

Development consent

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

I grant consent to the State significant development application 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.



The Hon Anthony Roberts MP
Minister for Planning

Sydney 26/04/17 2017

SCHEDULE 1

Application No.:	SSD 7542
Applicant:	Health Administration Corporation
Consent Authority:	Minister for Planning
Land:	106-112 Church Street, Camperdown (Lot 101 DP 1179349)
Development:	Construction of a multi-storey staff car park on the Royal Prince Alfred Hospital campus, including: • site preparation, remediation and excavation works; • construction and operation of a nine storey staff car park comprising 996 car parking spaces; • car park signage; and • landscaping.

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	City of Sydney Council
Certification of Crown Building works	Certification under s109R of the <i>EP&A Act 1979</i>
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.
Day time	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	The Department of Planning and Environment
Evening	The period from 6 pm to 10 pm
Environmental Impact Statement (EIS)	<i>Environmental Impact Statement, State Significant Development SSD 7542, Royal Prince Alfred Hospital, Application for a Multi Storey Car Park</i> prepared by JBA Urban Planning Consultants Pty Ltd, dated June 2016.
EPA	Environment Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
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
Incident	An occurrence or set of circumstances that causes, or threatens to cause, significant harm to the environment, community or any member of the community, being actual or potential harm to the health or safety of human beings or to threatened species, endangered ecological communities or ecosystems that is not trivial.
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 Environment and Heritage, or its successor
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
Response to Submissions (RtS)	Response to Submissions prepared by Health Infrastructure and JBA Urban Planning Consultants Pty Ltd, dated 13 October 2016 and accompanying attachments.
RMS	Roads and Maritime Services, or its successor
Secretary	Secretary of the Department of Planning and Environment, or nominee/delegate
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate). Where the Secretary's approval, agreement or satisfaction is required under a condition of this consent, the Secretary will endeavour to provide a response within one month of receiving an approval, agreement or satisfaction request. The Secretary may ask for additional information if the approval, agreement or satisfaction request is considered incomplete. When further information is requested, the time taken for the Applicant to respond in writing will be added to the one month period.
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
Subject Site	106-112 Church Street, Camperdown (Lot 101 DP 1179349)
TfNSW	Transport for NSW

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 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 development in accordance with the conditions of consent and generally in accordance with the:
- a) *Environmental Impact Statement, State Significant Development SSD 7542, Royal Prince Alfred Hospital, Application for a Multi Storey Car Park* prepared by JBA Urban Planning Consultants Pty Ltd, dated June 2016;
 - b) Response to Submissions prepared by Health Infrastructure and JBA Urban Planning Consultants Pty Ltd, dated 13 October 2016 and accompanying attachments; and
 - c) following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) as otherwise provided by the conditions of this consent.

Architectural Drawings prepared by Cardno and fitzpatrick + partners			
Drawing No.	Rev.	Name of Plan	Date
NA80813231-DA-0100	B	SITE DEMOLITION PLAN	01/06/16
NA80813231-DA-0102	B	CARPARK LEVEL 0 G.A. PLAN	01/06/16
NA80813231-DA-0103	B	CARPARK LEVEL 1 G.A. PLAN	01/06/16
NA80813231-DA-0104	B	CARPARK LEVEL 2 G.A. PLAN	01/06/16
NA80813231-DA-0105	B	CARPARK LEVELS 3-8 G.A. PLAN	01/06/16
NA80813231-DA-0106	B	CARPARK ROOF LEVEL PLAN (LEVEL 9)	01/06/16
NA80813231-DA-0115	B	CARPARK SECTIONS – SHEET 1	01/06/16
NA80813231-DA-0117	B	CARPARK DETAIL SECTIONS – SHEET 1	01/06/16
NA80813231-DA-0310	B	STORMWATER PLAN	01/06/16
NA80813231-DA-0311	B	STORMWATER DETAILS	01/06/16
NA80813231-DA-0320	B	EXTERNAL WORKS PLAN	01/06/16
DA-0204	4	NORTH ELEVATION	01/06/16
DA-0205	4	ELEVATIONS	01/06/16
DA-0206	1	SECTION AA AND FAÇADE DETAILS	01/06/16
DA-0207	3	MATERIALS & FINISHES	01/06/16
Landscape Drawings prepared by Sturt Noble Associates			
Drawing No.	Issue	Name of Plan	Date
DA-1609-01	A	GROUND FLOOR PLAN	09/05/16
DA-1609-02	A	NORTHERN ELEVATION	09/05/16

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 EP&A Regulation.

