

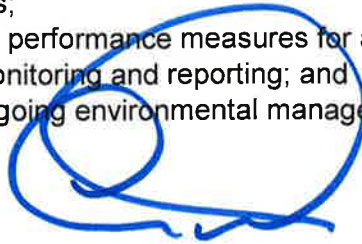
Development consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, under delegation dated 16 February 2015, I approve the development referred to in schedule 1, subject to the conditions in schedule 2.

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.



Chris Wilson
Executive Director
Infrastructure and Industry Assessments

Sydney

1 May

2015

SCHEDULE 1

Application No.:	SSD 6848
Applicant:	Health Administration Corporation
Consent Authority:	Minister for Planning
Land:	Lismore Base Hospital at Uralba Street, Little Uralba and Dalziell Street, Lismore
Approved Development:	<p>Stage 3B of Lismore Base Hospital Redevelopment and new multi-level car park, including:</p> <ul style="list-style-type: none">• demolition works, including demolition of part of Block A, temporary maternity building and residential buildings located on the car park site;• bulk excavation and site preparatory works;• construction of five additional storeys above Stage 3A (resulting in a 10 storey building) and a five storey addition to the north of Stage 3A, including partial closure of Little Uralba Street for the new loading dock and driveway;• fit-out of one level and expansion of the uppermost level of Stage 3A;• construction of a helipad on the roof of the ten storey Stage 3A and Stage 3B development;• the staged construction of a part six part seven level car park; and• subdivision of the Car Park Site.

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Consent holder or person with the benefit of the development consent
Application	The development application and the accompanying drawings plans and documentation described in Condition A2.
BCA	Building Code of Australia
Construction	The demolition of buildings or works, the carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure covered by this consent.
Council	Lismore City Council
Certification of Crown Building works	Certification under s109R of the EP&A Act
Certifying Authority	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, <i>Strata Schemes (Freehold Development) Act 1973</i> and <i>Strata Schemes (Leasehold Development) Act 1986</i> or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
Department	The Department of Planning and Environment
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Feasible	Feasible relates to engineering considerations and what is practical to build
Minister	Minister for Planning, or nominee
OEH	Office of the Environment and Heritage
RTS	Response to Submissions prepared by Health Infrastructure dated 19 March 2015
Reasonable	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.
RMS	Roads and Maritime Services Division, Transport for NSW
Secretary	Secretary of the Department of Planning and Environment
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate)
Site	Land referred to in Schedule 1
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.
Stage 3A	State Significant Development Application SSD 5816 Lismore Base Hospital Redevelopment
Zone of Influence	The horizontal distance from the edge of the excavation to twice the maximum excavation depth.

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

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.

Terms of Consent

- A2 The applicant shall carry out the project generally in accordance with the:
- a) State Significant Development Application SSD 6848;
 - b) Environmental Impact Statement prepared by City Plan Services dated January 2015;
 - c) Response to Submissions prepared by Health Infrastructure dated 19 March 2015;
 - d) The conditions of this consent; and
 - e) The 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 Woods Bagot			
Drawing No.	Revision	Name of Plan	Date
DA1100	B	DEMOLITION PLAN	13/11/14
DA1000	D	SITE PLAN	13/11/14
DA2203	E	FLOOR PLAN L3	13/11/14
DA2204	D	FLOOR PLAN L4	13/11/14
DA2205	D	FLOOR PLAN L5	13/11/14
DA2206	D	FLOOR PLAN L6	13/11/14
DA2207	D	FLOOR PLAN L7	13/11/14
DA2208	D	FLOOR PLAN L8	13/11/14
DA2209	D	FLOOR PLAN L9	13/11/14
DA2210	D	FLOOR PLAN L10	13/11/14
DA2211	D	FLOOR PLAN L11	13/11/14
DA2212	D	FLOOR PLAN L12	13/11/14
DA2213	C	ROOF PLAN	13/11/14
DA2214	D	FLOOR PLAN HELIPAD & ROOF	13/11/14
DA3001	D	SOUTH ELEVATION	13/11/14
DA3002	D	NORTH ELEVATION	13/11/14
DA3003	D	EAST & WEST ELEVATION	13/11/14
DA3100	D	SECTION 1	13/11/14
DA3101	D	SECTION 2	13/11/14
DA3102	A	SECTION 3	13/11/14
DA8100	C	MATERIALS	13/11/14
DA9001	C	STAGE 3B SUMMARY AREAS	7/11/14
Architectural (or Design) Drawings prepared by fitzpatrick + partners			
Drawing No.	Revision	Name of Plan	Date
DA-004	A	DEMOLITION SCOPE	11/12/2014
DA-025	C	STAGE 2 SITE PLAN	8/04/2015
DA-005	A	LEVEL 1 (DALZIELL ST)	11/12/2014
DA-006	A	LEVEL 2	11/12/2014
DA-007	A	LEVEL 3	11/12/2014
DA-008	A	LEVEL 4	11/12/2014
DA-009	A	LEVEL 5 (URALBA STREET)	11/12/2014
DA-010	A	LEVEL 6	11/12/2014

