

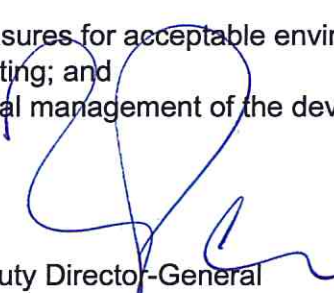
Project Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011 and effective from 1 October 2011, I approve the project application referred to in schedule 1, subject to the conditions in schedule 2 and Statement of Commitments in Schedule 3.

These conditions are required to:

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


Deputy Director-General
Development Assessment & Systems Performance
Department of Planning & Infrastructure

Sydney

8 June

2012

SCHEDULE 1

Application No.:	MP 10_0213
Proponent:	Health Infrastructure
Approval Authority:	Minister for Planning and Infrastructure
Land:	Wollongong Hospital, Crown Street, Wollongong (Lot 13 in DP884182, Lots 58 to 69, Section 3 in DP1258 and Lot 95, Section 3 in DP 1258)
Project:	Wollongong Hospital Redevelopment, including: • construction of a six storey building to accommodate the Illawarra Elective Surgical Services and Ambulatory Care Unit, including seven new operating theatres, 66 beds, 62 new treatment bays and 20 new consultation/examination rooms; • construction of a part two part four storey addition to Block A to accommodate an expansion of the emergency unit and provision of an additional 10 treatment bays; • demolition, including the removal of the 1941 western portion of Elouera House and modifications to ameliorate those demolition works;

- refurbishment works to the existing Block A clinical building, including provision of a new combined main entry;
 - additions to the loading dock zone;
 - provision of a new vehicle drop off zone on New Dapto Road;
 - landscape and public domain works;
 - part pedestrianisation of the existing, internal Hospital Road;
 - excavation works for basement;
 - utility works including new water main connections, relocation of gas meter and new substations;
 - removal of 21 trees; and
 - sustainable transport, operational and waste procedures.
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DEFINITIONS

Advisory Notes	Advisory information relating to the approval but do not form a part of this approval
Proponent	Health Infrastructure, or anyone else entitled to act on this approval
Application	The major project application and the accompanying drawings plans and documentation described in Condition A1.
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Wollongong City Council
Certification of Crown Building works	Certification under s109R of the EP&A Act
Certifying Authority	Means a person who is authorised by or under section 109D of the Act to issue a construction certificate under Part 4A of the Act; or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Infrastructure or its successors
Director-General	Director-General of the Department of Planning and Infrastructure, or nominee/delegate
Director General's approval, agreement or satisfaction	A written approval from the Director- General (or nominee/delegate)
Evening	The period from 6pm to 10pm
EA	Environmental Assessment titled <i>Wollongong Hospital Redevelopment Environmental Assessment</i> prepared by HASSELL, dated 7 November 2011
EPA	Environment Protection Authority, or its successor
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation or Regulation	Environmental Planning and Assessment Regulation 2000
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
NOW	NSW Office of Water, or its successor
OEH	Office of the Environment and Heritage, or its successor
PCA	Principal Certifying Authority, or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
PPR	Preferred Project Report titled <i>Wollongong Hospital Redevelopment Preferred Project Report</i> prepared by HASSELL, dated April 2012
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build
RMS	Roads and Maritime Services Division, Department of Transport or its successor
Subject Site	Lot 13 in DP884182, Lots 58 to 69, Section 3 in DP1258 and Lot 95, Section 3 in DP 1258
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility.

SCHEDULE 2

PART A - ADMINISTRATIVE CONDITIONS

TERMS OF APPROVAL

Development Description

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

Development in Accordance with Plans and Documents

A2. The proponent shall carry out the project generally in accordance with the:

- (a) Environmental Assessment titled *Wollongong Hospital Redevelopment Environmental Assessment* prepared by HASSELL, dated 7 November 2011;
- (b) Preferred Project Report titled *Wollongong Hospital Redevelopment Preferred Project Report* prepared by HASSELL, dated April 2012; and
- (c) The following drawings, except for:
 - (i) any modifications which are Exempt' or Complying Development;
 - (ii) as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
 - (iii) otherwise provided by the conditions of this approval.