Secretary as Moderator

- A6. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval 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

- 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 Helpline on 131 441.

Legal Notices

- A8. Any advice or notice to the consent authority shall be served on the Secretary.

Design Quality Excellence

- A9. In order to ensure the design quality excellence of the development is achieved, the following is to be submitted to the Secretary for approval prior to the commencement of the relevant portion of works:
- a) revised renderings/perspectives that represent the true diameter of proposed façade panel perforations above street level. A sample of the product to be used on the façade must also be provided with the revised renderings; and
 - b) revised architectural plans that are consistent with the submitted perspectives in providing a curved brick base to the concrete entry ramp, along with detailed sections indicating design intentions for balustrading and junctions between materials.
- A10. The curved edge forms of the carpark stair towers are retained and a high quality finish is to be achieved, particularly to the prominent Church Street façade. The concrete for the stair towers is to be precast to ensure a high quality standard.
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PART B PRIOR TO COMMENCEMENT OF WORKS

Notice of Commencement of Works

- B1. 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.

Certified Plans

- B2. 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

- B3. The Applicant shall prepare and implement an appropriate procedure for identifying and dealing with unexpected finds of site contamination including asbestos containing materials, polychlorinated biphenyls (PCBs) and lead-based paint. The procedure shall be outlined in the **Construction Environmental Management Plan** required under Condition B16.
- B4. Remediation approved as part of this development consent shall be carried out in accordance with the *Remediation Action Plan for Proposed Multi-Storey Staff Car Park at Corner of Lucas Street and Church Street (Part of 67-81 Missenden Road) Camperdown, NSW*, dated 1 June 2016 and prepared by Environmental Investigation Services. A site audit must be carried out by an EPA accredited site auditor prior to the commencement of remediation works.
- B5. Upon completion of the remediation works on the subject site, the Applicant shall submit to the Certifying Authority a site audit report and site audit statement prepared by an EPA accredited site auditor. The site audit report and site audit statement must verify that the land is suitable for the uses proposed as part of this approval.

Reflectivity

- B6. The building materials used on the facades of the structure shall have a maximum normal specular reflectivity of visible light of 20 per cent 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.

Access for People with Disabilities

- B7. The works that are 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 (BCA). 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

- B8. Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater – Soils & Construction Volume 1* (2004) by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.

Pre-Construction Dilapidation Reports

- B9. 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'. 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 falls 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 Council.

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.

Car Parking and Service Vehicle Layout

- B10. 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) the layout of the proposed car parking areas that form part of this approval (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004 and AS2890.6-2009;
 - 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 shall 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, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to the certifying authority for approval, which shows that the proposed development complies with this requirement.

Structural Details

- B11. 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 demonstrates compliance with:
- a) the relevant clauses of the BCA; and
 - b) this development consent.

Mechanical Ventilation

- B12. All mechanical ventilation systems shall be installed in accordance with Part F4.5 of the BCA and shall 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 shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of works.

Stormwater and Drainage Works Design

- B13. Final drainage design plans of the stormwater drainage and onsite detention system are to be prepared by a suitably qualified engineer generally in accordance with the *Civil & Structural Design Report, RPA Multistorey Staff Carpark*, dated 1 June 2016 (V3) and prepared by Cardno. The drainage design plans are to be submitted to the Certifying Authority prior to the commencement of works.

Construction Environmental Management Plan

B14.