DA-011	A	LEVEL 7	11/12/2014
DA-012	A	LEVEL 8	11/12/2014
DA-013	A	LEVEL 9	11/12/2014
DA-014	A	ELEVATIONS 1	11/12/2014
DA-015	A	ELEVATIONS 2	11/12/2014
DA-016	A	SECTIONS	11/12/2014
DA-017	A	FAÇADE DETAIL + MATERIALS AND FINISHES	11/12/2014
DA-020	A	STAGING DIAGRAMS	11/12/2014
DA-024	A	STAGE 1 SITE PLAN	24/03/2015
A-0100	05	PLANS – GENERAL ARRANGEMENT LEVEL 1	12/02/2015
A-0101	03	PLANS – GENERAL ARRANGEMENT LEVEL 2	6/02/2015
A-0102	03	PLANS – GENERAL ARRANGEMENT LEVEL 3	6/02/2015
A-0103	03	PLANS – GENERAL ARRANGEMENT LEVEL 4	6/02/2015
A-0104	03	PLANS – GENERAL ARRANGEMENT LEVEL 5	6/02/2015
A-0200	04	ELEVATIONS	12/02/2015
Subdivision Plan prepared by Newton Denny Chapelle			
Drawing No.	Revision	Name of Plan	Date
		PLAN OF PROPOSED SUBDIVISION OF LOT 1 DP1178195, LOT 394 DP755718 & LOTS 14, 15, 16 DP1073227	20.11.14
Landscape Drawings prepared by Spackman Mossop and Michaels			
Drawing No.	Revision	Name of Plan	Date
L02	B	Landscape Plan (Stage 1)	08/12/14
L03	B	Landscape Section (Stage 1)	08/12/14
L04	B	Landscape Plan (Stage 2)	08/12/14
L05	B	Landscape Sections	08/12/14
L06	B	Landscape Sections (Narrow Side)	08/12/14
L07	B	Landscape Planting Palette – Planting Treatments	08/12/14
L08	B	Landscape Planting Palette – Specimen Planting	08/12/14
Landscape Drawings prepared by 360 degrees			
Drawing No.	Revision	Name of Plan	Date
LAN-001	A	NOTES & SCHEDULES	14.11.14
LAN-002	A	SITE LOCATION PLAN	14.11.14
LAN-100	A	LANDSCAPE PLAN	14.11.14
LAN-101	A	LANDSCAPE PLAN	14.11.14
LAN-900	A	PLANTING PALETTE	14.11.14

- 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 consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.
- A4 The applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
- any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent; and
 - the implementation of any actions or measures contained in these documents.

Car Parking Management Strategy

- A5 The applicant shall prepare and finalise the Car Parking Management Strategy within the first six months of commencement of construction works for the car park. The Car Parking Management Strategy must be prepared in consultation with the Council and local residents and must address, but not be limited to, the following matters:
- a) on-street car parking management, including details of any supporting infrastructure required for the proposed measures, responsibilities for the measures and timing for implementation;
 - b) the feasibility of implementing a High Pedestrian Activity Area along Uralba Street; and
 - c) car parking fees and ensure that the concession rates in NSW Health's Car Park Fee Policy are applied to all patients and patient carers.

