

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 16th December 2016

SCHEDULE 1

Application No.:	SSD 7714
Applicant:	Health Administration Corporation
Consent Authority:	Minister for Planning
Land:	Blacktown Mt Druitt Hospital: Blacktown Campus, 18 Blacktown Road, Blacktown (Lots 300, 301, 306 and 308 DP15914, Lot 1 DP128344, Lot 3 DP71010 and Lot 1 DP730307)
Approved Development:	Stage 2 Main Building Works comprising: • construction and operation of a nine storey Acute Services Building; • construction of a new public entry atrium, bridge link to a multi-storey carpark and bridge and tunnel connections to the existing hospital and Stage 1 Clinical Services Building; and • refurbishment of areas of the existing hospital.

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
ASB	Acute Services Building
ASB site	The part of the site within the red dotted line on Drawing No. SSD-AR-DG-0202 (Revision 3), Proposed Site Plan, dated 10 June 2016
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	Blacktown 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>Environmental Impact Statement State Significant Development SSD7058 Blacktown Hospital, Blacktown, Blacktown Hospital Redevelopment Stage 2 – Main Building Works</i> , prepared by JBA dated July 2016.
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>Blacktown Hospital Redevelopment Stage 2, Response to Agency Submissions</i> , Attachment A to letter from JBA dated September 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	18 Blacktown Road, Blacktown (Lots 300, 301, 306 and 308 DP15914, Lot 1 DP128344, Lot 3 DP71010 and Lot 1 DP730307)
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

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 7714;
- b) *Environmental Impact Statement State Significant Development SSD 7058 Blacktown Hospital, Blacktown, Blacktown Hospital Redevelopment State 2 – Main Building Works*, prepared by JBA dated July 2016, except where amended by the *Blacktown Hospital Redevelopment Stage 2 Response to Agency Submissions*, prepared by JBA dated September 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 Jacobs			
Drawing No.	Rev	Name of Plan	Date
SSD-AR-DG-0202	3	PROPOSED SITE PLAN	10/6/2016
SSD-AR-DG-0211	2	OVERALL PLAN – LEVEL 1	10/6/2016
SSD-AR-DG-0212	2	OVERALL PLAN – LEVEL 2	10/6/2016
SSD-AR-DG-0213	2	OVERALL PLAN – LEVEL 3	10/6/2016
SSD-AR-DG-0214	2	OVERALL PLAN – LEVEL 4	10/6/2016
SSD-AR-DG-0215	2	OVERALL PLAN – LEVEL 5	10/6/2016
SSD-AR-DG-0216	3	OVERALL PLAN – LEVEL 6	18/7/2016
SSD-AR-DG-0217	3	OVERALL PLAN – LEVEL 7	18/7/2016
SSD-AR-DG-0218	4	OVERALL PLAN – LEVEL 8	18/7/2016
SSD-AR-DG-0219	3	OVERALL PLAN – LEVEL 9	18/7/2016
SSD-AR-DG-0223	2	OVERALL SECTION	10/6/2016
SSD-AR-DG-0224	4	ELEVATIONS SHEET 1	18/7/2016
SSD-AR-DG-0225	4	ELEVATIONS SHEET 2	18/7/2016
unnumbered	N/A	Appendix F. Schedule of Exterior Materials	18/7/2016 (as marked)
Signage Drawings prepared by Minale Tattersfield			
6	B	SITE PLAN WITH VEHICULAR CIRCULATION	23/6/2016
9	B	SKY SIGNS – TO NORTH AND WEST ELEVATIONS	23/6/2016
10	B	EXTERNAL SIGN FAMILY – VEHICULAR AND PEDESTRIAN PANORAMA PARADE DIRECTIONAL MARKERS	23/6/2016
11	B	SKY SIGN 1 – TO NORTH ELEVATION	23/6/2016
12	B	SKY SIGN 2 – TO WEST ELEVATION	23/6/2016
13	B	SKY SIGN 3 – TO EAST ELEVATION	23/6/2016

Landscape Drawings prepared by Site Image			
unnumbered	N/A	Landscape Areas	June 2016
unnumbered	N/A	Carpark	June 2016
unnumbered	N/A	Carpark Section	June 2016
unnumbered	N/A	ASB Terraces	June 2016
unnumbered	N/A	ICU Terraces	June 2016
unnumbered	N/A	Level 6 Terrace	June 2016
unnumbered	N/A	Level 7 Terrace	June 2016
unnumbered	N/A	Terraces [former ambulance ramp]	June 2016
unnumbered	N/A	Former Ambulance Bay	June 2016
unnumbered	N/A	Level 2 Atrium	June 2016
unnumbered	N/A	Drop Off Area	June 2016
unnumbered	N/A	Planting Palette	June 2016

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.

