

## SCHEDULE 2

### A ADMINISTRATIVE CONDITIONS

#### Development Description

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

#### Development in Accordance with Plans and Documents

- A2. The applicant shall carry out the project generally in accordance with the:
- a) Campbelltown Hospital State Significant Development Environmental Impact Statement, Appin and Therry Roads, Campbelltown, Stage 1 Development, Acute Health Service Building, prepared by JBA Planning, dated March 2012.
  - b) *Response to Submissions report titled Campbelltown Macarthur Hospital State Significant Development Response to Submissions SSD 5003, Appin and Therry Roads, Campbelltown, Campbelltown Macarthur Hospital Redevelopment Stage 1*, prepared by JBA Planning, dated July 2012
  - c) following drawings, except for:
    - i) any modifications which are Exempt or Complying Development;
    - ii) otherwise provided by the conditions of this consent.

| Architectural (or Design) Drawings prepared by BVN Architecture |          |                                         |          |
|-----------------------------------------------------------------|----------|-----------------------------------------|----------|
| Drawing No.                                                     | Revision | Name of Plan                            | Date     |
| A-AHS-DA-A00                                                    | C        | SITE LOCATION PLAN                      | 04/07/12 |
| A-AHS-DA-A01                                                    | C        | EXISTING SITE PLAN                      | 04/07/12 |
| A-AHS-DA-A02                                                    | D        | EXISTING SITE ANALYSIS PLAN             | 04/07/12 |
| A-AHS-DA-A03                                                    | C        | EXISTING SITE IMAGES                    | 04/07/12 |
| A-AHS-DA-A04                                                    | D        | STAGE 1 SITE PLAN                       | 04/07/12 |
| A-AHS-DA-D00                                                    | E        | LEVEL 00 FLOOR PLAN                     | 04/07/12 |
| A-AHS-DA-D01                                                    | D        | LEVEL 01 FLOOR PLAN                     | 04/07/12 |
| A-AHS-DA-D02                                                    | D        | LEVEL 02 FLOOR PLAN                     | 04/07/12 |
| A-AHS-DA-D03                                                    | D        | LEVEL 03 FLOOR PLAN                     | 04/07/12 |
| A-AHS-DA-D04                                                    | D        | LEVEL 04 FLOOR PLAN                     | 04/07/12 |
| A-AHS-DA-D05                                                    | D        | ROOF PLAN                               | 04/07/12 |
| A-AHS-DA-D06                                                    | E        | LEVEL B1 FLOOR PLAN                     | 04/07/12 |
| A-AHS-DA-D07                                                    | C        | LEVEL 00 CENTRAL COURTYARD PLAN/SECTION | 04/07/12 |
| A-AHS-DA-D08                                                    | C        | LEVEL 00 LINK BRIDGE PLAN/SECTION       | 04/07/12 |
| A-AHS-DA-E01                                                    | F        | NORTH WEST ELEVATION                    | 04/07/12 |
| A-AHS-DA-E02                                                    | F        | NORTH EAST ELEVATION                    | 04/07/12 |
| A-AHS-DA-E03                                                    | F        | SOUTH EAST ELEVATION                    | 04/07/12 |
| A-AHS-DA-E04                                                    | F        | SOUTH WEST ELEVATION                    | 04/07/12 |
| A-AHS-DA-E05                                                    | A        | FORECOURT ELEVATION                     | 04/07/12 |
| A-AHS-DA-F01                                                    | F        | SECTION AA                              | 04/07/12 |

|                                                      |                 |                                                         |              |
|------------------------------------------------------|-----------------|---------------------------------------------------------|--------------|
| A-AHS-DA-F02                                         | F               | SECTION BB                                              | 04/07/12     |
| A-AHS-DA-Z06                                         | C               | MATERIAL IMAGE BOARD                                    | 04/07/12     |
| <b>Landscape Drawings prepared by ASPECT Studios</b> |                 |                                                         |              |
| <b>Drawing No.</b>                                   | <b>Revision</b> | <b>Name of Plan</b>                                     | <b>Date</b>  |
| 11027 - DA00                                         | B               | KEY PLAN & DRAWING LIST                                 | JULY 2012    |
| 11027 - DA01                                         | A               | COMMUNAL CAFE COURTYARD                                 | JANUARY 2012 |
| 11027 - DA02                                         | B               | SURROUNDING ENTRY FORECOURT                             | JULY 2012    |
| 11027 - DA03                                         | A               | ACUTE HEALTH SERVICES BUILDING –<br>COURTYARDS LEVEL 00 | JANUARY 2012 |
| 11027 - DA04                                         | A               | COURTYARDS LEVEL 01                                     | JANUARY 2012 |
| 11027 - DA05                                         | A               | UPPER ROOF DECK LEVEL 02                                | JANUARY 2012 |
| 11027 - DA06                                         | A               | ENTRY FORECOURT PARK                                    | JULY 2012    |

