

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.



David Gainsford
Executive Director
Priority Projects Assessments

Sydney 13th November 2015

SCHEDULE 1

Application No.:	SSD 7024
Applicant:	Health Administration Corporation
Consent Authority:	Minister for Planning
Land:	St George Hospital, Kogarah
Approved Development:	Stage 2 of St George Hospital Redevelopment, including: <ul style="list-style-type: none">• construction of eight storeys (incl. plant level) above the ED building (ASB);• construction of single storey addition to radiology for magnetic resonance imaging;• relocation of the helipad from the Gray Street multi-level car park to the rooftop of the ASB;• construction of two additional levels of car parking above the existing Gray Street multi-level car park;• refurbishment works to existing hospital buildings; and• electrical substation works and upgrade works to the existing hospital main entrance.

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	Kogarah 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, Strata Schemes (Freehold Development) Act 1973 and Strata Schemes (Leasehold Development) Act 1986 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 titled <i>St George Hospital Acute Services Building redevelopment State Significant Development Application and Environmental Impact Statement</i> , prepared by LFA (Pacific) Pty Ltd, dated 19 June 2015
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
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 submitted 29 September 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	St George Hospital (Lot 12 DP 800476, Lots 5 and 6 DP1130879, Lot 1 791072 and Lot 1, 3 and 9 Sec C DP 976627)
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.
Zone of Influence	The horizontal distance from the edge of the excavation site or any construction zone (including on-site haulage routes) to twice the maximum excavation depth.

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 Condition A2.

Development in Accordance with Plans and Documents

A2 The applicant shall carry out the project in accordance with the conditions of consent and generally in accordance with the:

- a) State significant development application SSD 7024;
- b) Environmental Impact Statement except where amended by the Response to Submissions;
- c) the following drawings, except for:
 - i) any modifications which are 'Exempt or Complying Development'; and
 - ii) as otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Jacobs			
Drawing No.	Revision	Name of Plan	Date
ASB DA 0002	8	Overall Site Plan – Proposed	19.06.15
ASB DA 0101	5	Basement Plan	10.12.14
ASB DA 0102	5	Ground Floor Plan	10.12.14
ASB DA 0103	5	Level 1	10.12.14
ASB DA 0104	5	Level 2	10.12.14
ASB DA 0105	5	Level 3	10.12.14
ASB DA 0106	4	Level 4	10.12.14
ASB DA 0107	4	Level 5	10.12.14
ASB DA 0108	4	Level 6	10.12.14
ASB DA 0109	4	Level 7	10.12.14
ASB DA 0110	4	Level 8	10.12.14
ASB DA 0111	4	Level 9	10.12.14
ASB DA 0112	4	Roof Plan	10.12.14
ASB DA 0201	2	Elevations Proposed	15.10.15
ASB DA 0202	2	Elevations Proposed	15.10.15
ASB DA 0203	6	Elevations – Proposed	19.06.15
		Schedule of Materials and Finishes	

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

Lapsing of approval

A4 This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.

Prescribed Conditions

A5 The applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Regulation.

Secretary as Moderator

A6 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 two months or a timeframe otherwise agreed to by the Secretary, the matter is to be referred to the Secretary for resolution. All areas of disagreement and the position of each party are to be clearly stated to facilitate a resolution. The Secretary's resolution of the matter will be binding on the parties.

Long Service Levy

A7 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

A8 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.

Site Contamination

B2 Prior to excavation works, the applicant shall undertake further soil contamination investigations within the courtyard to confirm that no contaminated fill is present and submit documentation to Certifying Authority to verify the site is not contaminated. If contamination is found on the site, the site must be remediated and a site validation assessment submitted to the Certifying Authority.

Noise Attenuation Measures

B3 The night time intrusiveness noise objective in *St George Hospital Acute Services Building and Redevelopment Acoustic Assessment*, prepared by Acoustic Logic, Revision 1, shall be amended to be 40dBA $L_{eq(15min)}$.

B4 Prior to commencement of above ground works, the applicant shall demonstrate to the Certifying Authority that the design of the plant and mechanical services can meet the noise objectives identified in *St George Hospital Acute Services Building and Redevelopment Acoustic Assessment*, prepared by Acoustic Logic, Revision 1, as amended by condition B3.

Outdoor Lighting

B5 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 the commencement of above ground works.

Access for People with Disabilities

B6 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.

Erosion and Sedimentation Control

- B7 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

- B8 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'. This zone is to be defined as the horizontal distance from the edge of the excavation to twice the maximum excavation depth, including the Fire Station. 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.

Car Park and Service Vehicle Layout

- B9 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 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; and
 - e) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Subject Site, as well as manoeuvrability through the Subject Site, shall be in accordance with AUSTROADS.

Structural Details

- B10 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

- B11 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 above ground works.

Stormwater and Drainage Works Design

B12 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.

Storage and Handling of Waste

B13 The building plans and specifications accompanying the relevant plans 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. Requirements of these storage areas shall be designed in consultation with Council and shall:

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

Road Design

B14 Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (vehicle crossings) and paved footpaths shall be constructed along the areas where roads works are to be undertaken. All roads and traffic facilities (vehicle crossings) shall be designed to meet the requirements of Council and the RMS (if applicable) and obtain the necessary permits and approvals from the relevant road authority.