- a) Prior to the commencement of construction works on the Subject Site, a **Construction Environmental Management Plan (CEMP)** shall be submitted to the satisfaction of the Certifying Authority. The CEMP 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 Council;
 - iv) construction noise and vibration management, prepared by a suitable qualified person;
 - v) management of dust and odour to protect the amenity of the neighbourhood;
 - vi) erosion and sediment control;
 - vii) stormwater control and discharge;
 - viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;
 - ix) procedures for encountering groundwater during construction works;
 - x) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting;
 - xi) an unexpected finds protocol (site contamination);
 - xii) an unexpected finds protocol (archaeological and Aboriginal heritage);
 - xiii) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and
 - xiv) waste storage, recycling and litter control;
- b) The CEMP must not include works that have not been explicitly approved in this development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.

The Applicant shall submit a copy of the CEMP to the Department and Council prior to commencement of work.

- B15. 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

- B16. The Applicant shall prepare and implement a Construction Noise and Vibration Management Plan (CNVMP) and the plan must:
- a) be prepared by a suitably qualified expert and submitted to the satisfaction of the Certifying Authority;
 - b) be prepared in consultation with Council and 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 construction works.

The Applicant shall submit a copy of the CEMP to the Department and Council prior to commencement of work.

B17. 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

B18.

- a) Prior to the commencement of construction works on the Subject Site, a **Construction Waste Management Plan (CWMP)** prepared by a suitably qualified person in consultation with the Council, shall be submitted to the satisfaction of the Certifying Authority. The CWMP 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 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 shall 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 RMS Traffic Management Centre 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.

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

B19.

- a) Prior to the commencement of construction works on the Subject Site, a **Construction Traffic and Pedestrian Management Plan (CTPMP)** prepared by a suitably qualified person shall be submitted to the satisfaction of the Certifying Authority. The TPMP must be prepared in consultation with the TfNSW CBD Coordination Office and 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 works.

B20. The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.

Complaints and Enquiries Procedure

- B21. Prior to the commencement of construction works, or as otherwise agreed by the Secretary, the following must be made available for community enquiries and complaints for the duration of construction:
- a) a toll-free 24 hour telephone number(s) on which complaints and enquiries about the application may be registered;
 - b) a postal address to which written complaints and enquires may be sent; and
 - c) an email address to which electronic complaints and enquiries may be transmitted.
- B22. A **Complaints Management System** must be prepared before the commencement of any construction works and be implemented and maintained for the duration of these works.

The **Complaints Management System** must include a **Complaints Register** to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The **Complaints Register** must record the:

- a) number of complaints received;
- b) number of people affected in relation to a complaint; and
- c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation.

The **Complaints Register** must be provided to the Secretary upon request, within the timeframe stated in the request.

Pre-Construction Compliance Report

- B23. A **Pre-Construction Compliance Report** must be prepared and submitted to the Secretary for information before the commencement of construction works. The **Pre-Construction Compliance Report** must include:
- a) details of how the terms of this approval that must be addressed before the commencement of construction have been complied with; and
 - b) the intended commencement date for the construction works.

Construction must not commence until the **Pre-Construction Compliance Report** has been submitted to the Secretary.

Utility Services

- B24. Prior to the commencement of construction work the Applicant is to negotiate (where necessary) with the utility authorities (e.g. Ausgrid and telecommunication carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the building 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 provisions of adequate services.
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PART C DURING CONSTRUCTION

Hours of Work

C1.

- a) The hours of construction, including the delivery of materials to and from the Subject Site, shall be restricted as follows:
 - i) between 7.30 am and 5.30 pm, Mondays to Fridays inclusive;
 - ii) between 7.30 am and 3.30 pm, Saturdays; and
 - iii) no work on Sundays and public holidays.
- b) 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 her nominee.

Handling of Asbestos

- C2. The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the *Protection of the Environment Operations (Waste) Regulation 2014* with particular reference to Part 7 – Asbestos Waste shall also be complied with.

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 have 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 the relevant approval authority where necessary.

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.

Road Occupancy Licence

- C6. A Road Occupancy Licence must be obtained from the Transport Management Centre (RMS) for any works that impact on traffic flows during construction activities.

Site Notice

C7.