### **Inconsistency between documents**

- A3. If there is any inconsistency between the plans and documentation referred to above 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.

### **Lapsing of approval**

- A5. This consent will lapse five years from the date of consent unless the works associated with the project have physically commenced.

### **Prescribed Conditions**

- A6. The applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Regulation.

### **Director General as Moderator**

- A7. Where this consent requires further approval from public authorities, the parties shall not act unreasonably in preventing an agreement from being reached. In the event that an agreement is unable to be reached within 2 months or a timeframe otherwise agreed to by the Director-General, the matter is to be referred to the Director-General for resolution. All areas of disagreement and the position of each party are to be clearly stated to facilitate a resolution. The Director-General's resolution of the matter will be binding on the parties.

### **Long Service Levy**

- A8. For work costing \$25,000 or more, a Long Service 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 consent authority shall be served on the Director-General.

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## **B PRIOR TO COMMENCEMENT WORKS**

### **Certified Plans**

- B1. Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority and the department prior to commencement of each stage of the works and shall include details as required by any of the following conditions.

### **Additional Details to be submitted – Building Façade Treatment**

- B2. In order to improve the visual interest of the Acute Health Services Building, the Parkside Crescent façade and north-eastern and south-western elevations shall be upgraded through a combination of improved articulation including fenestration and variation in materials, colours and finishes.

Final design details of the proposed external materials, colours and finishes, including schedules and a sample board of materials and colours (including an A3 photographic reproduction), satisfactorily demonstrating improved façade treatment shall be submitted to and approved by the Director-General or his nominee prior to the commencement of above ground works.

### **Additional Details to be submitted – Overflow Car Park**

- B3. To ensure that satisfactory car parking is provided, within 12 months of the commencement of construction, an overflow car parking area with a minimum capacity of 100 vehicles shall be established on the Campbelltown Hospital campus. The overflow car parking area shall be sited, designed, signposted and constructed to minimise environmental impact, using a form of permeable pavement material or grass supported by an engineered device (e.g. grasscrete, porous grass pavers or grass reinforcement mesh). Details of the location and design of the overflow car park are to be provided to the Director-General or his nominee prior to the commencement of the overflow car park works

### **Additional Details to be submitted – Appin Road Vehicle Access**

- B4.
- a) To ensure that improved future vehicle access arrangements are provided for Campbelltown Hospital, additional vehicle access to the hospital campus shall be provided via Appin Road in the first instance for emergency vehicles, and in the longer term for staff and public use, subject to the satisfaction of the Roads and Maritime Services.
  - b) Notwithstanding the above, the establishment and construction of the new Appin Road vehicle access is dependant on the support of Roads and Maritime Services. Should Roads and Maritime Services object to a new vehicle access off Appin Road, satisfaction of part a) of this condition is not required.
- Otherwise, evidence of approval from Roads and Maritime Services shall be submitted to the department prior to the commencement of works relating to the Appin Road access.

### **Reflectivity**

- B5. The building materials used on the facades of the buildings shall have a maximum normal spectral reflectivity of visible light of 20 percent and shall be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works.

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## Outdoor Lighting

- B6. All outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works.

## Access for People with Disabilities

- B7. 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 any construction drawings.

## Erosion and Sedimentation Control

- B8. 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 commencement of above ground works.

