outlined in the manual for Managing Urban Stormwater - Soils and Construction, published by Landcom, to the satisfaction of Council.
- i) Public safety must be maintained at all times and public access to any demolition and building works, materials and equipment on the site is to be restricted. If necessary, a temporary safety fence or hoarding is to be provided to protect the public. Temporary site fences are to be structurally adequate, safe and be constructed in a professional manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

If necessary, an awning or other adequate protection is to be provided to prevent any articles from, or in connection with the work from falling into the public place or adjoining premises.

A 'B Class' overhead type hoarding is required is be provided to protect the public, located adjacent to the development, prior to the commencement of any works on the site which comprise any works or hoisting of materials over a public footway or adjoining premises or, any building or demolition works on buildings which are over 7.5m in height and located within 3.6 metres of the street alignment.

The public safety provisions and temporary fences must be in place prior to the commencement of any demolition, excavation or building works and be maintained throughout construction.

If it is proposed to locate any site fencing, hoardings or items upon any part of the footpath, nature strip or any public place, a Local Approval application must be submitted to and approved by Council's Health, Building & Regulatory Services department beforehand. Details and plans are to be submitted with the application, together with payment of the weekly charge in accordance with Council's adopted Pricing Policy.

- j) The owner/builder is required to hold Public Liability Insurance, with a minimum liability of \$10 million and a copy of the Insurance cover is to be provided to Council.
18. Noise and vibration emissions during the construction of the building and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents and the relevant provisions of the *Protection of the Environment Operations Act 1997* must be satisfied at all times.

Noise and vibration from any rock excavation machinery, pile drivers and all plant and equipment must be minimised, by using appropriate plant and equipment, silencers and the implementation of noise management strategies.

A *Construction Noise and Vibration Management Plan*, prepared in accordance with the DECC Construction Noise Guideline, by a suitably qualified person is to be implemented throughout the works, to the satisfaction of the Council. A copy of the plan must be provided to the Principal Certifying Authority and Council **prior to the commencement of site works.**

Access & facilities

19. Access and facilities for people with disabilities must be provided to new buildings and new building work, in accordance with the relevant provisions of the Building Code of Australia, to the satisfaction of the Certifying Authority and details are to be provided with the Construction Certificate application.

Environmental health & amenity

20. The use and operation of the premises shall not give rise to an environmental health or public nuisance, vibration to other premises or, result in an offence under the *Protection of the Environment Operations Act 1997* and *Regulations*.
21. The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997* and *Regulations*.

In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background (L_{A90}), 15 min noise level, measured in the absence of the noise source/s under consideration by more than 5dB(A). The

source noise level shall be assessed as an $L_{Aeq, 15 \text{ min}}$ and adjusted in accordance with the NSW DECC/EPA Industrial Noise Policy 2000 and Environmental Noise Control Manual (sleep disturbance).

22. **Prior to a construction certificate being issued for the development** a report or written statement must be obtained from a suitably qualified and experienced consultant in acoustics, which demonstrates that noise and vibration emissions from the development will satisfy the relevant provisions of the *Protection of the Environment Operations Act 1997*, Environmental Protection Authority Noise Control Manual & Industrial Noise Policy, relevant conditions of consent (including any relevant approved acoustic report and recommendations) and the report must include all relevant fixed and operational noise sources.
23. **Prior to an occupation certificate** being issued for the development a report must be obtained from a suitably qualified and experienced consultant in acoustics, which demonstrates and certifies that noise and vibration from the development satisfies the relevant provisions of the *Protection of the Environment Operations Act 1997*, NSW EPA/DECC Noise Control Manual & Industrial Noise Policy, Council's conditions of consent (including any relevant approved acoustic report and recommendations). The assessment and report must include all relevant fixed and operational noise sources and a copy of the report must be provided to the Council prior to/upon issuing an occupation certificate.

Waste Management

24. Adequate provisions are to be made within the premises for the storage and removal of waste and recyclable materials, to the satisfaction of Council and the location, collection, storage and removal of wastes generated within the premises must not result in a nuisance or cause pollution.
25. Commercial / trade waste materials must not be disposed in or through Council's domestic garbage service. All trade/commercial waste materials must be collected by Council's Trade Waste Service or a waste contractor authorised by the Waste Service of New South Wales. Details of the proposed waste collection, disposal and recycling services are to be submitted to Council prior to commencing operation of the business.
26. Any liquid trade waste materials are to be disposed of in accordance with the requirements of the Sydney Water, Trade Waste Department and details of compliance are to be provided to the certifying authority for the development prior to issuing an occupation certificate.