- 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 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

- C8. 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 CNVMP.
- C9. 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.
- C10. The Applicant shall ensure construction vehicles do not arrive at the Subject Site or surrounding residential precincts outside of the construction hours of work outlined under condition C1.
- C11. The Applicant shall schedule intra-day 'respite periods' for construction activities identified in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009) as being particularly annoying to noise sensitive receivers, including surrounding residents and nearby hospital buildings.
- C12. 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 am to 12 pm, Monday to Friday;
 - b) 2 pm to 5 pm Monday to Friday; and
 - c) 9 am to 12 pm, Saturday.
- 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 CNVMP.
- C14. Any noise generated by the construction works 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

- C15. Vibration caused by the construction works at any residence or structure outside the Subject Site must be limited to:
- a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and
 - b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472 – Guide to Evaluate Human Exposure to Vibration in Buildings (1 Hz to 80 Hz) for low probability of adverse comment.
- C16. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.
- C17. These limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved by the Certifying Authority.

SafeWork Requirements

- C18. To protect the safety of work personnel and the public, the Subject Site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant SafeWork requirements.

Hoarding/Fencing Requirements

- C19. 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; and
 - c) the applicant shall submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

No Obstruction of Public Way

- C20. 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.

Archaeological Heritage

- C21. If any unexpected archaeological deposits/relics are discovered during the excavation works, the Heritage Council of NSW must be notified in writing in accordance with section 146 of the *Heritage Act 1977* and work must cease in the affected areas(s). Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Discovery of Aboriginal Heritage

- C22. 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.

Incident Reporting

- C23. Within 24 hours of the occurrence of an incident that causes (or may cause) significant harm to the environment, the Applicant must notify the Secretary and any other relevant agencies of the incident.
- C24. Within seven days of the detection of the incident, the Applicant must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Compliance Tracking and Reporting

- C25. The Applicant must provide regular (six monthly) reporting on any environmental performance required by the development consent for the development on its project website, in accordance with the reporting arrangements in any plans or other documents approved under the conditions of this consent.

Access to Information

- C26. Within six months of the date of this consent the Applicant must make the following information publicly available on its project website and keep the information up to date:
- a) the EIS;
 - b) current statutory approvals for the development;
 - c) approved strategies, plans or other documents required by the conditions of consent;
 - d) a complaints register, updated on an annual basis; and
 - e) any other matter required by the Secretary.

Note: This condition does not require any confidential information to be made available to the public.

Compliance – General

- C27. The Applicant must ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.

Road Design, Line Marking and Signage

- C28. Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (vehicle crossings, if applicable) and paved footpaths shall be constructed along the areas where road works are to be undertaken. All roads and traffic facilities shall be designed to meet the requirements of Council and RMS (if applicable) and obtain the necessary permits and approvals from the relevant road authority.
- C29. Plans indicating line marking and signage of public roads and footways shall be submitted to the relevant roads authority for approval where and when required.

PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Car Park Management

D1.

- a) The Applicant shall prepare a **Car Park Management Plan (CPMP)** in consultation with the TfNSW CBD Coordination Office. The CPMP shall be prepared prior to the commencement of use and to the satisfaction of the Certifying Authority. The CPMP shall address, but not be limited to, the following matters:
- i) potential measures to increase the capacity at the car park entry point on Brodie Street to prevent vehicle queuing impacts;
 - ii) details of alternate car parking locations for any re-directed vehicles should extensive queuing occur at the car park entry point;
 - iii) traffic management measures for any traffic incidents at the car park entry point;
 - iv) management measures to address conflicts between vehicles accessing the site and pedestrian movements; and
 - v) signage arrangements.

The Applicant shall submit a copy of the CPMP to the Department and to the Council prior to the commencement of operation of the carpark.

- D2. The CPMP (as revised from time to time) must be implemented by the Applicant (or nominee) for the duration of use.

Surveillance

- D3. CCTV and suitable lighting shall be provided on the external perimeter of the building and within Level 1 (ground floor) of the car park prior to commencement of use of the carpark.

Mechanical Ventilation

- D4. 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 final occupation of the new building, that the installation and performance of the mechanical systems complies with:
- a) the BCA;
 - b) Australian Standard AS1668 and other relevant codes;
 - c) the development consent and any relevant modifications; and
 - d) any dispensation granted by the NSW Fire Brigade.

Road Damage

- D5. 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 the commencement of use.