## Number of Car Spaces

- B9. The number of car spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works.

| Car parking allocation                        | Number     |
|-----------------------------------------------|------------|
| Acute Health Services building spaces         | 150*       |
| Acute Health Services building visitor spaces | 6          |
| <b>TOTAL</b>                                  | <b>156</b> |

**\*NOTE: A minimum 150 car parking spaces approved under the Review of Environmental Factors, titled Review of Environmental Factors, Therry Road, Campbelltown Hospital NSW, Campbelltown Hospital prepared for NSW Health Infrastructure on behalf of NSW Department of Health, prepared by JBA Planning, dated January 2012, are to be made available at all times for the Acute Health Services building.**

## Number of Bicycle Spaces

- B10.
- A minimum of 36 bicycle spaces are to be provided for the development. Details shall be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works.
  - The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities except that:
    - all bicycle parking for occupants of residential buildings must be Class 1 bicycle lockers, and
    - all bicycle parking for staff / employees of any land uses must be Class 2 bicycle facilities, and
    - all bicycle parking for visitors of any land uses must be Class 3 bicycle rails.

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## **Car Park and Service Vehicle Layout**

B11. Plans demonstrating compliance with the following traffic and parking requirements shall be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works:

- 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, AS2890.6 for accessible spaces 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
- d) All works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority
- 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.

## **Structural Details**

B12. Prior to the commencement of works, the applicant 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,
- b) the development consent.

## **Mechanical Ventilation**

B13. 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 commencement of above ground works.

## **Design of Food Premises**

B14. The fitout of the food premises shall be carried out in accordance with AS 4674 Design, *construction and fit-out of food premises*. Details of compliance with the relevant provisions of the Code shall be prepared by a suitably qualified person and submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works.

## **Storage and Handling of Waste**

B15. The building plans and specifications submitted to the principal certifying authority prior to the commencement of any works shall demonstrate that an appropriate area will be provided within the premises for the storage of garbage bins and recycling containers and all waste and recyclable material generated by this premises, including:

- a) All internal walls of the storage area are rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning

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- b) Include provision for the separation and storage, in appropriate categories, of material suitable for recycling
  - c) include provision for separate storage and collection of organic/food waste.

### **Stormwater and Drainage Works Design**

B16. Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of Campbelltown City 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**

B17.

- a) 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 commencement of above ground works.
- b) 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](http://www.sydneywater.com.au) then follow the “e-Developer” icon or telephone 13 20 92 for assistance.
- c) 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.

### **Treatment of Vehicular Entry**

B18. 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 and shall be detailed in the building plans submitted to the principal certifying authority prior to the commencement of any works.

### **Demolition**

B19. 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.

### **Notice of Commencement of Works**

B20. The PCA and council shall be given written notice, at least 48 hours prior to the commencement of building works on the subject site.

### **Construction Environmental Management Plan**

B21.

- a) Prior to the commencement of any works on the subject site, a Construction Environmental Management Plan (CEMP) shall be submitted to the PCA. 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, in consultation with local council

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- 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
  - viii) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting
  - ix) flora and fauna management.
- b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.
  - c) The applicant shall submit a copy of the CEMP to the department and to the council, prior to commencement of work.

### **Waste Management Plan during construction**

B22.

- a) 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:
  - i) Recycling of demolition materials including concrete
  - ii) Removal of hazardous materials and disposal at 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.
- b) 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.
- c) The applicant shall submit a copy of the Plan to the department and to the council, prior to commencement of work.
- d) The applicant 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.

### **Traffic & Pedestrian Management Plan**

B23.

- a) 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 having regard to the transport management strategy measures outlined in section 5 of the *Campbelltown Hospital Stage 1 Traffic and Parking Report*, prepared by Taylor Thomson Whitting, dated February 2012 and in consultation with the council, and where required, the approval of the council's traffic committee obtained.
- b) The Plan shall address, but not be limited to, the following matters:
  - i) ingress and egress of vehicles to the subject site,
  - ii) loading and unloading, including construction zones,
  - iii) predicted traffic volumes, types and routes,

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- iv) pedestrian and traffic management methods, and
  - c) The applicant shall submit a copy of the final Plan to the council, prior to the commencement of work.

### **Utility Services**

- B24. Prior to the commencement of works the applicant 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.
- B25. Prior to the commencement of works written advice shall be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

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## **C DURING CONSTRUCTION**

### **Hours of Work**

- C1. 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.

### **Parkside Crescent Public Domain**

- C2. All rock gabion walls fronting the public domain shall be screened with a suitable landscape treatment to ensure they present satisfactorily to the public domain.