Architectural (or Design) Drawings prepared by HASSELL			
Drawing No.	Revision	Name of Plan	Date
DA11	D	PROPOSED SITE PLAN	05.04.12
DA040	B	DEMOLITION PLAN – LEVEL 0	02.09.11
DA041	C	DEMOLITION PLAN – LEVEL 1	15.03.12
DA042	C	DEMOLITION PLAN – LEVEL 2	15.03.12
DA100	C	LEVEL 0 – GENERAL ARRANGEMENT PLAN	15.03.12
DA101	D	LEVEL 1 – GENERAL ARRANGEMENT PLAN	05.04.12
DA102	D	LEVEL 2 – GENERAL ARRANGEMENT PLAN	05.04.12
DA103	D	LEVEL 3 – GENERAL ARRANGEMENT PLAN	05.04.12
DA104	E	LEVEL 4 – GENERAL ARRANGEMENT PLAN	05.04.12
DA105	F	LEVEL 5 – GENERAL ARRANGEMENT PLAN	05.04.12
DA106	D	LEVEL 6 – GENERAL ARRANGEMENT PLAN	05.04.12
DA107	E	ROOF PLAN	05.04.12
DA200	C	ELEVATION SHEET 1	15.03.12
DA201	D	ELEVATION SHEET 2	05.04.12
DA220	C	SECTION – SHEET 1	15.03.12
DA221	C	SECTION – SHEET 2	15.03.12
DA300	C	ELOURA DEMOLITION PLAN LV0	15.03.12
DA301	C	ELOURA DEMOLITION PLAN LV1	15.03.12
DA302	C	ELOURA DEMOLITION PLAN LV2	15.03.12
DA303	C	ELOURA DEMOLITION PLAN LV3	15.03.12
DA304	C	ELOURA DEMOLITION PLAN ROOF	15.03.12
DA310	C	ELOURA LEVEL 0 PROPOSED	15.03.12
DA311	C	ELOURA LEVEL 1 PROPOSED	15.03.12
DA312	C	ELOURA LEVEL 2 PROPOSED	15.03.12
DA313	C	ELOURA LEVEL 3 PROPOSED	15.03.12
DA320	C	ELOURA SECTIONS AND ELEVATIONS	15.03.12
Landscape Drawings prepared by HASSELL			
Drawing No.	Revision	Name of Plan	Date
IESS-DA400	B	LANDSCAPE SITE PLAN	15-03-12
IESS-DA401	B	LANDSCAPE PLAN 1	15-03-12
IESS-DA402	B	LANDSCAPE PLAN 2	15-03-12
IESS-DA403	B	LANDSCAPE SECTIONS	15-03-12
IESS-DA404	B	LANDSCAPE MATERIALS PALETTE	15-03-12

Inconsistency between documents

A3. If there is any inconsistency between the plans and documentation referred to above and the Statement of Commitments in Schedule 3, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this approval prevail

to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.

Development Expenses

- A4. It is the responsibility of the Proponent to meet all expenses incurred in undertaking the project, including expenses incurred in complying with conditions imposed under this approval.

Limits of Approval

- A5. This approval will lapse five years from the date of approval unless the building works associated with the project have physically commenced.
- A6. This approval does not approve any works for the Illawarra Cancer Care Centre.

Prescribed Conditions

- A7. The Proponent shall comply with all relevant prescribed conditions of development approval under Part 6, Division 8A of the Regulation.

Long Service Levy

- A8. For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

Legal notices

- A9. Any advice or notice to the approval authority shall be served on the Director-General.

PART B – PRIOR TO CERTIFICATION OF CROWN BUILDING WORKS

Ecologically Sustainable Development

- B1. The project shall identify all design, operational and construction measures required to target a minimum 4 star green star rating and these shall be identified in relevant construction plans and construction management plans.

Noise Attenuation Measures

- B2. Prior to certification of Crown building works, the Proponent shall incorporate the recommendations of the *Acoustic Services* Report prepared by Norman Disney & Young, dated 23 August 2011, in the detailed design drawings and submit to the department documentation demonstrating that the noise impacts have been mitigated and the noise generated by the project would not exceed the following levels at the closest receivers:
- (a) 46dB $L_{Aeq (15min)}$ during the daytime, 46dB $L_{Aeq (15min)}$ during the evening and 39dB $L_{Aeq (15min)}$ during the night time for the closest residential receiver; and
 - (b) 35dB $L_{Aeq (15min)}$ during the noisiest one hour period for the affected hospital wards (internal) and 50dB $L_{Aeq (15min)}$ during the noisiest one hour period for the affected hospital wards (external).