The Car Parking Management Strategy must be endorsed by the local traffic committee if the Strategy proposes to install or alter any existing traffic control devices or traffic control facilities.

Limits on Consent

- A6 This consent will lapse five years from the date of consent unless the works associated with the project have physically commenced.

Prescribed Conditions

- A7 The applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

Dispute Resolution

- A8 In the event of a dispute between the applicant and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the development, either party may refer the matter to the Secretary for resolution. The Secretary's resolution of the matter shall be binding on the parties.

Long Service Levy

- A9 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

- A10 Any advice or notice to the consent authority shall be served on the Secretary.

PART B PRIOR TO COMMENCEMENT OF 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 construction works and shall include details as required by any of the following conditions.

Water and Sewerage Requirements

- B2 An application under Section 68 of the *Local Government Act 1993* to carry out water supply work and sewerage work shall be made to Council for any sewerage or water reticulation works and evidence provided to the Certifying Authority prior to the commencement of works.
- B3 An application shall be made under Section 305 of the *Water Management Act 2000* to Council for a Compliance Certificate prior to the commencement of works. Following

application, Council will advise of water and sewer extension requirements and charges to be paid.

Notice of Commencement of Works

- B4 The Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of building or subdivision works on the Subject Site.

Noise Management Measures

- B5 Prior to commencement of works for the hospital facilities, the applicant shall incorporate the operational noise mitigation recommendations of the Lismore Base Hospital, Stage 3B Noise Impact Assessment prepared by Acoustic Logic, dated 26 November 2014 in the detailed design drawings and submit to the Department documentation demonstrating that the noise impacts have been adequately mitigated.

Reflectivity

- B6 The building materials used on the facades of the buildings shall have a maximum normal specular 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 statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.

Loading Dock Driveway

- B7 Prior to undertaking any tree planting along the interface with a shared residential boundary surrounding the loading dock driveway, the applicant shall consult with the owner of No. 78A Uralba Street regarding the species and density of the proposed tree planting.
- B8 Prior to commencing works for the loading dock driveway, the applicant shall amend the final design of the loading dock driveway and associated landscaped area to ensure that a 1.8 metre fence or retaining wall is provided along the interface with the residential boundary to the north of the loading dock driveway.

Asbestos Removal

- B9 The applicant shall obtain and provide the Certifying Authority with copies of asbestos clearance certificates for all parcels of land where asbestos has been found to be on the site, prior to the commencement of building works on that parcel of land.

Outdoor Lighting

- B10 All new 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 the commencement of above ground works.

Car Parking 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 the commencement of relevant 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 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.

Road Design

- B12 Kerb and gutter, stormwater drainage, road pavement including relevant traffic facilities (median islands etc.) and paved footpaths shall be constructed along the full length of any road works. All road works shall be designed by a qualified practising Civil Engineer and be endorsed by the local traffic committee and submitted to the Certifying Authority prior to the commencement of the road works.
- B13 Prior to commencement of the requiring the closure of Little Uralba Street:
- a) the turning area required for the retained northern section of Little Uralba Street shall be designed by a qualified practising Civil Engineer;
 - b) the final design of the turning area for Little Uralba Street shall be endorsed by the local traffic committee and submitted to the Certifying Authority; and
 - c) the turning area for Little Uralba Street shall be completed in accordance with the endorsed design.

Access for People with Disabilities

- B14 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 certified plans.

Structural Details

- B15 Prior to the commencement of works, the applicant shall submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrate compliance with:
- a) the relevant clauses of the BCA, and
 - b) the development consent.

Mechanical Ventilation

- B16 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 the commencement of works.

Stormwater and Drainage Works Design

- B17 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 commencement of any works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

Erosion and Sedimentation Control

- B18 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 commencement of any works.

Pre-Construction Dilapidation Reports

B19 The applicant 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 within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works. A copy of the report is to be forwarded to the Council for its records.

