

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 25 May

2016

SCHEDULE 1

Application No.:	SSD 7262
Applicant:	Health Administration Corporation
Consent Authority:	Minister for Planning
Land:	Westmead Hospital Hawkesbury Road and Darcy Road, Westmead (Lot 1 DP1194390 and Lot 4 DP1077852)
Approved Development:	Construction of a multi-storey (eight level) carpark and connecting overhead walkway to the Dental Building at Westmead Hospital, including: • demolition works, including tree removal; • construction of additional at-grade car parking; • extension and widening of Institute Road; and • landscaping works, including new open space areas and pathways.

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	Parramatta City Council
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>
Day time	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment
Evening	The period from 6pm to 10pm
EIS	<i>Westmead Hospital State Significant Development Application SSD 7262 Darcy Road Multi Storey Car Park and Associated Works Environmental Impact Statement</i> prepared by Architectus Group Pty Ltd dated 12 November 2015
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Feasible	Feasible relates to engineering considerations and what is practical to build
Minister	Minister for Planning, or nominee
Night time	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
OEH	Office of the Environment and Heritage
Response To Submission (RtS)	<i>State Significant Development Application – SSD 7262 Response to Submissions</i> prepared by Architectus Group Pty Ltd dated March 2016
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
Subject Site	Hawkesbury Road and Darcy Road, Westmead (Lot 1 DP1194390 and Lot 4 DP1077852)
Secretary	Secretary of Department of Planning and Environment
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate)
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

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 must carry out the project in accordance with the conditions of consent and generally in accordance with the:
- a) State Significant Development Application SSD 7262;
 - b) *Westmead Hospital State Significant Development Application SSD 7262 Darcy Road Multi Storey Car Park and Associated Works Environmental Impact Statement* prepared by Architectus Group Pty Ltd dated 12 November 2015, except where amended by the *State Significant Development Application – SSD 7262 Response to Submissions* prepared by Architectus Group Pty Ltd dated March 2016;
 - c) The conditions of this consent; and
 - d) The following drawings, except for:
 - i) any modifications which are Exempt or Complying Development; and
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by HDR RD+MSJ			
Drawing No.	Rev	Name of Plan	Date
MSC-HDR-AR-DG-03010	1	DEMOLITION PLAN	14-12-15
MSC-HDR-AR-DG-10000	1	CAR PARK LOCATION PLAN	14-12-15
MSC-HDR-AR-DG-10010	2	CARPARK SITE PLAN	25-05-16
MSC-HDR-AR-DG-12010	1	CARPARK LOWER GROUND	14-12-15
MSC-HDR-AR-DG-12020	1	CARPARK GROUND FLOOR	14-12-15
MSC-HDR-AR-DG-12030	1	CARPARK LEVEL 01 PLAN	14-12-15
MSC-HDR-AR-DG-12040	1	CARPARK LEVEL 02 PLAN	14-12-15
MSC-HDR-AR-DG-12050	1	CARPARK LEVEL 03 PLAN	14-12-15
MSC-HDR-AR-DG-12060	1	CARPARK LEVEL 04 PLAN	14-12-15
MSC-HDR-AR-DG-12070	1	CARPARK LEVEL 05 PLAN	14-12-15
MSC-HDR-AR-DG-12080	1	CARPARK LEVEL 06 PLAN	14-12-15
MSC-HDR-AR-DG-12090	1	CARPARK ROOF PLAN	14-12-15
MSC-HDR-AR-DG-12100	1	AT GRADE CARPARK PLAN	14-12-15
MSC-HDR-AR-DG-15010	1	NORTH/EAST ELEVATIONS	12-12-15
MSC-HDR-AR-DG-15020	1	SOUTH/WEST ELEVATIONS	14-12-15
MSC-HDR-AR-DG-16010	1	SECTION A	14-12-15
MSC-HDR-AR-DG-16020	1	SECTION B	14-12-15
MSC-HDR-AR-DG-16030	1	SECTION C	14-12-15
MSC-HDR-AR-DG-16040	1	SECTION D & E	14-12-15
MSC-HDR-AR-DG-23010	1	LIFT LOBBY PLAN + RCP – TYPICAL	14-12-15
MSC-HDR-AR-DG-23030	1	LIFT LOBBY PLAN + RCP – LEVEL 2	14-12-15
MSC-HDR-AR-DG-23040	1	LOWER GROUND UNDERCROFT	14-12-15
MSC-HDR-AR-DG-47010	1	PARTITION DETAILS	14-12-15
MSC-HDR-AR-DG-47030	1	OFF FORM CONCRETE WALL DETAILS	14-12-15
MSC-HDR-AR-DG-46110	1	FAÇADE GLAZING DETAILS	14-12-15
MSC-HDR-AR-DG-46120	1	FAÇADE GLAZING DETAILS	14-12-15
MSC-HDR-AR-DG-34010	1	STAIRS 01, 02, 03 PLAN, SECTION	14-12-15