Notice of Commencement of Works

B15 The Certifying Authority 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

B16

- a) Prior to the commencement of any works on the Subject Site, a Construction Environmental Management Plan (CEMP) 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 how large vehicle access to the existing electrical sub-station will be maintained throughout the construction process;
 - iv) construction noise and vibration management, prepared by a suitably qualified person;
 - v) hazard materials controls;
 - vi) management of dust to protect the amenity of the neighbourhood;
 - vii) erosion and sediment control;
 - viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; and
 - ix) 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.

Noise and Vibration Management Plan

B17 The applicant shall prepare and implement a Construction Noise and Vibration Management Plan and the plan must:

- a) be prepared by a suitably qualified expert;
- b) be prepared in consultation with Council and all noise sensitive receivers where noise levels exceed the construction noise management level, 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 to address impacts on noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works;
- f) describe the consultation undertaken to develop the strategies in e) above;
- g) evaluates and reports on the effectiveness of the noise and vibration management measures; and
- h) include a complaints management system that would be implemented for the duration of the project.

Waste Management Plan during construction

B18

- 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 Certifying Authority. The Plan shall address, but not be limited to, the following matters:
 - i) recycling of demolition materials including concrete; and
 - ii) removal of hazardous materials and disposal 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 Certifying Authority 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 and Pedestrian Management Plan

B19

- 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; and
 - iv) pedestrian and traffic management methods.

- c) The applicant shall submit a copy of the final plan to the Council, prior to the commencement of work.

Utility Services

- B20 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.
 - B21 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 am and 5 pm, Monday to Saturday;
 - b) no work on Sundays and public holidays;
 - c) 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; or
 - iii) variation is approved in advance in writing by the Secretary or her nominee.

Erosion and Sediment Control

- C2 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

- C3 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

- C4 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

- C5
 - 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, Certifying Authority 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 841 mm x 594 mm (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; and
- 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

C6

- 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

- C7 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.
- C8 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.
- C9 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) 9 am to 12 pm, Monday to Friday;
 - b) 2 pm to 5 pm, Monday to Friday; and
 - c) 9 am to 12 pm, Saturday.
- C10 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.
- C11 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

- C12 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 Structural Vibration Part 3 - Effects of Vibrations on Structures;
 - 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.

- C13 Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.
- C14 These limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan approved by the Secretary.

Work Cover Requirements

- C15 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

- C16 A hoarding or fence must be erected between the work site and the public place. The following hoarding/fencing 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

- C17 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.

D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Green Transport Plan

- D1 Prior to the occupation of any facilities constructed under this approval, the applicant must prepare a green transport plan and identify all measures and incentives that would be provided to staff to promote sustainable transport modes, including subsidies and incentives to promote carpooling, car sharing and measures to support the use of public transport. The green transport plan must identify mode share targets and proposed travel strategies that target a reduction in private vehicle trips. The green transport plan must be submitted to the satisfaction of the Secretary prior to commencement of operations of any facilities constructed under this approval.

Kensington Street Clearway

- D2 Prior to occupation of any facilities constructed under this approval, the applicant shall obtain the relevant approval(s) from the local traffic committee and install the extended 'No Stopping' zone along/clearway during peak periods along the northern side of Kensington Street between Montgomery Street and Moorefield Lane. The costs associated with implementing the clearway is to be met in full by the applicant.

Pedestrian Refuge

- D3 The two existing pedestrian refuges in Gray Street, between Kensington Street and Short Street, shall be reconstructed by the applicant in accordance with the RMS Technical Direction TDT2011/01a. All costs associated with these works are to be at the applicant's expense.

Bicycle Spaces

- D4 A minimum of 30 bicycle spaces are to be provided as part of the refurbishment works. Details shall be submitted to the satisfaction of the Certifying Authority prior to occupation of the ASB.
- D5 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.
- D6 The number of storage, change room and shower facilities for the 30 bicycle spaces shall comply with the requirements of the Planning Guidelines for Walking and Cycling.

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.

Compliance Certificate

- D10 A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

The Section 73 Certificate must be submitted to the Certifying Authority prior to occupation of the building.

Post-construction Dilapidation Report

- D11 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

D12 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. And prominently displayed in the building.

Structural Inspection Certificate

D13 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; and
- b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

E POST OCCUPATION

Green Transport Plan - Review

E1 The Green Transport Plan required by condition D1 shall be reviewed annually after occupation of any facilities constructed under this approval until 2022 and if the mode share targets are not being met and staff private vehicle travel is not reduced, the applicant shall identify alternate measures and demonstrate that they have been effective in meeting the target by the 2022 annual review or prepare and implement a car parking management strategy before the next annual review. The car parking management strategy must be prepared in consultation with Council and submitted to the Department.

Noise Control – Plant and Machinery

E2 Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, shall not exceed 5dB(A) above the rating background noise level when measured at the boundary of the sensitive receiver.

E3 The applicant shall undertake a noise monitoring program for a minimum period of one week following the commencement of operations on the Site. The monitoring program shall be undertaken by an appropriately qualified person and monitoring reports shall be submitted to the Department within two months of commencement of operations to verify that operational noise levels do not exceed the noise objectives identified in *St George Hospital Acute Services Building and Redevelopment Acoustic Assessment*, prepared by Acoustic Logic, Revision 1 except the night time intrusiveness noise objective, which is superseded by the noise objective of 40dBA $L_{eq(15min)}$. Should the noise monitoring program identify any exceedance of the noise criteria referred to above, the applicant is required to implement appropriate noise attenuation measures so that operational noise levels comply with the criteria.

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.

Storage of Hazardous or Toxic Material

- E6 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

- E7 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

External Lighting

- E8 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.

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 and 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 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.