Services

27. All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation.

The approved Construction Certificate plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to commencing any building or excavation works, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if any further requirements need to be met.

If the proposed works are suitable, the plans will be appropriately stamped by Sydney Water or their Agent. For Quick Check agent details please refer to Sydney Water's web site at www.sydneywater.com.au and go to the Building, Developing and Plumbing, then Quick Check or Building and Renovating or telephone 13 20 92.

The principal certifying authority is required to ensure that a Quick Check Agent/Sydney Water has appropriately stamped the plans **prior to the commencement of any building works.**

Landscape Conditions

The following conditions are applied to provide adequate provisions for landscaping and to maintain reasonable levels of environmental amenity:

28. The PCA must ensure that landscaping at this site is installed in accordance with the Landscape Plans, Level 0 Mobility Courtyard & Level 3 Courtyard, drawing numbers LP-DA-01 – 02 by 360 Degrees Landscape Architects, issue 02 & 01 respectively and dated 12/10/10, prior to the issue of a Final Occupation Certificate, with suitable strategies to be put in place by the property owner to ensure that it is maintained in a healthy and vigorous state until maturity.
29. In the interests of consistency and uniformity of species and appearance, consideration should be given to maintaining the use of *Angophora costata* (Sydney Red Gum) in those garden beds on the road reserve/on-street parking area, to match in with the rest of those already growing in Hospital Road.
30. In order to prevent vehicle overhang into garden beds, concrete wheel-stops or edging shall be located to all carspaces in accordance with the Australian Standard of Parking Facilities – off-street car parking, AS2890.1-1993.
31. Any substation required shall be screened from view through timber screen and/or planting, but must still comply with the requirements of the relevant authority in terms of clearances and access.
32. All detention tanks and below ground stormwater infiltration systems located within the landscaped areas shall have a minimum soil cover of 600mm to ensure sufficient soil depth for the establishment of plantings.

Tree Removals

33. No objections are raised to removing the following existing trees where necessary in order to accommodate the proposed works and landscaping as shown:
 - a) Those *Angophora costata* (Sydney Red Gums) in garden beds within Hospital Road;
 - b) Those *Brachychiton acerifolius* (Illawarra Flame Trees) within the site, along the northern boundary, around the northeast corner of the site;
 - c) Those other groups of *Angophora costata* (Sydney Red Gums) to the southeast and south of those described above.

Security Deposit Conditions

The following conditions are applied to provide adequate security against damage to Council's infrastructure:

34. The following damage/civil works security deposit requirement is to be complied with prior to a construction certificate being issued as security for making good any damage caused to the roadway, footway, verge or any public place; or as security for completing any public work; and for remedying any defect on such public works, in accordance with section 80A(6) of the Environmental Planning and Assessment Act 1979:

a) \$5000.00 - Damage / Civil Works Security Deposit

The damage/civil works security deposit may be provided by way of a cash or cheque with the Council and is refundable upon:

- A satisfactory inspection by Council that no damage has occurred to the Council assets such as roadway, kerb, guttering, drainage pits footway, or verge; and
- Completion of the civil works as conditioned in this development consent by Council.

The applicant is to advise Council, in writing, of the completion of all building works and/or obtaining an occupation certificate, if required.

The applicant is to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.

Traffic conditions/Civil Works Conditions

The following conditions are applied to provide adequate provisions for access, transport and infrastructure:

35. The applicant must meet the full cost for Council or a Council approved contractor to repair/replace any damaged sections of Council's footpath, kerb & gutter, nature strip etc which are due to building works being carried out at the above site. This includes the removal of cement slurry from Council's footpath and roadway.
36. The layout of the proposed car parking areas, loading docks and driveways associated with the subject development (including grades, turning paths, sight distance requirements, aisle widths, aisle lengths, loading bay dimensions and parking bay dimensions) shall be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for large vehicles.
37. Prior to the issue of a Construction Certificate the applicant shall submit for approval and have approved by Council's Traffic Engineer a detailed construction traffic management plan. The plan shall demonstrate how construction and delivery vehicles will access the development site during the demolition and construction phase of the development. All traffic associated with the subject development shall comply with the terms of the approved construction traffic management plan.