In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the applicant must demonstrate, in writing, to the satisfaction of the Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.

Construction Environmental Management Plan

B20

- a) Prior to the commencement of works on the Subject Site, a Construction Environmental Management Plan (CEMP) that addresses those works shall be submitted to the Certifying Authority. 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 the local Council, including a designated off-street car parking area for construction related vehicles,
 - iv) construction noise and vibration management,
 - 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.
- 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

B21

- a) Prior to the commencement of works on the Subject Site, a Construction Waste Management Plan that addresses those works, must be prepared by a suitably qualified person in consultation with the Council, shall be submitted to the Certifying Authority. 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;
- 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 Certifying Authority prior to the removal of any hazardous materials.

- c) The applicant shall submit a copy of the final plan to the Department and to the Council, prior to commencement of the work covered by the plan.
- d) The applicant must notify the Roads and Maritime Services' 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 and Pedestrian Management Plan

B22

- 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 Certifying Authority. The Plan must be prepared in consultation with the Council.
- 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,
 - 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.

Noise and Vibration Management Plan

B23 The applicant shall prepare and implement Noise and Vibration Management Plans for construction of the hospital facilities and the car park and these plans must:

- a) be prepared by a suitably qualified expert;
- b) be prepared in consultation with Council and in accordance with EPA guidelines;
- c) describe the measures that would be implemented to ensure:
 - best management practice is being employed;
 - compliance with the relevant conditions of this approval;
- d) describe the proposed noise and vibration management measures in detail;
- e) include strategies that have been developed with the community, including all noise sensitive receivers where noise levels exceed the noise management level, for managing high noise generating works;
- f) describe the community consultation undertaken to develop the strategies in e) above;
- g) evaluates and reports on the effectiveness of the noise and vibration management measures.
- h) include a complaints management system that would be implemented for the duration of the project.

Utility Services

B24 Prior to the commencement of work 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 above ground 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.

PART 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 1:00 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 Secretary or his nominee.
- C2 The applicant shall schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved by the Secretary.
- a) 9.00 am to 12.00 pm, Monday to Friday;
 - b) 2.00 pm to 5.00 pm Monday to Friday; and
 - c) 9.00 am to 12.00 pm, Saturday

Erosion and Sediment Control

- C3 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

- C4 Any seepage or rainwater collected on-site during construction or groundwater 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

- C5 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 Certifying Authority.

Site Notice

- C6 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, Certifying Authority and Structural Engineer.
- C7 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

- C8 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.
- C9 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.

- C10 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 to protect root system, trunk and branches, during construction.

Construction Noise Management

- C11 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.
- C12 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), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.
- C13 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.
- C14 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*.

Vibration Criteria

- C15 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 set out in the Environmental Noise Management Assessing Vibration: a Technical Guideline (Department of Environment and Conservation, 2006).
 - c) Vibratory compactors must not be used closer than 30 metres 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 Secretary.

Work Cover Requirements

- C16 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

- C17 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.

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

- C18 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

- C19 In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The applicant must consult with the Aboriginal community representatives, the archaeologist and OEH to develop and implement management strategies for all objects/sites.
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PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Subdivision Certificate

- D1 The applicant shall obtain a subdivision certificate prior to occupation of the car park facility.

Car Parking Management Strategy

- D2 The applicant shall ensure all measures identified in the Car Parking Management Strategy have been implemented prior to the occupation of any of the facilities the subject of this consent.

Number of Car Spaces

- D3 Prior to the commencement of operation of the hospital facilities the subject of this consent, or an alternative timeframe as agreed to by the Secretary, Stage 1 of the car park must be operational and the applicant must demonstrate to the satisfaction of the Certifying Authority that a minimum of 150 additional off-street car parking spaces are available for use by staff, patients and visitors of Lismore Base Hospital.

Any request to the Secretary to vary the timing of delivery of the car parking must be accompanied by a traffic assessment addressing the adequacy of car parking for the immediate operations of the hospital and any traffic and parking impacts that would result from any delay in delivery of the car parking.