Reflectivity

- B3. The visible light reflectivity from building materials used on the facades of the buildings shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a certification of Crown Building works for any above ground works.

Outdoor Lighting

- B4. All outdoor lighting shall be designed to comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Access for People with Disabilities

- B5. The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia. The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on relevant plans prior to the certification of Crown Building works.

Erosion and Sedimentation Control

- B6. Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater-Soils & Construction Volume 1* (2004) by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority prior to the certification of Crown Building works.

Pre-Construction Dilapidation Reports

- B7. The Proponent is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads. The report shall be submitted to the satisfaction of the Certifying Authority prior to the certification of Crown Building works. A copy of the report is to be forwarded to the department and to the council.

Bicycle Spaces

- B8. A minimum of 100 bicycle spaces are to be provided for the development. Details shall be submitted to the satisfaction of the Certifying Authority prior to the certification of Crown Building works for above ground works.
- B9. The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities except that:
- (a) all bicycle parking for staff / employees of any land uses must be Class 2 bicycle facilities, and
 - (b) all bicycle parking for visitors of any land uses must be Class 3 bicycle rails.

Traffic and Parking Details

- B10. Plans are to identify the following traffic and parking details:
- (a) all vehicles should enter and leave the Subject Site in a forward direction. In the event that site constraints do not permit heavy rigid vehicles to enter and leave the Subject Site in a forward direction, then all reversing movements should be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing;
 - (b) car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) should be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for heavy vehicle usage;
 - (c) appropriate pedestrian advisory signs are to be provided at the egress from the car park and loading dock;
 - (d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and
 - (e) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Subject Site, as well as manoeuvrability through the Subject Site, shall be in accordance with AUSTROADS
 - (f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.
- B11. Details demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior to the certification of Crown Building works.

Mechanical Ventilation

- B12. All mechanical ventilation systems shall be installed 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. Details shall be submitted to the satisfaction of the Certifying Authority prior to certification of Crown Building works for above ground works.

Stormwater & Drainage

B13. Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of council shall be submitted to the certifier prior to the certification of Crown Building works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

Sydney Water – Notice of Requirements

B14. 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 certification of Crown Building works.

The 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.

PART C – PRIOR TO COMMENCEMENT OF WORKS

Demolition

C1. The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 *The Demolition of Structures*. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance shall be submitted to the satisfaction of the PCA prior to the commencement of works.

Excavation Works

C2. The PCA and council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the Subject Site.

Structural Details

C3. Prior to the commencement of construction, the Proponent shall submit to the satisfaction of the PCA structural drawings prepared and signed by a suitably qualified practising Structural Engineer that comply with:

- (a) the relevant clauses of the BCA, and
- (b) the development approval.

Construction Environmental Management Plan

C4. Prior to the commencement of any works on the Subject Site, a Construction Environmental Management Plan (CEMP) shall be submitted to the PCA.

- (a) The Plan shall address, but not be limited to, the following matters where relevant:
 - (i) hours of work;
 - (ii) 24 hour contact details of site manager;
 - (iii) traffic management;
 - (iv) construction noise and vibration management, prepared by a suitably qualified person;
 - (v) management of dust to protect the amenity of the neighbourhood;
 - (vi) erosion and sediment control;

- (vii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; and
- (viii) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting;
- (b) The CEMP must not include works that have not been explicitly approved in the development approval. In the event of any inconsistency between the approval and the CEMP, the approval shall prevail.
- (c) The Proponent shall submit a copy of the CEMP to the department and to the council, prior to commencement of work.

Waste Management Plan during construction

- C5. Prior to the commencement of any works on the Subject Site, a Construction Waste Management Plan prepared by a suitably qualified person in consultation with the council, shall be submitted to the PCA. The Plan shall address, but not be limited to, the following matters:
- (a) minimising waste in construction;
 - (b) reuse and recycling of demolition materials including concrete;
 - (c) storage, control and removal of construction waste;
 - (d) removal of hazardous materials and disposal to an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works
- C6. Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the PCA prior to the removal of any hazardous materials.
- C7. The Proponent shall submit a copy of the Plan to the department and to the council, prior to commencement of work.