Service Authority Conditions

The following conditions are applied to provide adequate consideration for service authority assets:

38. A public utility impact assessment must be carried out on all public utility services on the site, roadway, nature strip, footpath, public reserve or any public areas associated with and/or adjacent to the development/building works and include relevant information from public utility authorities and exploratory trenching or pot-holing, if necessary, to determine the position and level of service.
39. The applicant must meet the full cost for telecommunication companies, gas providers, Energy Australia and Sydney Water to adjust/repair/relocate their services as required. The applicant must make the necessary arrangements with the service authority.
40. Documentary evidence from the relevant public utility authorities confirming that their requirements have been satisfied, must be submitted to the certifying authority prior to a construction certificate being issued for the development.
41. Any electricity substation required for the site as a consequence of this development shall be located within a residential site, (i.e. not in any road reserve or recreational area), and shall be screened from view. The proposed location and elevation shall be shown on all detailed landscape drawings and specifications. The applicant must liaise with Energy Australia prior to lodging the Construction Certificate to determine whether or not an electricity substation is required for the development.
42. A Section 73 Compliance Certificate under the Sydney water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges 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.

The Notice must be issued to the Principal Certifying Authority prior to the construction certificate being issued.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to **occupation of the development.**

Drainage Conditions

The following conditions are applied to provide adequate provisions for drainage and associated infrastructure:

43. Prior to the issuing of a Construction Certificate the applicant must determine the critical 1 in 100 ARI flood level for the subject development site. Details of the calculated 1 in 100 year flood levels must be submitted

to Council, for Council's records, prior to the issuing of a Construction Certificate.

44. The floor level of all habitable and storage areas shall be a minimum of 500 millimetres above the calculated 1 in 100 year flood level or suitably waterproofed up to this same level. Similarly, any basement level or openings must be protected from stormwater inundation to a minimum height of 500mm above the calculated 1 in 100 year flood level. The plans submitted for any Construction Certificate shall demonstrate compliance with this requirement.

Internal Drainage

45. **Stormwater drainage plans have not been approved as part of this development consent.** Engineering calculations and plans with levels reduced to Australian Height Datum in relation to site drainage shall be submitted to and approved by the certifying authority prior to a construction certificate being issued for the development. A copy of the engineering calculations and plans are to be forwarded to Council, prior to a construction certificate being issued, if the Council is not the certifying authority. The drawings and details shall include the following information:
- a) A detailed drainage design supported by a catchment area plan, at a scale of 1:100 or as considered acceptable to the Council or an accredited certifier, and drainage calculations prepared in accordance with the Institution of Engineers publication, Australian Rainfall and Run-off, 1987 edition.
 - b) A layout of the proposed drainage system including pipe sizes, type, grade, length, invert levels, etc., dimensions and types of all drainage pipes and the connection into Council's stormwater system.
 - c) Generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a
 - c) Generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150mm diameter. The site must be graded to direct any surplus run-off (ie. above the 1 in 20 year storm) to the proposed drainage system.
 - d) The separate catchment areas within the site, draining to each collection point or surface pit are to be classified into the following categories:
 - i. Roof areas
 - ii. Paved areas
 - iii. Grassed areas
 - iv. Garden areas
 - e) Where buildings abut higher buildings and their roofs are "flushed in" to the higher wall, the area contributing must be taken as: the projected roof area of the lower building, plus one half of the area

of the vertical wall abutting, for the purpose of determining the discharge from the lower roof.