MSC-HDR-AR-DG-34020	1	STAIR 04 PLAN, SECTION	14-12-15
MSC-HDR-AR-DG-23050	1	BRIDGE LINK – PLAN + RCP + SECTION	14-12-15
MSC-HDR-AR-DG-23060	1	LINK BRIDGE SECTIONS	14-12-15
MSC-HDR-AR-DG-23061	1	LINK BRIDGE SECTIONS	14-12-15
MSC-HDR-AR-DG-23110	1	LIFT CAR	14-12-15
MSC-HDR-AR-DG-31010	1	DENTAL LEVEL 2 FITOUT	14-12-15
Civil Works Drawings prepared by HDR RD+MSJ			
Drawing No.	Rev	Name of Plan	Date
MSC-ARP-CV-DG-4100	3	DEMOLITION PLAN SHEET 1 OF 4	15-01-16
MSC-ARP-CV-DG-4102	3	DEMOLITION PLAN SHEET 3 OF 4	15-01-16
MSC-ARP-CV-DG-4103	3	DEMOLITION PLAN SHEET 4 OF 4	15-01-16
MSC-ARP-CV-DG-4210	3	ROADWORKS CAR PARK ENTRY/EXIT LONGITUDINAL SECTIONS SHEET 1 OF 2	15-01-16
MSC-ARP-CV-DG-4211	3	ROADWORKS CAR PARK ENTRY/EXIT LONGITUDINAL SECTIONS SHEET 2 OF 2	15-01-16
MSC-ARP-CV-DG-4212	3	ROADWORKS MORTUARY ROAD LONGTIDUINAL SECTIONS	15-01-16
MSC-ARP-CV-DG-4213	3	ROADWORKS INSTITUTE ROAD LONGTIDUINAL SECTIONS SHEET 1 OF 2	15-01-16
MSC-ARP-CV-DG-4214	3	ROADWORKS INSTITUTE ROAD LONGTUDINAL SECTIONS SHEET 2 OF 2	15-01-16
MSC-ARP-CV-DG-4215	3	ROADWORKS AT-GRADE CARPARK LONGTIDUINAL SECTIONS	15-01-16
MSC-ARP-CV-DG-4216	3	ROADWORKS PEDESTRIAN LINK LONGTIDUINAL SECTIONS	15-01-16
MSC-ARP-CV-DG-4217	3	ROADWORKS TYPICAL PAVEMENT CROSS SECTIONS	15-01-16
MSC-ARP-CV-DG-4251	3	RETAINING WALL LONGTUDINAL SECTIONS	15-01-16
MSC-ARP-CV-DG-4255	3	RETAINING WALL DETAILS	15-01-16
MSC-ARP-CV-DG-4300	3	DRAINAGE LONGITUDINAL SECTION	15-01-16
MSC-ARP-CV-DG-4155	3	BULK EARTHWORKS LONGITUDINAL SECTIONS SHEET 1 OF 3	15-01-16
MSC-ARP-CV-DG-4156	3	BULK EARTHWORKS LONGITUDINAL SECTIONS SHEET 2 OF 3	15-01-16
MSC-ARP-CV-DG-4157	3	BULK EARTHWORKS LONGITUDINAL SECTIONS SHEET 3 OF 3	15-01-16
MSC-ARP-CV-DG-4200	3	ROADWORKS AND DRAINAGE PLAN SHEET 1 OF 4	15-01-16
MSC-ARP-CV-DG-4201	3	ROADWORKS AND DRAINAGE PLAN SHEET 2 OF 4	15-01-16
MSC-ARP-CV-DG-4202	3	ROADWORKS AND DRAINAGE PLAN SHEET 3 OF 4	15-01-16
MSC-ARP-CV-DG-4203	3	ROADWORKS AND DRAINAGE PLAN SHEET 4 OF 4	15-01-16
MSC-ARP-CV-DG-4150	3	BULK EARTHWORKS CUT AND FILL PLAN	15-01-16