Number of Bicycle Spaces

- D4 A minimum of 14 bicycle spaces are to be provided for the development and shall be installed prior to the commencement of operation of the facilities the subject of this consent. The applicant must also demonstrate to the satisfaction of the Certifying Authority that end of trip facilities for staff are available on the hospital campus.

Water and Sewerage Requirements

- D5 An approval under Section 68 of the *Local Government Act 1993* to carry out water supply work and sewerage work shall be obtained from Council for any sewerage or water reticulation works and evidence provided to the Certifying Authority prior to the occupation of the buildings the subject of this consent.
- D6 A Certificate of Compliance under the provisions of section 307 of the *Water Management Act 2000* must be obtained from Council prior to the occupation of the buildings the subject of this consent.

Mechanical Ventilation

- D7 Following completion, installation and testing of all the mechanical ventilation systems, the applicant shall provide evidence to the satisfaction of the Certifying Authority, 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 development consent and any relevant modifications; and,
- d) Any dispensation granted by the New South Wales Fire Brigade.

Road Damage

D8 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 occupation of the building.

Registration of Easements

D9 Prior to the occupation of any building, the applicant shall provide to the Certifying Authority evidence that all matters required to be registered on title including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.

Post-construction Dilapidation Report

D10 Prior to occupation of the building:

- a) The applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. 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 Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority 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 Council.

Fire Safety Certification

D11 Prior to the 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. The Fire Safety Certificate must be prominently displayed in the building.

Structural Inspection Certificate

D12 A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the 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.

Signage

D13 Additional way finding signage and signage identifying public car parks for patients and visitors shall be installed prior to occupation of the building.

PART E POST OCCUPATION

Sustainable Travel Plan and Travel Access Guide

- E1 Within 12 months of occupation of the buildings the subject of this consent, a revised sustainable travel plan and travel access guide must be prepared and submitted to the Department.

Vehicle and Pedestrian Safety

- E2 The applicant shall monitor vehicular and pedestrian flow at the Uralba Street pedestrian crossing within six months of commencement of operations of each stage of the car park to ensure pedestrian and vehicle safety is maintained. If it is determined that the pedestrian and vehicular activity meets the warrants for the provision of a signalised mid-block marked foot crossing in accordance with the RMS Traffic signal design guidelines, the applicant shall investigate the need for the construction of the signalised crossing. Alternatively, the applicant shall demonstrate that alternative pedestrian or vehicle flow control measures (such as restricting egress to Uralba Street from the car park or a pedestrian overpass) have been effective in reducing pedestrian and vehicle activity below RMS warrants for a signalised foot crossing. All investigations or vehicle and pedestrian flow control measures shall be undertaken in consultation with Council and by a suitably qualified and experienced person. Any measures requiring the installation, or altering of any existing, traffic control devices or traffic control facilities must be approved by Council.

Noise Management Measures

- E3 The applicant shall undertake noise monitoring of the operation each stage of the car park and within three months of occupation of each stage of the car park, the applicant must demonstrate to the satisfaction of the Certifying Authority that the operation of the car park meets the suburban residential amenity criteria in the Industrial Noise Policy. If the operation of the car park exceeds this criterion, a suitably qualified acoustic engineer shall identify appropriate acoustic mitigation measures that can be provided at the impacted adjacent residential properties (including any student housing) to mitigate the noise impacts and the applicant must implement these measures, where accepted by the residential property, within three months of occupation of the car park.

Loading and Unloading

- E4 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

- E5 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

- E6 Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, shall not exceed 5 dB(A) above the background noise level when measured at the boundary of the Subject Site.

Storage of Hazardous or Toxic Material

- E7 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 per

cent of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

Public Way to be Unobstructed

- E8 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

External Lighting

- E9 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 a qualified practitioner demonstrating compliance in accordance with this condition.

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.

Temporary Structures

AN4

- 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

AN5 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.

Commonwealth Environment Protection & Biodiversity Conservation Act 1999

AN6

- 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

AN7 All demolition and 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

AN8 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.