Traffic & Pedestrian Management Plan

- C8. Prior to the commencement of any works on the Subject Site, a Traffic and Pedestrian Management Plan, prepared by a suitably qualified person, shall be submitted to the PCA. The Plan must be prepared in consultation with the council, and where required, the approval of the council's traffic committee obtained. The Plan shall address, but not be limited to, the following matters:
- (a) ingress and egress of vehicles to the Subject Site;
 - (b) loading and unloading, including construction zones;
 - (c) predicted traffic volumes, types of vehicles, routes, and the times vehicles are likely to be accessing the site;
 - (d) pedestrian and traffic management methods, including access arrangements;
 - (e) changes to on-street parking restrictions on roads; and
 - (f) management of car parking demand during construction including preparation and distribution of a Travel Access Guide;
- C9. The Proponent shall submit a copy of the final Plan to the council, prior to the commencement of work.

Heritage Archival Recording

- C10. No works shall commence until an archival record of existing heritage buildings and fig trees to be removed on the Subject Site has been prepared and submitted to the OEH (Heritage Branch). This shall include measured drawings and an archival photographic record before any work commences. This archival record shall be prepared in accordance with guideline, Photographic Recording of Heritage Items using Film or Digital Capture (Heritage Office, 2006).

Utility Services

- C11. Prior to the commencement of work the Proponent is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.

Contact Telephone Number

C12. 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

C13. 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, if required. 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**Ecologically Sustainable Development**

D1. The project shall implement all construction measures to target a minimum 4 star green star rating.

Erosion and Sediment Control

D2. All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Disposal of Seepage and Stormwater

D3. Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by council.

Approved Plans to be On-site

D4. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of the department, council or the PCA.

Site Notice

D5. A site notice(s) shall be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, PCA and Structural Engineer.

D6. The site notice(s) is to satisfy all but not be limited to, the following requirements:

- (a) minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (b) the notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (c) the approved hours of work, 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) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.

Protection of Trees

D7. All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction, shall be replaced, to the satisfaction of council.

- D8. All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.

Hours of Work

- D9. The hours of construction, including the delivery of materials to and from the Subject Site, shall be restricted as follows:
- (a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;
 - (b) between 8:00 am and 5:00 pm, Saturdays;
 - (c) no work on Sundays and public holidays;
 - (d) works may be undertaken outside these hours where:
 - (i) the delivery of materials is required outside these hours by the Police or other authorities;
 - (ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
 - (iii) variation is approved in advance in writing by the Director General or his nominee.

Construction Noise Management

- D10. Construction shall be undertaken in accordance with the construction noise objective.
- (a) The construction noise objective for the Project is to manage noise from construction activities so it does not exceed:
 - (i) 51 dB $L_{Aeq}(15min)$ during the daytime at the closest residential property boundary at a height of 1.5 metres above ground level; and
 - (ii) 45 dB $L_{Aeq}(15min)$ during the daytime at any internal hospital location.
 - (b) The Proponent shall implement all feasible noise mitigation and management measures with the aim of achieving the construction noise objective.
 - (c) Any activities that have the potential for noise emissions that exceed the objective must be identified and managed in accordance with a Construction Noise and Vibration Management Plan.
 - (d) If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise objective.
 - (e) The Proponent shall schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved in the Construction Noise and Vibration Management Plan.
 - (i) 9.00 am to 12.00 pm, Monday to Friday;
 - (ii) 2.00 pm to 5.00 pm Monday to Friday; and
 - (iii) 9.00 am to 12.00 pm, Saturday
 - (f) Wherever practical, and where sensitive receivers may be affected, piling activities are to be completed using bored piles. If driven piles are required they must only be installed where outlined in a Construction Noise and Vibration Management Plan.
- D11. Any noise generated during the construction of the development must not be offensive noise within the meaning of the *Protection of the Environment Operations Act, 1997* or exceed approved noise limits for the Subject Site.

Vibration Criteria

- D12. Vibration caused by construction at any residence or structure outside the Subject Site must be limited to:
- (a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and
 - (b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6842- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.
- D13. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.

D14. Limits in D12 and D13 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan.

