



11422
6 February 2014

Megan Fu
NSW Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Megan

**SSD DA – STAGE 2 NELUNE COMPREHENSIVE CANCER CARE (NCCC) AND AUSTRALIAN
ADVANCED TREATMENT CENTRE (AATC)
PRINCE OF WALES HOSPITAL – AVOCA & HIGH STREETS, RANDWICK**

I write, on behalf of NSW Health Infrastructure (HI), with reference to the above and in response to late submissions received by the Department from NSW Heritage Office and the RMS. This letter supplements our original Response to Submissions package as issued on 22 January 2014.

1.0 RESPONSE TO NSW HERITAGE OFFICE SUBMISSION

1. Further details on the plant species and materiality of the landscape design should be provided for assessment and approval.

Please see response to this matter as already provided on pages 7 and 8 of the Stage 2 Response to Submissions Table at Appendix A of the submission.

2. Further design and construction details on the materiality of the balustrade to the central light well and hard landscaping generally should be provided for assessment and approval.

The balustrade was approved as part of Stage 1 of the project. The balustrade serves to provide a barrier (meeting relevant Australian Standards in height, form and construction) to prevent vehicles falling/crashing from ground level into the sunken courtyard. The materials for the barrier / balustrade, as visible from the barrier's outside, are precast concrete panel and sill, galvanised steel balustrade and painted handrail and colour-backed glass with structural struts for the fixed glazing system. Please see attached drawings from Rice Daubney.

3. Further design details of the proposed alterations to the heritage fence and gateway at Avoca Street that indicates the extent of heritage fabric required to be removed for assessment and approval.

Please see response to this matter as already provided on page 8 of the Stage 2 Response to Submissions Table at Appendix A of the submission.

4. The proposal indicates that the Superintendent's Residence is to be surrounded by a raised lawn; however, alterations to original ground level around heritage buildings may result in long term damage to its heritage fabric, including stone decay from rising damp.

Please see response to this matter as already provided on page 7 of the Stage 2 Response to Submissions Table at Appendix A of the submission.

5. The Landscape Design Statement prepared by Oculus and dated 3 September 2013 indicates in section 5.0 The Heritage Curtilages that the landscape treatment will include 'complimentary materials such as stone paving and grass', therefore, further details on the use of stone paving in the proposal should be provided for assessment and approval.

Please see response to this matter as already provided on page 7 of the Stage 2 Response to Submissions Table at Appendix A of the submission. The submitted EIS plans provide appropriate detail.

2.0 RESPONSE TO RMS SUBMISSION

- 1. There is no final determination on where the Terminus for the light rail will be located and this may affect access to the development***

Noted. Please see also response to this matter as already provided on page 6 of the Stage 2 Response to Submissions Table at Appendix A of the submission, noting HI proposed ongoing liaison with TfNSW to ensure integration of both projects during construction and operation.

- 2. The report advises that the loss of on-site parking spaces will be accommodated on-street. RMS advises that on-street parking within this precinct is already at a premium and numerous parking spaces will be lost in the area as a result of the light rail project.***

Noted. It is envisaged that use of the proposed light rail system will be suitably high by employees and visitors to the POWH campus given its direct proximity to the campus off High Street. The preparation of a Sustainable Travel Plan for users of the development will assist in ensuring private car use can be kept to a suitable level relative to other car use in the environs of the POWH campus. Investigations are underway with respect to parking on the whole of the campus independently to this project, noting that this involves 4 major hospitals and a range of other supporting and ancillary services. Accordingly, this project cannot reasonably be tied to the undertaking of this wider investigation.

- 3. The proposed traffic management measures should be implemented and provided to the RMS for review prior to implementation.***

Measures as recommended in the EIS for external impacts can be implemented and provided for RMS review as relevant or necessary. Any internal traffic arrangements would be outside of RMS jurisdiction and for the hospital and Local Health District to manage within the Campus' own traffic context.

- 4. The swept path of the longest vehicle' entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.***

Noted with respect to AUSTROADS requirements. Swept paths for vehicles to use the site / development were addressed, assessed and approved under the Stage 1 application. See Appendix B of the Aurecon Report of 16 March 2012.

3.0 HI RESPONSE TO SUGGESTED RANDWICK CITY COUNCIL CONDITIONS

In addition to responding to the late submissions you have also requested HI's response to Randwick City Council's suggested draft conditions as attached in their submission. A response to these conditions is attached to this letter. You'll note that HI's position is that:

- Proposed European Heritage conditions are generally superfluous when the EIS or the HIS has already suitably addressed these issues or the matter has been addressed in the Response to Submission package. Generally no further detail is deemed to be required to be submitted, and if agreed to be submitted this should ideally not be to Council's satisfaction or for their approval. The appropriate sign-off mechanism would be to the certifier's satisfaction or as otherwise required by recommendations of the relevant specialist report.
- European and Aboriginal Archaeology is suitably addressed by recommendations within each respective specialist report.
- Modification to the Sustainable Travel Plan condition seeks to apply only to the subject development, remove timeframes for audit and review, tie the delivery to certification, remove Council's role in sign-off, and remove connection to the independent campus wide parking study.
- There is agreement to all conditions under the headings of Construction Traffic Management Plan; Drainage and Groundwater / Seepage; and Civil Works / Damage Deposit.