MSC-ARP-CV-DG-4151	3	BULK EARTHWORKS CONTOUR PLAN SHEET 1 OF 4	15-01-16
MSC-ARP-CV-DG-4152	3	BULK EARTHWORKS CONTOUR PLAN SHEET 2 OF 4	15-01-16
MSC-ARP-CV-DG-4153	3	BULK EARTHWORKS CONTOUR PLAN SHEET 3 OF 4	15-01-16
MSC-ARP-CV-DG-4154	3	BULK EARTHWORKS CONTOUR PLAN SHEET 4 OF 4	15-01-16
Landscape Plans prepared by Oculus			
Drawing No.	Rev	Name of Plan	Date
MSC-OCU-LS-DG-201	7	SURFACE MATERIALS, FINISHES AND LEVELS PLAN	24-05-16
MSC-OCU-LS-DG-202	7	PLANTING PLAN	24-05-16
MSC-OCU-LS-DG-200	5	COVER LEGEND AND PLANT SCHEDULE	02-02-16

Inconsistency between documents

- A3. If there is any inconsistency between the plans and documentations 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 must comply with any reasonable requirements 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.

Limits on Consent

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

Car Parking Access

- A6. The boom gates at the Institute Road vehicle ingress must be located as illustrated in Drawing No MSC-HDR-AR-DG-120201 prepared by HDR|RD+MSJ and dated 14 December 2015.

Prescribed Conditions

- A7. The Applicant must 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 must 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 must be served on the Secretary.

Obligation to Minimise Harm to the Environment

- A11. In addition to meeting the specific performance criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the development.

PART B PRIOR TO COMMENCEMENT OF WORKS

Remediation

- B1. Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan dated 23 October 2015 and prepared by JBS&G Australia Pty Ltd.
- B2. Upon completion of the remediation works on the subject site, the Applicant shall submit to the Certifying Authority a site validation report and site audit statement prepared by an EPA accredited site auditor. The site validation report and site audit statement must verify that the land is suitable for the uses proposed as part of this approval.

Intersection Enhancements and Upgrades

- B3. Prior to the commencement of any works, the Applicant must consult with Roads and Maritime Services and Transport for NSW to determine that the intersection enhancements/upgrades, which are required to generally maintain the existing average delay at intersections adjacent to the site, are satisfactory.
- B4. Prior to the commencement of any works, the Applicant must provide evidence demonstrating that Roads and Maritime Services and Transport for NSW are satisfied with the scope of the intersection enhancements/upgrade works to the Secretary's satisfaction.

Visitor Car Parking

- B5. Prior to the removal of the existing at-grade car park, the Applicant must provide evidence to the Certifying Authority that 75 additional visitor car parking spaces have been clearly identified and signposted for visitor parking in Car Park 3 and any relevant wayfinding information has been updated to advise visitors of the availability of the replacement visitor parking.

Heritage Management Plan

- B6. Prior to commencement of any works, a Heritage Management Plan must be prepared by a suitably qualified and experienced historical archaeologist in consultation with and approved by the Heritage Division of the Office of Environment and Heritage. The Plan must include an excavation methodology and research design guide where necessary. A copy of the endorsed plan must be submitted to the Secretary prior to the commencement of any works.

Certified Plans

- B7. 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 must include details as required by any of the following conditions.

Reflectivity

- B8. The building materials used on the facades of the buildings must have a maximum normal specular reflectivity of visible light of 20 per cent and must 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.

Access for People with Disabilities

- B9. The works the subject of this application 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

- B10. Soil erosion and sediment control measures must 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

- B11. 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 within the site, infrastructure and roads within the 'zone of influence'. The report must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.

Structural Details

- B12. Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:
- a) the relevant clauses of the BCA; and
 - b) the development consent.

Noise Management Measures

- B13. Prior to commencement of works, the Applicant must incorporate the noise mitigation recommendations in the Westmead Hospital Car Park Noise Impact Assessment prepared by Acoustic Logic, dated 21 April 2016, in the detailed design drawings and submit to the Department documentation demonstrating that the noise impacts have been adequately mitigated to not exceed the predicted noise levels identified in the report.

Mechanical Ventilation

- B14. All mechanical ventilation systems must be installed in accordance with Part F4.5 of the Building Code of Australia and must comply with the 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 must be submitted to the satisfaction of the Certifying Authority prior to the commencement of works.

Stormwater and Drainage Works Design

- B15. Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of Council must be submitted to the Certifying Authority prior to the commencement of any works. The hydrology and hydraulic calculations must be based on models described in the current edition of Australian Rainfall and Runoff.