Heritage Superintendent

D15. Works on heritage components of the Subject Site shall be superintended by a consultant(s) experienced in the conservation of similar heritage buildings.

Standards and Codes

D16. 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

D17. 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

D18. The following hoarding requirements shall be complied with:

- (a) No third party advertising is permitted to be displayed on the subject hoarding/fencing.
- (b) 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.

No obstruction of public way

D19. 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.

Dust Control Measures

D20. 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

D21. Pedestrian access along Loftus Street is to be maintained as far as feasible 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

D22. 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

D23. Directional signage shall be modified as required to accommodate any altered pedestrian and vehicular movements within the area. Particular attention is to be paid to:

- (a) wheelchair accessible paths of travel;
- (b) safe road crossing areas including signalised and other designated crossings;
- (c) key landmarks;
- (d) access to transport nodes including public transport; and
- (e) 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

D24. The following traffic movement requirements shall be complied with:

- (a) All loading and unloading associated with works must occur on site or within a designated construction zone.
- (b) All vehicles must enter and leave the site in a forward direction, where feasible. In the event that site constraints do not permit heavy rigid vehicles to enter and leave the site in a forward direction, then all reversing movements should be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing.
- (c) The cost of all traffic management works shall be borne by the Proponent.
- (d) No trucks associated with the approved works are permitted to park or stand on public roadways.
- (e) Gates shall be closed between vehicle movements.
- (f) Movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods.
- (g) The Contractor shall make provision for safe, continuous movement of traffic and pedestrians 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.

Excavated Material

D25. Any excavated material to be removed from the site being assessed, classified, transported and disposed of in accordance with the EPA's Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes.

Imported Fill

D26. Any imported fill brought onto the site must be validated to ensure its suitability for the proposed land use from a contamination perspective. Imported fill is to be certified that it is not contaminated, based upon analysis or the known past history of the site from which it is obtained.

PART E – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Car Parking / Development Contributions

E1. Prior to the operation of the facilities the subject of this approval, the proponent shall submit evidence to the satisfaction of the Director-General to demonstrate:

- (a) that construction works to facilitate a minimum 296 additional car spaces has commenced, or
- (b) development contributions have been paid to council, or works-in-kind be undertaken to the equivalent of \$1,064,000 for the upgrade of local streets and the pathways within the vicinity of the hospital pursuant to section 94B of the EP&A Act. The proponent shall consult with council to identify the relevant works should they be undertaken in-kind.

Note: The contribution amount has been calculated based on Wollongong City Council's Section 94A Development Contributions Plan (2011).

Workplace Travel Plan and Transport Access Guide

E2. Prior to the operation of the facilities the subject of this approval, a Workplace Travel Plan and Transport Access Guides shall be prepared for staff and visitors. The Workplace Travel Plan shall include the measures identified in the Transport Management Strategy outlined in the *Traffic and Transport Accessibility Report Wollongong Hospital Redevelopment* prepared by Taylor Thomson Whitting, dated September 2011, to reduce reliance on private car use.

Heritage Interpretation Plan

- E3. A heritage interpretation plan shall be prepared for the site and provide interpretive elements to explain the historical significance of the site. The Plan is to be prepared in consultation with council and all site interpretation works are to be implemented prior to occupation of the building.

Traffic Calming Device/s

- E4. Prior to the operation of the facilities the subject of this approval, the proponent shall consult with council's traffic engineers and the affected residents on Loftus Street to develop an appropriate traffic calming device(s) to be installed on Loftus Street at the main hospital entrance. Prior to the operation of the facilities the subject of this approval, the final design shall be submitted to and endorsed by council's traffic committee and constructed.

Treatment of Vehicular Entry

- E5. In order to improve the appearance of the building when viewed from the street, any part of the walls and ceilings of vehicular entry points that are visible from the street shall be finished in high quality materials and no service ducts or pipes are to be visible.

Mechanical Ventilation

- E6. Following completion, installation and testing of all the mechanical ventilation systems, the Proponent shall provide evidence to the satisfaction of the PCA, prior to the occupation of the building, that the installation and performance of the mechanical systems complies with:

- (a) The Building Code of Australia;
- (b) Australian Standard AS1668 and other relevant codes;
- (c) The project approval and any relevant modifications; and,
- (d) Any dispensation granted by the New South Wales Fire Brigade.