### **Bush Fire Protection**

- C3. At the commencement of building works and in perpetuity, asset protection zones (APZ) are to be provided as detailed in *Table 1: Threat Assessment, APZ and category of bushfire attack* as outlined in the Bushfire Protection Assessment, prepared by Eco Logical Australia Pty Ltd, dated 25 January 2012.
- C4. Water, electricity and gas are to comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.
- C5. New construction shall comply with section 5 (BAL 12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
- C6. Arrangements for emergency and evacuation are to comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*.
- C7. Landscaping to the site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

### **Erosion and Sediment Control**

- C8. 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**

- C9. Any seepage or rainwater collected on-site during construction or ground water 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**

- C10. 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

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shall be readily available for perusal by any officer of the department, council or the PCA.

### **Site Notice**

C11.

- a) 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.
- b) The notice(s) is to satisfy all but not be limited to, the following requirements:
  - i) 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
  - ii) The notice is to be durable and weatherproof and is to be displayed throughout the works period
  - iii) 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
  - iv) 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**

C12.

- a) No street trees are to be trimmed or removed unless it forms a part of this development consent or prior written approval from council is obtained or is required in an emergency to avoid the loss of life or damage to property.
- b) All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, shall be replaced, to the satisfaction of council.
- c) 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.

### **Construction Noise Management**

C13. The development shall be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the Construction Noise and Vibration Management Plan, approved by the Director-General.

C14. 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 management levels.

C15. The applicant 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.

- a) 8.00 am to 12.00 pm, Monday to Friday
- b) 1.00 pm to 5.00 pm, Monday to Friday
- c) 9.00 am to 12.00 pm, Saturday
- d) 1.00pm to 4.00 pm, Saturday.

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- C16. Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a Construction Noise and Vibration Management Plan approved by the Director-General.
- C17. 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**

- C18. 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 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.
  - c) Vibratory compactors must not be used closer than 30 metres distance from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.
  - d) These limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved by the Director-General.

### **Work Cover Requirements**

- C19. 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**

- C20. 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**

- C21. 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.

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

- C22. 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**

- C23. 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.

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## **D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

### **Mechanical Ventilation**

- D1. Following completion, installation and testing of all the mechanical ventilation systems, the applicant shall provide evidence to the satisfaction of the PCA, prior to the issue of any Occupation Certificate, 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 development consent and any relevant modifications; and,
  - d) Any dispensation granted by the New South Wales Fire Brigade.

### **Road Damage**

- D2. 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 applicant/developer prior to the issue of any Occupation Certificate.
- D3. 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.

### **Sydney Water Compliance**

- D4. 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](http://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 Certification**

- D5. Prior to occupation of the building, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and council. And prominently displayed in the building

### **Structural Inspection Certificate**

- D6. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to occupation of the building. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the council after:
- a) The site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings.
  - b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

### **Appin Road Vehicle Access**

- D7. Prior to the occupation or the commencement of use of the approved development and subject to the satisfaction of condition B4(b), the Appin Road vehicle access to the

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hospital campus is to be completed. The new hospital campus access from Appin Road in the first instance is to be used for emergency vehicle access, and in the longer term for staff and public use, subject to any conditions or restrictions imposed by Roads and Maritime Services.

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## **E POST OCCUPATION**

### **Compliance with Food Code**

- E1. The applicant 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 AS 4674 *Design, construction and fit-out of food premises*. The applicant 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**

- E2. 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**

- E3. 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 – Plant and Machinery**

- E4. 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**

- E5. 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**

- E6. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

### **External Lighting**

- E7. 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 applicant shall submit to the consent authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.

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## **ADVISORY NOTES**

### **Appeals**

AN1. The applicant 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 applicant shall apply to the council 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 consents / agreements**

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

### **Movement of Trucks Transporting Waste Material**

AN4. The applicant 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.

### **Street Numbering**

AN5. Street numbers and the building name(s), if any, will need to be clearly displayed at either end of the ground level frontages in accordance with the council's policy, prior to the occupation of the building(s) or commencement of the use. If street numbers or a change to street numbers is required, a separate application shall be made to the council.

### **Temporary Structures**

- AN6.
- 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**

AN7. 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 applicant/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.

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## **Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

AN8.

- 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 applicant'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**

AN9. 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**

AN10. 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 applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the department.