Road Design

B16. Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (vehicle crossings) and paved footpaths must be constructed along the areas where road works are to be undertaken. All roads and traffic facilities (vehicle crossings) must 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

B17. The Certifying Authority and Council must be given written notice, at least 48 hours prior to the commencement of building or subdivision works on the Subject Site.

Construction Environmental Management Plan (CEMP)

B18.

- a) Prior to the commencement of works on the Subject Site, a CEMP that addresses those works must be submitted to the Certifying Authority. The Plan must 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, prepared by a suitable qualified person;
 - v) management of dust to protect the amenity of the neighbourhood;
 - vi) erosion and sediment control;
 - vii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;
 - viii) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting;
 - ix) an Unexpected Finds Protocol (UFP); and
 - x) waste classification (for materials to be removed) and validation (for materials to remain) during construction to confirm the contamination status in these areas of the site.
- a) 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.
- b) The Applicant must submit a copy of the CEMP to the Department and to the Council, prior to commencement of work.

B19. The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.

Construction Noise and Vibration Management Plan

B20. The Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) and the plan must:

- a) be prepared by a suitably qualified expert and submitted to the Certifying Authority;
- b) be prepared in consultation with all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines;
- c) describe the measures that would be implemented to ensure:
 - i) best management practice is being employed;
 - ii) compliance with the relevant conditions of this consent;
- d) describe the proposed noise and vibration management measures in detail;
- e) include strategies that have been developed to address impacts to 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.

B21. The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.

Construction Waste Management Plan

B22.

- a) Prior to the commencement of works on the Subject Site, a Construction Waste Management Plan (CWMP), prepared by a suitably qualified person in consultation with the Council, must be submitted to the Certifying Authority. The Plan must address, but not be limited to, the following matters:
 - i) recycling of demolition materials including concrete; and
 - ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.
- b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials.
- c) The Applicant must submit a copy of the plan to the Department and to the Council prior to the 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.

B23. The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.

Construction Traffic and Pedestrian Management Plan

B24.

- a) Prior to the commencement of works on the Subject Site, Traffic and Pedestrian Management Plan (TMP) prepared by a suitably qualified person must be submitted to the Certifying Authority. The Plan must be prepared in consultation with the Council.
- b) The Plan must 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 must submit a copy of the final plan to the Council, prior to the commencement of works.

B25. The TMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.

Utility Services

B26. 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 building structure.

- B27. Prior to the commencement of above ground works written advice must 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 provisions 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, must be restricted as follows:
- a) between 7 am and 6 pm, Mondays to Fridays inclusive;
 - b) between 8 am and 4 pm, Saturdays; and
 - c) no work on Sundays and public holidays.

Works may be undertaken outside these hours where:

- i) the delivery of materials is required outside these hours by the Police or other authorities; or
- 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 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 have 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 must 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 must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.

Car Parking and Service Vehicle Layout

- C5. Plans demonstrating compliance with the following traffic and parking requirements must 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) the layout of the proposed car parking areas that form part of this approval (including driveways, queueing areas, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2002 for heavy vehicle usage;
 - c) all demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping;
 - d) appropriate pedestrian advisory signs are to be provided at the egress from the car park;

- e) all works/regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority; and
- f) the swept path of the longest vehicle entering and exiting the Subject Site in association with the new work, as well as manoeuvrability through the Subject Site, must be in accordance with AUSTROADS.

Site Notice

C6.

- a) A site notice(s) must 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 site 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.

Construction Noise Management

- C7. The development must 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 must be implemented and any activities that could exceed the construction noise management levels must 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), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.
- C9. The Applicant must 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 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 Part 3 Structural Vibration in Buildings. Effects 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 (1 Hz 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 must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Work Cover requirements.

Hoarding Requirements

C16. The following hoarding requirements must be complied with:

- a) no third party advertising is permitted to be displayed on the subject hoarding/fencing; and
- 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 works on site.

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

C18. If any unexpected archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the Office of Environment and Heritage.

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 archaeologists and OEH to develop and implement management strategies for all projects/sites.

PART D PRIOR TO COMMENCEMENT OF USE

Intersection Enhancements and Upgrades

D1. Prior to commencement of use of the carpark, the Applicant must:

- a) prepare signal/civil design plans for the intersection enhancements and upgrades identified in condition B3 to meet Roads and Maritime Services' requirements and

- be in accordance with Austroads Guide to Road Design (and any relevant supplements);
- b) enter into a Works Authorisation Deed (WAD) for the intersection enhancements and upgrades, if necessary;
- c) submit certified copies of the signal/civil design plans to Roads and Maritime Services for approval;
- d) complete the intersection enhancements and upgrades works pursuant to condition B3 and any associated utility adjustment/relocation works; and
- e) complete any upgrade to bus services/facilities associated with the final intersection enhancements/upgrades, such as new bus stops and associated signage, if required.