- f) Proposed finished surface levels and grades of car parks, internal driveways and access aisles which are to be related to Council's design alignment levels.
 - g) The details of any special features that will affect the drainage design eg. the nature of the soil in the site and/or the presence of rock etc.
46. All stormwater run-off naturally draining to the site must be collected and discharged through this property's stormwater system. Such drainage must, if necessary, be constructed prior to the commencement of building work.
47. All site stormwater must be discharged (by gravity) to the Council controlled underground drainage system in Hospital Road, via a new and/or existing kerb inlet pit.
48. On-site detention must be provided to ensure that the maximum discharge from the above site is not to exceed that which would occur during a 1 in 5 year storm of 1 hour duration for the existing site conditions. All other stormwater run-off from the above site for all storms up to the 1 in 20 year storm is to be retained on the site for gradual release to the kerb and gutter or drainage system as required by Council. Provision is to be made for satisfactory overland flow should a storm in excess of the above parameters occur.

Should no formal overland escape route be provided for storms greater than the design storm, the on-site detention system shall be sized for the 1 in 100 year storm event.

For small areas up to 0.5 hectares, determination of the required cumulative storage must be calculated by the mass curve technique as detailed in Technical Note 1, Chapter 14 of the Australian Rainfall and Run-off Volume 1, 1987 Edition.

Where possible the detention tank must have an open base to infiltrate stormwater to the groundwater. Note that the ground water and any rock stratum has to be a minimum of 2.0 metres below the base of the tank.

49. Prior to the issuing of an occupation certificate for the development, the applicant shall submit to Council, a works-as-executed drainage plan prepared by a registered surveyor and approved by a suitably qualified and experienced Hydraulic Engineer. The works-as-executed drainage plan shall be to the satisfaction of the Principal Certifying Authority (PCA) and shall include the following details:
- d) The location of the detention basin with finished surface levels;
 - e) Finished site contours at 0.2 metre intervals;
 - f) Volume of storage available in the detention areas;
 - g) The location, diameter, gradient and material (i.e: PVC, RC etc) of all stormwater pipes;
 - h) The orifice size(s) (if applicable);
 - i) Details of any infiltration/absorption systems; and
 - j) Details of any pumping systems installed (including wet well volumes)

50. The detention area must be regularly cleaned and maintained to ensure it functions as required by the design. Any above ground stormwater detention areas must be suitably signposted where required, warning people of the maximum flood level.
51. The maximum depth of ponding in above ground detention areas shall be as follows:
- i) 150mm in uncovered carparking areas (with an isolated maximum depth of 200mm permissible at the low point pit within the detention area)
 - ii) 300mm in landscaped areas (where child proof fencing is not provided around the outside of the detention area and sides slopes are steeper than 1 in 10)
 - iii) 600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10.
 - iv) 1200mm in landscaped areas where a childproof fence is provided around the outside of the detention area

Notes:

- It is noted that above ground storage will not be permitted in basement car parks or in any area which may be used for storage of goods.
- Mulch/bark must not be used in onsite detention areas

k) volumes)

52. The floor level of all habitable and storage areas adjacent to the detention area (and/or infiltration systems with above ground storage) must be a minimum of 300mm above the maximum water level in the detention area for the design storm or alternately a permanent 300mm high water proof barrier is to be constructed.

(In this regard, it must be noted that this condition must not result in any increase in the heights or levels of the building. Any variations to the heights or levels of the building will require a new or amended development consent from the Council prior to a construction certificate being issued for the development).

l) volumes)

53. A childproof and corrosion resistant fastening system shall be installed on access grates over pits/trenches where water is permitted to be temporarily stored.
54. A reflux valve shall be provided (within the site) over any pipelines discharging from the site into Council's stormwater drainage system to ensure that stormwater from Council drainage system does not surcharge back into the site stormwater system.
55. Should a pump system be required to drain any portion of the site the system must be designed with a minimum of two pumps being installed, connected in parallel (with each pump capable of discharging at the permissible discharge rate) and connected to a control board so that each pump will operate alternatively. The pump wet well shall be sized for the 1 in 100 year, 2 hour storm assuming both pumps are not working.

The pump system must also be designed and installed strictly in accordance with "Section 8.4 PUMP SYSTEMS" as stipulated in Randwick City Council's Private Stormwater Code.

56. Prior to the issuing of an occupation certificate for the development, a "restriction on the use of land" and "positive covenant" (under section 88E of the Conveyancing Act 1919) shall be placed on the title of the subject property to ensure that the infiltration system (detention / infiltration system) is maintained and that no works which could affect the design function of the infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant shall not be released, varied or modified without the consent of the Council.