Compliance Certificate

- D6. 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 the commencement of use of the facility.

Post-construction Dilapidation Report

- D7. Prior to the commencement of use of the facility:
- a) The Applicant shall engage a suitably qualified person to prepare a **Post-Construction Dilapidation Report** at the completion of the construction works. The report is to ascertain whether the construction works created any structural damage to adjoining buildings or infrastructure.
 - b) The report is to be submitted to the satisfaction of the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:
 - i) compare the **Post-Construction Dilapidation Report** with the **Pre-Construction Dilapidation Report** required by these conditions; and
 - ii) where relevant, 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 Council.

Fire Safety Certification

- D8. Prior to the commencement of use of the facility and if required, 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

- D9. A **Structural Inspection Certificate** or a **Compliance Certificate** must be submitted to the satisfaction of the Certifying Authority prior to the commencement of use of the facility. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the Secretary and the Council after:
- a) the site has been periodically inspected and the Certifier is satisfied that the structural works are 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.

Signage

- D10. Wayfinding signage shall be integrated at all entry and exit points and is to be installed prior to the commencement of use of the facility.

Stormwater

- D11. An **Operation and Maintenance Plan** is to be prepared to ensure proposed stormwater quality measures remain effective. The Plan must contain the following:
- a) maintenance schedule of all stormwater quality treatment devices;
 - b) record and reporting details;
 - c) waste management and disposal;
 - d) traffic control measures (if required);
 - e) relevant contact information;
 - f) renewal, decommissioning and replacement timelines and activities of all stormwater quality treatment devices; and
 - g) Work Health and Safety requirements.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the commencement of use of the facility.

PART E POST OCCUPATION

Car Parking Restrictions of Use

- E1. The facility may only be used by employees of the Royal Prince Alfred Hospital and must not be accessible to members of the general public.

Workplace Travel Plan

- E2. The Applicant (or nominee) is to prepare and implement a **Workplace Travel Plan (WTP)** to promote and encourage public and active transport usage including measures that reduce RPA Hospital employee's dependence on private vehicle usage. The WTP must be prepared in consultation with Transport for NSW and submitted to the Secretary for approval within six months of commencement of use of the carpark, unless otherwise agreed by the Secretary.

Intersection Analysis – Parramatta Road and Mallett Street

- E3. The Applicant (or nominee) shall undertake further traffic modelling of the intersection of Parramatta Road and Mallett Street. The modelling must be carried out by an appropriately qualified person and a traffic report must be submitted to the Secretary six months after the commencement of operations to verify whether a Level of Service 'E' is exceeded during peak traffic periods. Should the modelling determine that a Level of Service 'E' is exceeded, the Applicant (or nominee) shall consult with RMS and Council to determine appropriate intersection modifications to reduce the impact on queuing and improve traffic efficiency.

Unobstructed Driveways and Parking Areas

- E4. All driveways, footways and car parking areas in the facility shall be unobstructed at all times. Driveways, footways and car parking spaces shall not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and shall be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.

Noise Control – Operation

- E5. 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 sensitive receiver.
- E6. The Applicant (or nominee) must undertake short term noise monitoring in accordance with the *Industrial Noise Policy* where valid data is collected following the commencement of operation 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 two months after commencement of operations to verify that operational noise levels do not exceed the recommended noise levels identified in *106-112 Church Street, Camperdown, Proposed Multistorey Staff Car Park, Acoustic Assessment*, prepared by Acoustic Logic, dated 3 June 2016.

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

Loading and Unloading

- E7. 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.

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 certifying authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.
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ADVISORY NOTES

Appeals

AN1. The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation (as amended).

Other Approvals and Permits

AN2. The Applicant shall 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 shall obtain all necessary permits required for the use of mobile cranes on or surrounding the Subject Site, prior to the commencement of works. In particular, the following matters shall 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 shall not be delivered to the site prior to the approved construction hours 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 BCA.
- 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 EP&A Act. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*. The Applicant 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 BCA 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* (EPBC Act) 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 matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.
- b) This application has been assessed in accordance with the EP&A Act. 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 EPBC Act does not have application. The EPBC 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 Certifying Authority.