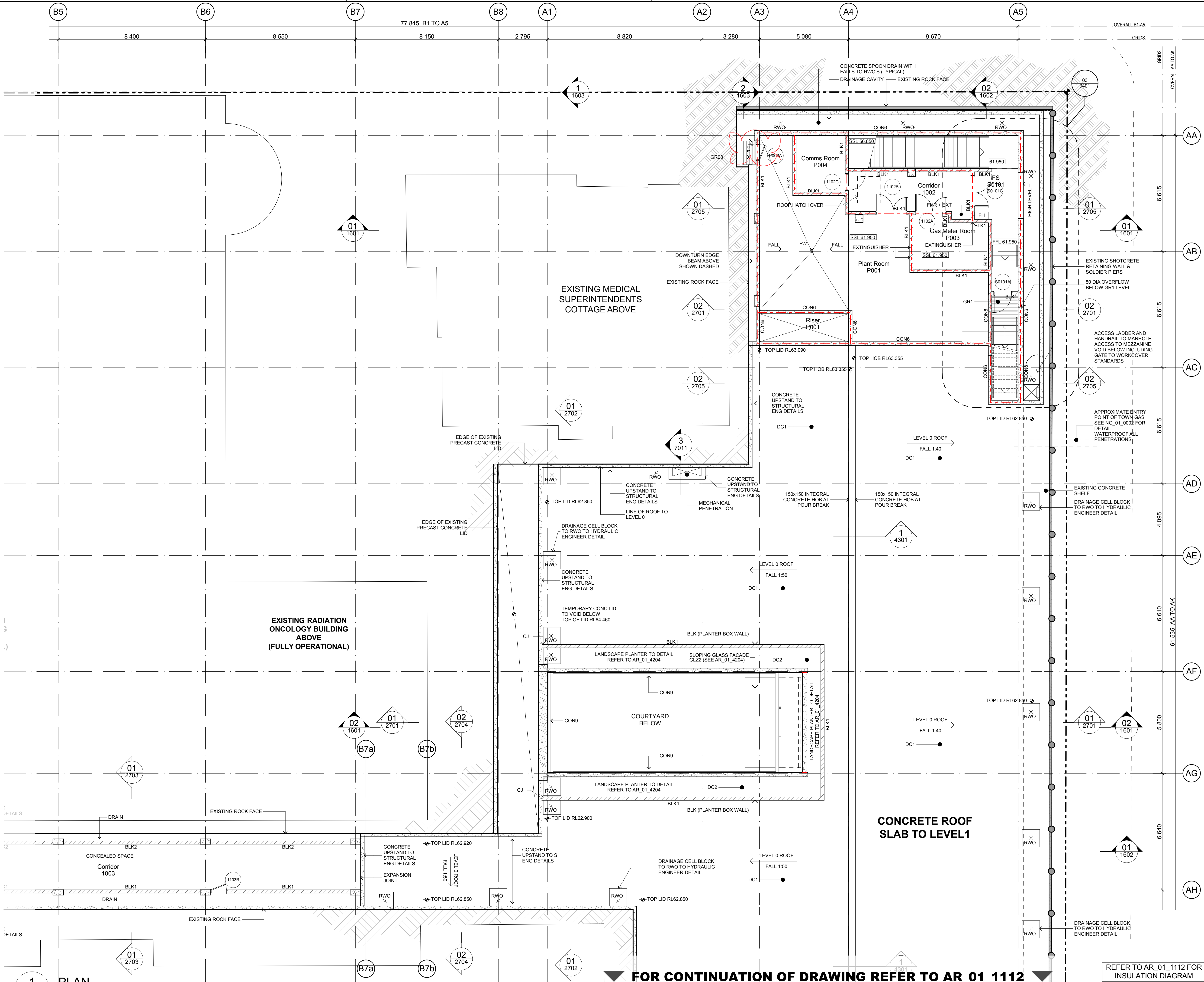
Should you have any queries about this matter, please do not hesitate to contact me on 9409 4940 or oklein@jbaurban.com.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'O Klein', with a stylized, cursive script.