The report shall also demonstrate that the noise mitigation measures installed ensure noise generated by the proposal do not exceed levels identified in Condition B1 at the closest residential receivers and hospital wards.

Road Damage

- E7. 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/developer prior to occupation of the building.

Note: Should the cost of damage repair work not exceed the road maintenance bond, council will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount, a separate invoice will be issued.

Registration of Easements

- E8. Prior to the operation of the facilities the subject of this approval, the Proponent shall provide to the PCA evidence that all matters required to be registered on title including easements required by this approval, approvals, and other approvals have been lodged for registration or registered at the NSW Land and Property Information.

Sydney Water Compliance

- E9. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

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.

The Section 73 Certificate must be submitted to the PCA prior to issue of the occupation certificate in the case of buildings or works or issue of a subdivision certificate, in the case of subdivision.

Fire Safety Certificate

E10. 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.

Structural Inspection Certificate

E11. A Structural Inspection Certificate for any structural work is to be obtained prior to the operation of the facilities the subject of this approval.

Post-construction Dilapidation Report

E12. The Proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works.

- (a) This report to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.
- (b) The report is to be submitted to the PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:
 - (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions and
 - (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
- (c) A copy of this report is to be forwarded to the department and council.

Waste Management

E13. Prior to the operation of the facilities the subject of this approval, 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.

PART F – DURING OPERATIONS**Ecologically Sustainable Development**

F1. The project shall implement all operational and design measures to target a minimum 4 star green star rating.

Annual Fire Safety Certification

F2. The owner of the building shall certify to the council every year 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. This purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.

Compliance with Food Code

F3. The Proponent is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the *National Code for the Construction and Fitout of Food Premises*. The Proponent shall provide evidence of receipt of the certificate to the satisfaction of the PCA prior to the occupation of the building(s) or commencement of the use.

Loading and Unloading

F4. All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the Subject Site at all times.

Unobstructed Driveways and Parking Areas

F5. 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.

Noise Control – Operational

F6. The use of the premises shall not cause a nuisance, or an offensive noise as defined in the *Protection of the Environment Operations Act 1997*, to adjoining properties or the public.

Noise Control – Plant and Machinery

F7. Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, shall not exceed 5dB(A) above the background noise level when measured at the boundary of the Subject Site.

Storage of Hazardous or Toxic Material

F8. Any hazardous or toxic materials must be stored in accordance with Workcover Authority requirements and all tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110% of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

Public Way to be Unobstructed

F9. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

External Lighting

F10. External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Proponent shall submit to the approval authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.

ADVISORY NOTES

Appeals

AN1 The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

Other Approvals and Permits

AN2 The Proponent shall apply to the council and/or any relevant aviation authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the *Local Government Act, 1993* or *Section 138 of the Roads Act, 1993*.

Responsibility for other approvals / agreements

AN3 The Proponent is solely responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant.

Movement of Trucks Transporting Waste Material

AN4 The Proponent must notify the Roads and Maritime Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.

Temporary Structures

AN5

- a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from the council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

- b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.

Disability Discrimination Act

AN6 This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies 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.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

AN7

- a) 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.
- b) 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 the Department of Sustainability, Environment, Water, Population and Communities 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.

Asbestos Removal

AN8 All excavation works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos"

Site contamination issues during construction

AN9 Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Proponent must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the department.

Impact of Below Ground (sub-surface) Works – Non-Aboriginal Relics

AN10 If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the OEH Heritage Branch contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the *NSW Heritage Act 1977* may be required before further works can continue in that area.

Discovery of Aboriginal Heritage

AN11 If Aboriginal objects are uncovered during work, excavation or disturbance of the area, work must stop immediately. The Environmental Protection and Regulation Group of the OEH is to be contacted. Aboriginal archaeological excavation must be co-ordinated with any proposed investigation of non-indigenous material.

SCHEDULE 3

PROPONENT'S STATEMENT OF COMMITMENTS

The following is the revised Statement of Commitments by Health Infrastructure on how the Wollongong Hospital Redevelopment project will be managed to minimise its impacts both during construction and operation.

General

1. The development will be undertaken in accordance with this Environmental Assessment dated September 2011 prepared by HASSELL (including accompanying appendices) and the drawings including the architectural drawings prepared by HASSELL.