Car Parking Management Strategy

- D2. The Applicant must prepare a Car Parking Management Strategy (CPMS) for the Westmead Hospital campus prior to commencement of use of the carpark. The CPMS must be prepared in consultation with the Council, Transport for NSW and RMS and must address, but not be limited to, the following matters:
- a) measures to manage the short-term increase in car parking on the campus to ensure private vehicle use by staff does not increase above the existing mode share of 85 per cent to minimise traffic impacts during peak periods, such as allocating various car parking areas for specific shifts or users depending on arrival and departure profile of staff and visitors; and
 - b) adequate provision of visitor parking, including allocation of a minimum of 250 spaces in the carpark as visitor parking unless it can be demonstrated that adequate visitor parking is provided across the campus and adequate queue lengths at the carpark entry/exit(s) are available to support a reduced number of visitor car spaces.
- D3. The Car Parking Management Strategy must be submitted to the satisfaction of the Secretary prior to commencement of use of the carpark.

Sustainable Travel Plan

- D4. A sustainable travel plan must be prepared in consultation with Transport for NSW for Westmead Hospital and submitted to the Secretary for approval prior to commencement of use of the carpark unless otherwise agreed by the Secretary. The plan must identify measures to support sustainable transport modes and target a reduction in private vehicle travel.

Bicycle Spaces

- 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.

Mechanical Ventilation

- D6. Following completion, installation and testing of all the mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to commencement of use of the carpark, 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

- D7. 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 prior to commencement of use of the carpark.

Compliance Certificate

- D8. 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 commencement of use of the carpark.

Post-construction Dilapidation Report

- D9. Prior to commencement of use of the carpark:

- a) The Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining hospital 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 hospital 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

- D10. Prior to commencement of use of the carpark, a Fire Safety Certificate must 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 carpark.

Structural Inspection Certificate

- D11. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to commencement of use of the carpark. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must 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

- D12. Way finding signage and signage identifying staff and patient/visitors must be installed prior to commencement of use of the carpark.

Registration of Easements

- D13. Prior to commencement of use of the carpark, the Applicant must 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.

PART E POST COMMENCEMENT OF USE OF THE CARPARK

Car Parking Management Strategy

- E1. The Car Parking Management Strategy must be implemented for the duration of use of the carpark.

Sustainable Travel Plan

- E2. The sustainable travel plan must be updated annually and must be implemented for the duration of use of the carpark.

Traffic Efficiency

- E3. The Applicant must carry out a traffic monitoring program following the commencement of use of the carpark. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Secretary within three months of commencement of use of the carpark to verify that the average delay at intersections adjacent to the site has been maintained or additional mitigation measures must be identified to the satisfaction of the Secretary. Any additional measures must be implemented.

Unobstructed Driveways and Parking Areas

- E4. All driveways and parking areas must be unobstructed at all times. Driveways and car spaces must 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

- E5. Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, must not exceed 5 dB(A) above the rating background noise level when measured at the boundary of the sensitive receiver.
- E6. The Applicant must carry out a noise monitoring program for a minimum period of one week where valid data is collected following the commencement of use of the carpark. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Secretary within two months of commencement of use of the carpark to verify that operational noise levels do not exceed the predicted noise levels identified in *Westmead Hospital Car Park Noise Impact Assessment*, prepared by Acoustic Logic, dated 21 April 2016 where the noise criteria is exceeded.

Should the noise monitoring program identify any exceedance of the predicted noise levels referred to above where the noise criteria is exceeded, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the predicted noise levels or provide attenuation measures at the affected noise sensitive receivers.

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 must be stored in a bunded area. The bund walls and floors must be constructed of impervious materials and must 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 must comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Applicant must 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 must apply to the relevant authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the *Local Government Act, 1993* or *Section 138 of the Roads Act, 1993*.

Responsibility for other consents/agreements

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

Use of Mobile Cranes

- AN4 The Applicant must obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters must be complied with:
- a) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
 - i) At least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
 - ii) At least four weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
 - b) The use of mobile cranes must comply with the approved hours of construction and must not be delivered to the site prior to 7.30 am without the prior approval of Council.

Temporary Structures

AN5

- a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.
- b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.

Disability Discrimination Act

- AN6 This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The 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*

AN7

- a) The *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.
- b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the 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

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

Site contamination issues during construction

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