Oliver Klein
Associate

FOR CONTINUATION OF DRAWING REFER TO AR_01_1113



1 PLAN
LEVEL 01 - AREA 1 - FLOOR PLAN

1:100

FOR CONTINUATION OF DRAWING REFER TO AR_01_1112

REFER TO AR_01_1112 FOR
INSULATION DIAGRAM

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KEY PLAN

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
00	ISSUE FOR TENDER	AR	KB	02.11.12
01	ISSUE FOR TENDER	AR	KB	07.12.12
02	CONTRACT DOCUMENT	JL	KB	08.03.13
03	FOR CONSTRUCTION	JL	KB	19.04.13
04	NOTE CLARIFIED	JL	RG	17.10.13
05	DIMENSIONS ADDED	JL	RG	19.11.13

WALL LINING REFERENCE TAG

- 13MM IMPACT RESISTANT PLASTERBOARD
- 13MM IMPACT RESISTANT FIRE RATED PLASTERBOARD
- 13MM WATER RESISTANT PLASTERBOARD

APPLY WALL LINING TO ALL ROOM WALLS

APPLY WALL LINING TO ANCHORED WALLS ONLY

WALL TYPE LEGEND

- PT_
- BLK_
- CON_

2HR FIRE RATED WALL

A FOR ALL PARTITION TYPES & DESCRIPTION REFER TO AR_01_4601
B FOR DOOR TYPES SEE DRAWING NUMBER AR_01_5521 & AR_01_5551 FOR DOOR SCHEDULE
C FOR ALL STRUCTURAL WALL AND SLAB SETOUT REFER TO 2000 DRAWING SERIES
CJ CONSTRUCTION JOINT

CLIENT

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PROJECT:

**PRINCE OF WALES HOSPITAL
NCCC & AATC STAGE 1
Randwick Hospital Campus
Sydney, NSW, 2031**

DRAWING TITLE:

**GA & PARTITION PLANS
GA PLAN LEVEL 01 - AREA 1**

SCALE:

AS SHOWN @ A1

CHECKED:

RG

PROJECT NUMBER:

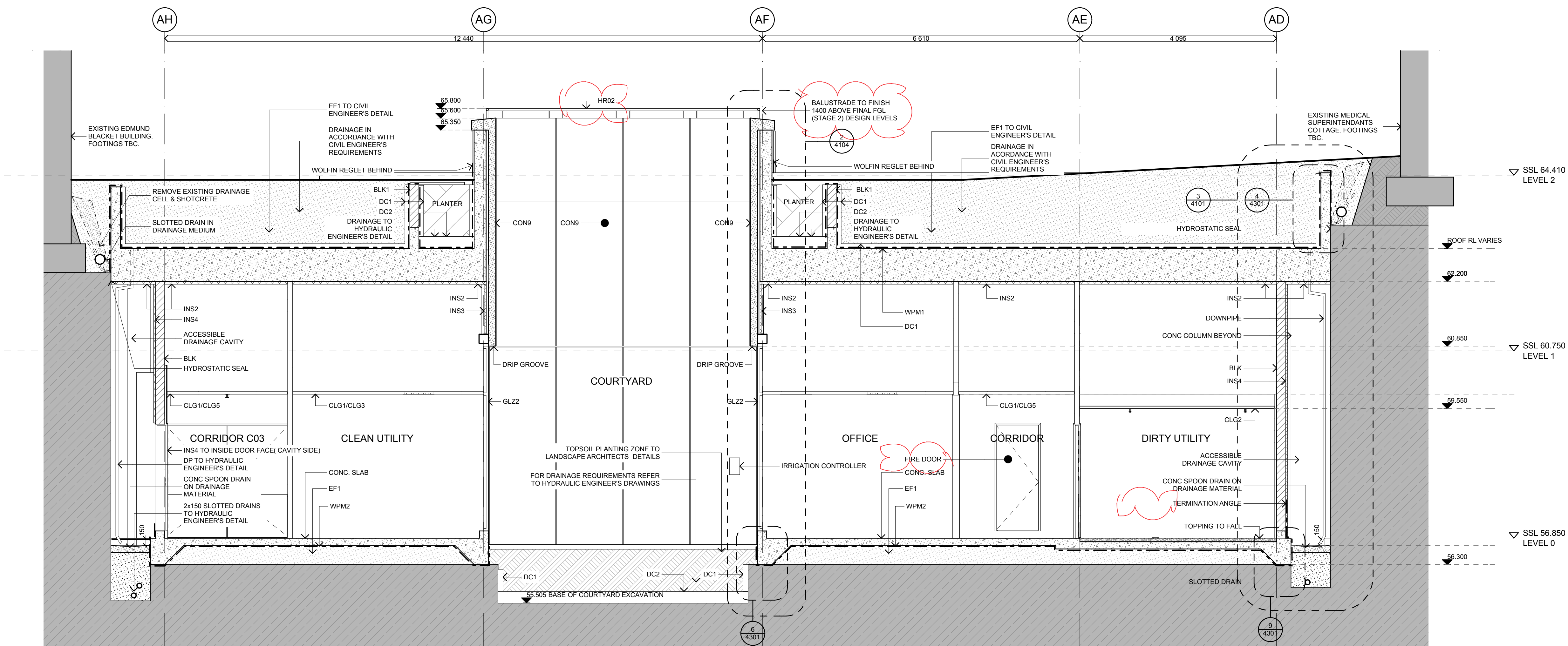
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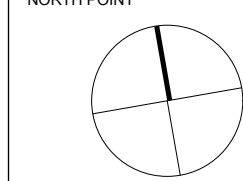
ISSUE:

05



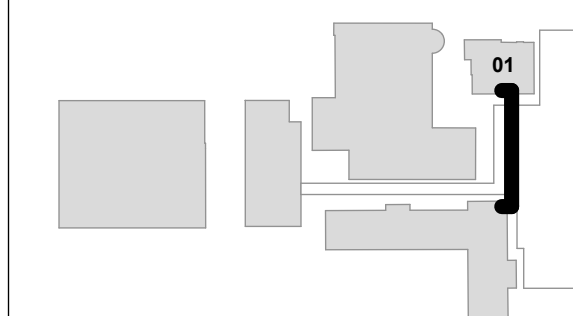
01 SECTION
03 NORTH - SOUTH (THROUGH COURTYARD) 1:50

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03	FOR CONSTRUCTION	JL	KB	19.04.13

READ IN CONJUNCTION WITH NDY
CONDENSATION & INSULATION REPORT

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PROJECT:
**PRINCE OF WALES HOSPITAL
NCCC & AATC STAGE 1
Randwick Hospital Campus
Sydney, NSW, 2031**

DRAWING TITLE:
**EXTERNAL WALL DETAILS
DETAILED SECTIONS SHEET 02**

SCALE:
AS SHOWN @ A1

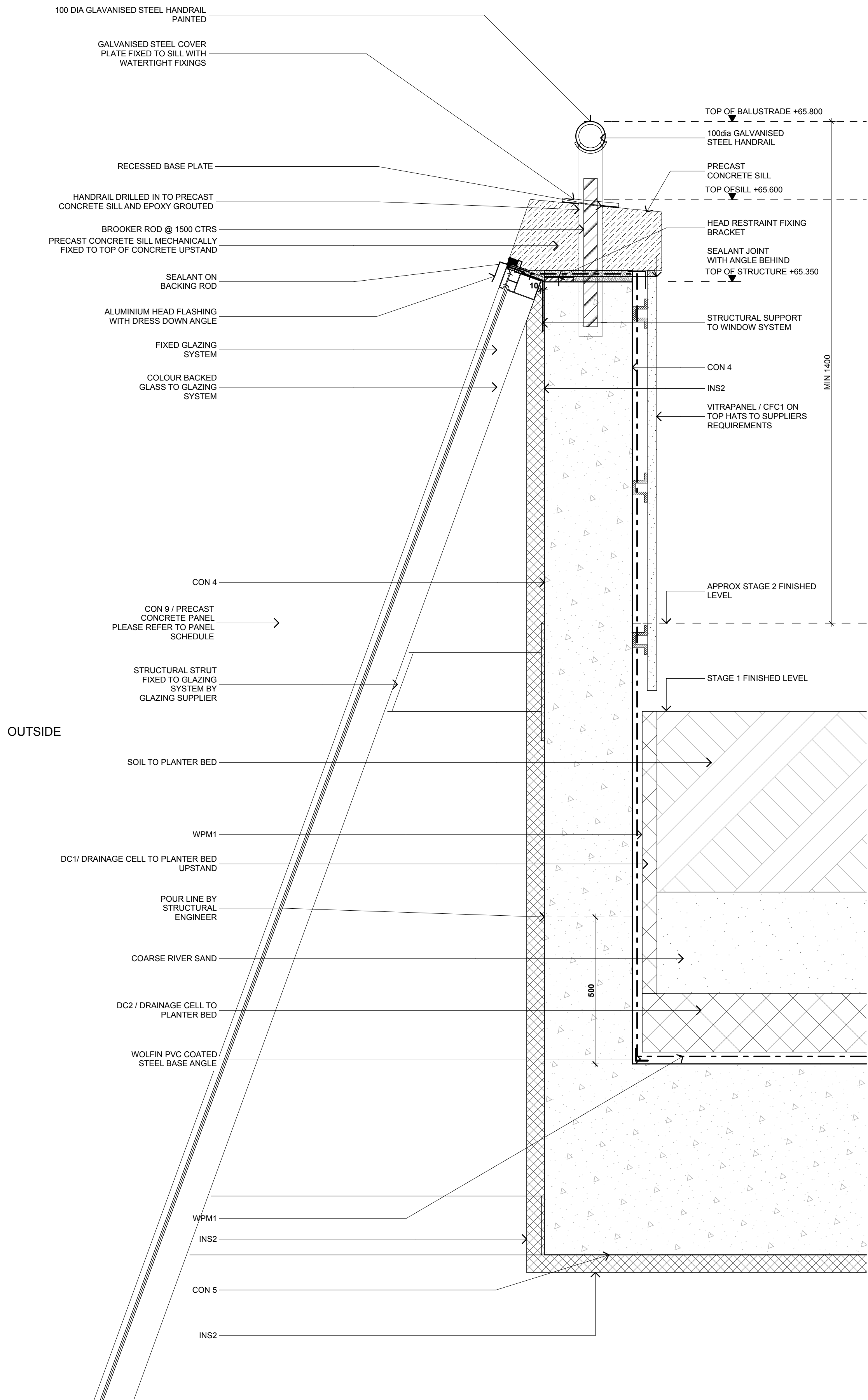
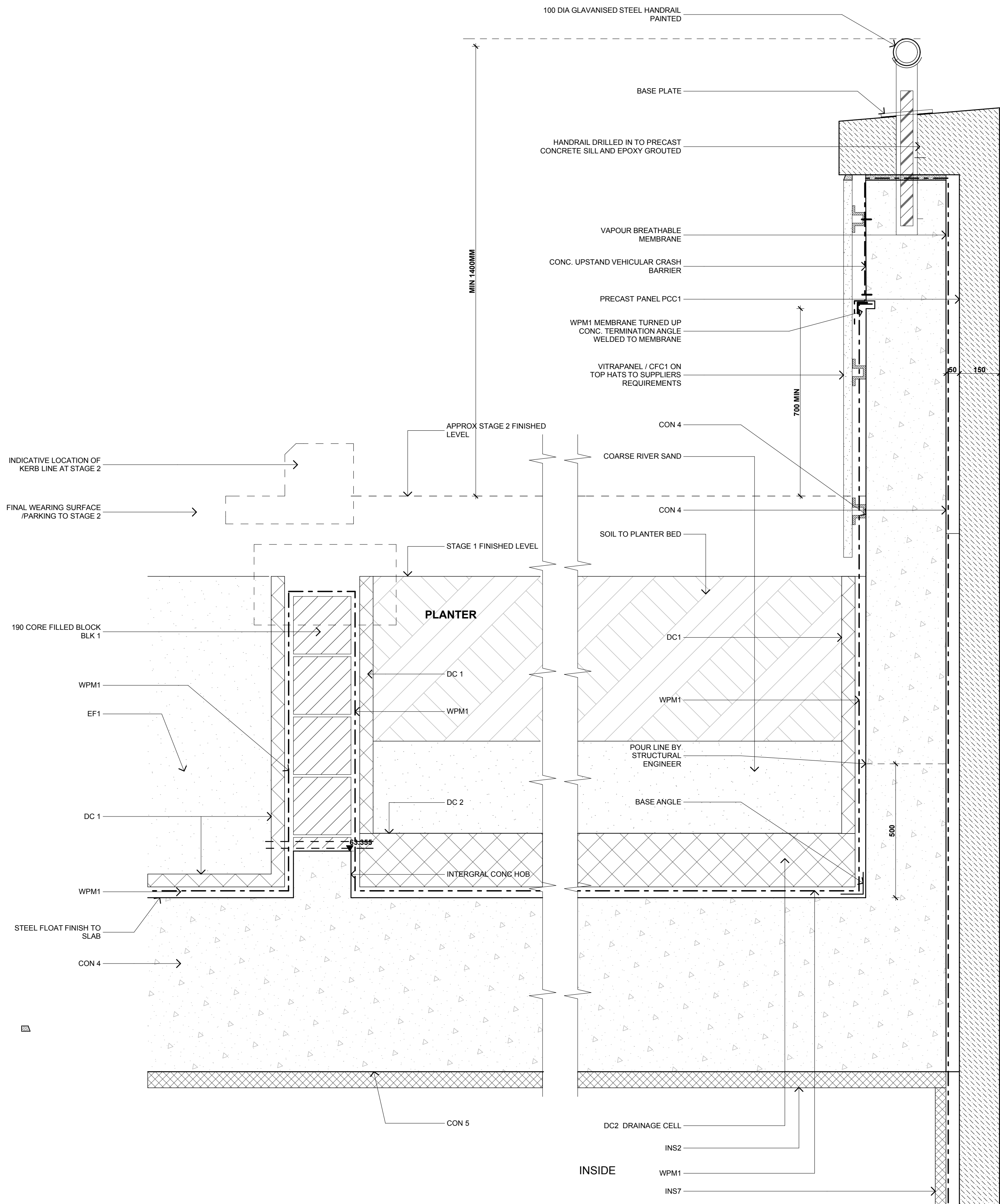
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PROJECT NUMBER:
11507