Signage

2. Detailed signage plans indicating the size, content, location and design of building identification signage will be submitted to the Department of Planning for approval prior to occupation.

Ecologically Sustainable Design

3. The development will comply with Section J of the BCA.
4. The development will target a 4 star green star design equivalent and will appoint a Green Star accredited professional is appointed to assist in the design phase.
5. An Integrated Water Management Plan will be prepared prior to construction.

Transport and Access

6. Where possible access, servicing and layout arrangements will be provided in accordance with AS 2890.1:2004 and AS 2890.2:2002.
7. Appropriate pedestrian advisory signs will be provided at the egress to the loading dock and the vehicular entry on Loftus Street.
8. As part of the project's Communications Strategy the hospital's workforce will be encouraged to use sustainable transport options to and from the Hospital. Operational policies through the Functional Briefing process will also where applicable encourage sustainable transport options.
9. Traffic calming measures will be provided along Loftus Street and within the development to require vehicles to egress via left hand turn only and reduce the speed of cars travelling west towards New Dapto Road.
10. A site wide pedestrian signage strategy will be developed which directs pedestrians into the four key pedestrian entry locations and improves pedestrian safety within and surrounding the site.

Accessibility

11. Detailed design will implement the accessibility requirements outlined by the engaged accessibility consultant.

Landscape and Public Domain

12. All outdoor lighting shall be designed to comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Heritage

13. The proponent will implement the following measures at detailed design to help further reduced the impact of proposed changes to the Nurses' Home:
 - _ Details of the new rear entry doors, porch and internal and external stairs at the west end of Elouera House should be developed in consultation with specialist heritage architects;
 - _ Suitable door, window and other original joinery salvaged from demolition of the 1941 wing should be retained for future restoration works in the original 1937 section of Elouera House.
 - _ Bricks and roof tiles from the demolished 1941 addition should be salvaged in order to patch repair/reconstruct the new west elevation of Elouera House.

- _ Following demolition of the 1941 addition, the roof of Elouera House should be made good to match the original configuration.
- _ Specialist heritage advice should be used to help resolve the proposed methods, materials and detailing for all repair and reconstruction works affecting the Nurses' Home as part of the design development phase of the project. These works should include repairs to significant damaged components/fabrics and removal of intrusive elements wherever possible and appropriate.

Aboriginal Archaeology

14. If Aboriginal objects were to be identified during development of the subject land, works must stop and a suitably qualified archaeologist notified immediately to assess the finds. The finds must be reported to DECCW and further approvals may be necessary prior to the recommencement of works.
15. If human remains were to be discovered during any development works on the property, the finding would need to be reported immediately to the New South Wales Coroner's Office and/or the New South Wales Police. If the remains are suspected to be Aboriginal, DECCW would also need to be contacted and a specialist consulted to determine the nature of the remains.

Civil Works

16. Stormwater works are to occur in accordance with the stormwater solution and OSD system plan prepared by TTW.

Noise and Vibration

17. A qualified acoustic consultant will ensure that the acoustic requirements are design in accordance with the relevant acoustic standards and gradings.

Contamination Works

18. Where required, additional groundwater monitoring event with the addition of VOC to the analytical suite will be undertaken to confirm TPH and xylene concentrations in the groundwater.

Reflectivity

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

Waste Management

20. Operational waste, including any nuclear, radioactive and cytotoxic waste, will be managed in accordance with *ISLHN Waste Management Policy (ISLHNPD/72) Revised March 2011* and other relevant Acts.
21. Prior to commencement of work on site a construction waste management plan that maximises reuse and recycling of waste generated in the demolition and construction phase will be prepared.

Construction Management

22. A Construction Management Plan is to be prepared by the head contractor prior to construction. The plan is to include:
 - statutory compliance
 - hazardous substances/dangerous goods management plan
 - waste management plan
 - hoarding
 - stormwater and erosion management plan
 - noise and vibration management plan
 - air quality management plan
 - tree protection plan
 - sustainability, and
 - traffic aspects.
23. General constructions hours will be Monday to Friday 7:00 am to 6:00 pm and Saturday 7:00 am to 4:00 pm. Construction work will be undertaken on Sundays 9:00am to 3:00pm for a limited period of ten months. No work will be undertaken Public Holidays.