Notes:

- a. The "restriction on the use of land" and "positive covenant" are to be to the satisfaction of Council. A copy of Council's standard wording/layout for the restriction and positive covenant may be obtained from Council's Development Engineer.
 - b. The works as executed drainage plan and hydraulic certification must be submitted to Council prior to the "restriction on the use of land" and "positive covenant" being executed by Council.
57. Prior to the issuing of an occupation certificate for the development, the applicant shall submit to the Principal Certifying Authority (PCA) and Council, certification from a suitably qualified and experienced Hydraulic Engineer confirming that the design and construction of the stormwater drainage system complies with the conditions of development consent. The certification must be provided following inspection/s of the site stormwater drainage system by the certifying engineers and shall be provided to the satisfaction of the PCA.
58. As the above site may encounter seepage water within the depth of the required excavation the basement carpark areas or other lower level structures are to be suitably tanked and waterproofed, (i.e. any structure that may be in contact with the flow of seepage water). A Structural Engineer\Geotechnical Engineer shall certify the tanking & waterproofing has been carried out to an acceptable standard, to the satisfaction of the certifying authority. A copy of the certification is to be forwarded to Council.

Notes:-

- a) Any subsoil drainage (from planter boxes etc) is to be disposed of within the site and is not to be discharged to Council's kerb & gutter and/or underground drainage system.
 - b) Adequate provision is to be made for the ground water to drain around the basement carpark (to ensure that the basement will not dam or slow the movement of the ground water through the development site).
59. If any temporary dewatering of the site is required to facilitate construction of any part of the basement carpark a licence under Part V of the Water Act 1912 may be required. The licence must be obtained from the New South Wales Office of Water prior to installation of the works. A copy of

the license agreement must be forwarded to Council prior to any dewatering being undertaken.

Waste Management Conditions

The following conditions are applied to provide adequate provisions for waste management:

60. Prior to the issuing of a construction certificate the applicant is to submit to Council and have approved by Council's Manager of Waste Services, a Waste Management Plan detailing waste and recycling storage and disposal for the development site.

The plan shall detail the type and quantity of waste to be generated by the development; demolition waste; construction waste; materials to be re-used or recycled; facilities/procedures for the storage, collection recycling & disposal of waste and the on-going management of waste

Landscape Conditions

The following conditions are applied to provide adequate provisions for landscaping and to maintain reasonable levels of environmental amenity:

61. The PCA must ensure that landscaping at this site is installed in accordance with the Landscape Plans, Level 0 Mobility Courtyard & Level 3 Courtyard, drawing numbers LP-DA-01 - 02 by 360 Degrees Landscape Architects, issue 02 & 01 respectively and dated 12/10/10, prior to the issue of a Final Occupation Certificate, with suitable strategies to be put in place by the property owner to ensure that it is maintained in a healthy and vigorous state until maturity. In the interests of consistency and uniformity of species and appearance, consideration should be given to maintaining the use of *Angophora costata* (Sydney Red Gum) in those garden beds on the road reserve/on-street parking area, to match in with the rest of those already growing in Hospital Road.
62. In order to prevent vehicle overhang into garden beds, concrete wheel-stops or edging shall be located to all carspaces in accordance with the Australian Standard of Parking Facilities - off-street car parking, AS2890.1-2004.
63. Any substation required shall be screened from view through timber screen and/or planting, but must still comply with the requirements of the relevant authority in terms of clearances and access.
64. All detention tanks and below ground stormwater infiltration systems located within the landscaped areas shall have a minimum soil cover of 600mm to ensure sufficient soil depth for the establishment of plantings.

Tree Removals

65. Approval is granted for removal of the following existing trees where necessary to accommodate the proposed works and landscaping as shown:
 - m) Those *Angophora costata* (Sydney Red Gums) in garden beds within Hospital Road;
 - n) Those *Brachychiton acerifolius* (Illawarra Flame Trees) within the site, along the northern boundary, around the northeast corner of the site;

- o) Those other groups of *Angophora costata* (Sydney Red Gums) to the southeast and south of those described above.

Advisory

A1 The assessment of this development application does not include an assessment of the proposed building work under the Building Code of Australia (BCA).

All new building work must comply with the BCA and relevant Australian Standards and details of compliance must be provided in the Construction Certificate application.