DRAWING NUMBER:
AR_01_2702

ISSUE:
03

FOR CONSTRUCTION

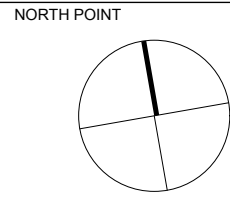


1

DETAIL SECTION
SECTION THROUGH PLANTER BED

1:10

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02	CONTRACT DOCUMENT	JL	KB	08.03.13
03	FOR CONSTRUCTION	JL	KB	19.04.13

FOR CODES REFER AR_01_9904
FINISHES & FITTINGS SCHEDULE

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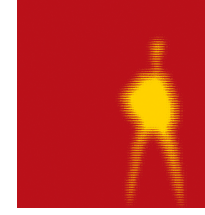
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PROJECT:
**PRINCE OF WALES HOSPITAL
NCCC & AATC STAGE 1
Randwick Hospital Campus
Sydney, NSW, 2031**

DRAWING TITLE:
**GLAZED WALL ASSEMBLIES
FACADE / PLANTER BED DETAILS**

SCALE:
AS SHOWN @ A1

CHECKED:
KB

PROJECT NUMBER:
11507

DRAWING NUMBER:
AR_01_4204

ISSUE:
03

Attachment 1 Recommended specific conditions

The following conditions are recommended to be considered:

European Heritage

- A report shall be prepared by a *professional engineer* and submitted to the certifying authority prior to the issuing of a construction certificate, detailing the proposed methods of excavation, shoring or pile construction, including details of potential vibration emissions. The report, must demonstrate the suitability of the proposed methods of construction to overcome any potential damage to nearby premises including the Superintendents Cottage and the Edmund Blacket building.

Any practices or procedures specified in the engineer's report in relation to the avoidance or minimisation of structural damage to nearby premises, must be fully complied with and incorporated into the documentation for the construction certificate.

A copy of the engineers report is to be submitted to the Council, if the Council is not the certifying authority.

- A dilapidation report prepared by a *professional engineer* or suitably qualified and experienced building surveyor shall be submitted to the certifying authority prior to the commencement of demolition, excavation or building works detailing the current condition and status of the Superintendents Cottage and the Edmund Blacket building. The report is to be supported with photographic evidence of the status and condition of the buildings ~~and a copy of the report must also be forwarded to the Council and to the owners of each of the abovestated premises, prior to the commencement of any works.~~

~~• Details are to be provided of the widened opening and any new gates in order to minimise impact on the heritage significance of the original fence.~~

- The original pedestrian gate from the Avoca Street fence is to be salvaged and stored, displayed or reused on site.

~~• A raised lawn is not to be provided around the Superintendents Cottage, in order to avoid damage to building fabric which is likely to result from increased damp caused by raised soil levels and interrupted subfloor ventilation. The raised lawn will also adversely impact on the traditional siting and proportions of the building. Amended landscape details are to be prepared and submitted.~~

- Species for the proposed tree planting in front of the Superintendents Cottage and the Edmund Blacket building should be carefully selected to ensure visibility of the main front elevation of the building is retained.

~~• Further detail is to be provided on the design and location of proposed information plaques which are to be installed in open space areas on the site, describing the design and history of the Superintendents Cottage and the Blacket Building. These plaques are to be installed in conjunction with the development.~~

- ~~A Schedule of essential short term conservation works to the Superintendents Cottage and the Edmund Blacket building is to be prepared by a heritage/conservation architect. The Schedule shall be to be submitted to and approved by Council's Director City Planning, in accordance with Section 80A (2) of the Environmental Planning and Assessment Act 1979 prior to a construction certificate being issued for~~

~~the development.~~

~~• The Schedule of short term conservation works is to be implemented in conjunction with the proposed development. An architect suitably qualified and experienced in heritage conservation shall be engaged to oversee the implementation of the Conservation Schedule to ensure the use of technically sound and appropriate techniques.~~

European Archaeology

~~• An archaeological research design and appropriate methodology is to be prepared to guide any archaeological program for the site.~~

~~• Testing to determine the presence or absence of archaeological remains may be undertaken as part of the Environmental Assessment, and a report on the results of the testing is to be prepared. Archaeological remains are not to be removed without prior State Significant Development Application approval by the Minister for Planning.~~

~~• A S.140 application to the Heritage Branch of the Office of Environment and Heritage could be applied for in relation to the proposed works to excavate, record and remove the remains prior to State Significant Development Application approval under Part 4, Division 4.1 of the EP and C Act.~~

~~• A report on the results of the archaeological program is to be prepared. Reporting is to include cataloguing and analysis of any artefact deposits.~~

~~• The archaeological program is to be directed by a qualified archaeologist, able to hold a permit under the Heritage Council, Excavation Director~~

The Archaeological report recommended following investigations that no further European archaeological work is required for Stage 1 or Stage 2 of the NCCC & AATC development. If any unidentified historical archaeological remains or deposits are exposed during the works, excavation will cease in the affected areas and an archaeologist will undertake an evaluation of the potential extent and significance of such relics. The Heritage Council will be notified in accordance with section 146 of the NSW Heritage Act, 1977.

Aboriginal Archaeology

~~• No additional Aboriginal archaeological works are required in relation to the current proposal in areas outside the identified Area of Low Aboriginal Sensitivity. (indicated in Figure 11 of the PAAA).~~

~~• Within the Area of Low Aboriginal Sensitivity (Figure 11), archaeological monitoring of the removal of the current surfaces (eg asphalt), underlying service infrastructure and recent fill should be undertaken by a suitably qualified archaeologist in conjunction with the La Perouse Aboriginal Land Council.~~

~~• If no deposit with Aboriginal archaeological potential is identified as a result of the architectural monitoring within the identified area of Low Aboriginal sensitivity, no further Aboriginal archaeological works are required in relation to the current proposal with the area of Low Aboriginal sensitivity (Figure 11).~~

~~• If deposits of Aboriginal archaeological potential are identified as a result of archaeological monitoring with the area of Low Aboriginal sensitivity, further investigations are to be undertaken by a suitably qualified archaeologist in conjunction with the La Perouse Aboriginal Land Council, consisting of Aboriginal archaeological excavations of a form appropriate~~

~~to the extent and location of the identified deposits and any applicable approvals or methodologies. These excavations will inform final Aboriginal archaeological management recommendations for the Aboriginal archaeological significance of the study area in relation to the current proposal.~~

~~• Consultation with the La Perouse Aboriginal Land Council should be undertaken if opportunities for historical interpretation are proposed within the context of future development, to enable appropriate Aboriginal culture and heritage information to form part of any such interpretation.~~

The report submitted indicates:

No further Aboriginal archaeological works are considered warranted in relation to the current development proposal. Specifically no further Aboriginal archaeological excavations or Aboriginal archaeological monitoring are considered warranted.

II. Should Aboriginal archaeological remains, or material suspected as such, be encountered during site works, all works should cease in the vicinity until the remains can be inspected by a representative of the La Perouse Local Aboriginal Land Council and a suitably qualified archaeologist to determine if the remains are of Aboriginal cultural origin and an appropriate management strategy for them (this may also involve contacting the Office of Environment & Heritage).

All work would be in accordance with this and no condition is deemed necessary.

Sustainable Travel Plan

• A sustainable travel plan for this development shall be prepared in consultation with staff, ~~the public and with Randwick City Council~~, prior to issue of a constructionan occupation/completion certificate.

The Sustainable travel plan shall:

- be prepared based on adequate base-line data, ~~including a campuswide car parking study~~ and an analysis of staff and visitor travel patterns including mode split;
- identify opportunities and mode share targets for increased use of sustainable transport options;
- identify measures to meet mode share targets;
~~include an ongoing monitoring and annual reporting mechanism to cover a minimum of 5 years; and~~
~~identify a position within the organisation responsible for implementing and monitoring the Plan.~~

Construction Traffic Management Plan

• A detailed Construction Traffic Management Plan must be submitted and approved by Council prior to commencement of any site work. The Construction Traffic Management Plan must be prepared by a suitably qualified person and must include the following details, to the satisfaction of Council:

- A description of the demolition, excavation and construction works
- A site plan/s showing the site, roads, footpaths, site access points and vehicular movements
- Any proposed road and/or footpath closures
- Proposed site access locations for personnel, deliveries and materials
- Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site)
- Provision for loading and unloading of goods and materials
- Impacts of the work and vehicular movements on the road network, traffic and pedestrians
- Proposed hours of construction related activities and vehicular movements to and from the site

- Current/proposed approvals from other Agencies and Authorities (including NSW Roads & Traffic Authority, Police and State Transit Authority)
- Any activities proposed to be located or impact upon Council's road, footways or any public place
- Measures to maintain public safety and convenience

Drainage and Groundwater/Seepage

- The development must ensure that all new habitable areas and storage space are fully protected for storm events up to the critical 1 in 100 year ARI event (freeboard above the 1 in 100 year level is to be provided).
- Stormwater discharge from the development site must not exceed which would occur from a 1 in 5 year storm of 1 hour duration for the existing site conditions. All other stormwater run-off from the site for all storms up to the 1 in 20 year storm is to be retained on the site for gradual release to the receiving drainage system as required by Council. Provision is to be made for satisfactory overland flow should a storm in excess of the above parameters occur.
- Where the site is affected by groundwater or fluctuating water table (including during the course of construction), the following requirements must be satisfied:
 - Groundwater and subsoil drainage must not be connected or discharged to the stormwater system or to Council's street gutter or drainage system, unless specific written approval has been obtained from Council beforehand, and
 - Groundwater and sub-soil drainage must be restricted from entering the basement levels and the stormwater drainage system, by tanking and waterproofing the basement areas of the building, and
 - Adequate provisions must be made for the groundwater to drain around the basement levels and ensure that the basement will not impede the movement of the ground water through the development site, and
 - Details of the proposed methods of managing groundwater, tanking and waterproofing must be prepared by a suitably qualified and experienced Hydro-geological Engineer and be submitted to and approved by the certifying authority, prior to issuing the construction certificate.
- Any required dewatering must be monitored by the consulting Engineer/s to the satisfaction, of the crown certifier and documentary evidence of compliance with the relevant conditions of consent and dewatering requirements must be provided to the crown certifier and the Council. The site conditions and fluctuations in the water table are to be reviewed by the consulting Engineer prior to and during the excavation/construction process, to ensure the suitability of the excavation and dewatering process and compliance with Council's conditions.
- Prior to the issuing of a Crown Completion Certificate a works-as-executed drainage plan prepared by a registered surveyor and approved by a suitably qualified and experienced hydraulic consultant/engineer must be forwarded to the Crown certifier and the Council. The works-as-executed plan must include the following details (as applicable):
 - Finished site contours at 0.2 metre intervals;
 - The location, diameter, gradient and material (i.e. PVC, RC etc) of all stormwater pipes;
 - Details of any pumping systems installed (including wet well volumes).

- Prior to the issuing of a Crown Completion Certificate the applicant shall submit to the Crown certifier (PCA) and Council, certification from a suitably qualified and experienced Hydraulic Engineer, which confirms that the design and construction of the stormwater drainage system complies with the Building Code of Australia, Australian Standard AS3500.3: 2003 (Plumbing & Drainage - Stormwater Drainage) and conditions of this development consent. The certification must be provided following inspection/s of the site stormwater drainage system by the Hydraulic Engineers to the satisfaction of the PCA.

- Prior to the issuing of a Crown Completion Certificate the applicant shall submit to the Crown certifier (PCA) and Council certification from a suitably qualified and experienced professional Engineer, to the satisfaction of the Crown certifier confirming that the basement tanking/waterproofing and any sub-soil drainage systems (as applicable) have been provided in accordance with the conditions of consent and relevant Standards.

- The application must fully document both the existing and proposed drainage system. The application must also consider any required modifications, extensions or upgrades to the existing Council controlled system located within the Prince of Wales Hospital site as a result of the proposed development.

Civil Works/Damage Deposit

- Prior to commencement of site works on the Stage 2 project, the following damage/civil works security deposit requirement must be complied with, as security for making good any damage caused to the roadway, footway, verge or any public place; and as security for completing any public work; and for remedying any defect on such public works, in accordance with section 80A(6) of the *Environmental Planning and Assessment Act 1979*:

- \$5000.00- Damage / Civil Works Security Deposit;

- The damage/civil works security deposit may be provided by way of a cash, cheque or credit card payment and is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure. The owner/builder is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works;

- The owner/developer must meet the full cost for Council or a Council approved contractor to repair/replace any damaged sections of Council's footpath, kerb & gutter, nature strip etc which are due to building works being carried out at the above site. This includes the removal of cement slurry from Council's footpath and roadway;

- All external civil work to be carried out on Council property (including the installation and repair of roads, footpaths, vehicular crossings, kerb and guttering and drainage works), must be carried out in accordance with Council's Policy for "Vehicular Access and Road and Drainage Works" and the following requirements:

- a) All work on Council land must be carried out by Council, unless specific written approval has been obtained from Council to use non-Council contractors.

- b) Details of the proposed civil works to be carried out on Council land must be submitted to Council in a Pre-paid Works Application Form, prior to an occupation certificate being issued for the development, together with payment of the relevant fees.

- c) If it is proposed to use non-Council contractors to carry out the civil works on Council land, the work must not

commence until the written approval has been obtained from Council and the work must be carried out in accordance with the conditions of consent, Council's design details and payment of a Council design and supervision fee.

d) The civil works must be completed in accordance with Council's conditions of consent and approved design and construction documentation, prior to occupation of the development, or as otherwise approved by Council in writing.