Prescribed Conditions

- A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

Dispute Resolution

- A7. 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

- A8. 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

- A9. Any advice or notice to the consent authority must be served on the Secretary.

Obligation to Minimise Harm to the Environment

- A10. 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

Certified Plans

- B1. Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of the construction works and must include details as required by any of the following conditions.

End Trip Facilities for Cyclists

- B2. The Applicant must provide evidence to the Certifying Authority demonstrating that showers, change rooms and lockers have been provided within the facilities the subject of this consent.

Reflectivity

- B3. 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

- B4. 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 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.

Design of Food Premises

- B5. The refurbishment of the kitchen must be carried out in accordance with *AS 4674 Design, construction and fit out of food premises*. Details of compliance with the relevant provisions of the Code shall be prepared by a suitably qualified person and submitted to the satisfaction of the Certifying Authority.

Storage and Handling of Waste

- B6. The building plans and specifications submitted to the Certifying Authority must demonstrate that an appropriate area within the ASB will be provided for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the ASB, including:
- a) all internal walls of the storage area are rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning;
 - b) Include provision for the separation and storage, in appropriate categories, of material suitable for recycling; and
 - c) Include provision for separate storage and collection of organic/food waste.

Ecologically Sustainable Development

- B7. The Applicant must incorporate all feasible ecologically sustainable development initiatives in the final design including, but not restricted to, measures identified in documents listed in condition A2.

Structural Details

- B8. 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;
- b) the Blacktown City Council Engineering Guide for Development – 2005; and
- c) the development consent.

Noise Management Limits

- B9. The Applicant must incorporate noise management measures in the detailed design drawings and submit documentation to the Department demonstrating that noise impacts, including impacts from mechanical plant and equipment and operations within the new ambulance bay (including activation of ambulance and other emergency service vehicle reversing alarms), have been adequately mitigated to not exceed the following noise limits measured at the most affected noise sensitive receiver in Panorama Parade.

Noise Descriptor	LAeq (15 min)	LAeq (period)	LA (1 minute)
Evening	47 dB(A)	45 dB(A)	
Night	46 dB(A)	40 dB(A)	56 dB(A)

Mechanical Ventilation

- B10. All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the Australian Standards *AS1668.2 Mechanical Ventilation of Buildings* 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

- B11. Final design plans for subsoil, stormwater and roof water drainage systems and connections to the upgraded stormwater drainage system must be submitted to the Certifying Authority.

Demolition

- B12. The demolition work shall comply with the provisions of *Australian Standard AS2601: 2001 The Demolition of Structures*. The work plans required by AS2601 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the satisfaction of the Certifying Authority.

Notice of Commencement of Works

- B13. 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)

- B14.
- a) A CEMP must be prepared in accordance with the *Guideline to Preparing Environmental Management Plans* (DIPNR 2004) and address, but not be limited to, the matters identified in the Outline Construction Management Plan (PwC 2016) including:
 - i) construction compound layout and staff amenities,
 - ii) hours of work and construction staging and timing,
 - iii) management of disruption to hospital campus operations and services,
 - iv) public safety and amenity including communications with visitor, patients and Panorama Road residents,
 - v) property and tree protection,
 - vi) 24 hour contact details of site manager,

- vii) site induction procedures including health, safety and environment matters, including use of the offsite temporary construction worker car park at Blacktown Bowling Club to minimise impacts on local residents,
 - viii) management of dust and odours on the ASB site to protect the safety and amenity of users of the hospital campus and the adjacent residential neighbourhood. Dust emissions are to be minimised and contained within the site,
 - ix) soil erosion and sediment control measures generally as indicated on the Erosion and Sediment Control Plan (Robert Bird Group 2016), designed in accordance with Managing Urban Stormwater – Soils & Construction (Landcom 2004), and
 - x) external lighting in compliance with *AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting*.
- b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.
 - c) The Applicant must submit a copy of the CEMP and associated subplans to the Department and to Council, prior to commencement of work.
- B15. The CEMP (as revised from time to time) must be prepared to the satisfaction of the Certifying Authority and implemented for the duration of the construction works.

Construction Noise and Vibration Management Plan

- B16. A **Construction Noise and Vibration Management Plan** (CNVMP) (including an assessment of construction traffic noise on local roads) must be prepared by a suitably qualified expert in consultation with all noise sensitive receivers where noise levels are predicted to exceed the construction noise management level. The CNVMP must address, but not be limit to, the following matters:
- a) describe the measures that would be implemented to ensure:
 - i) best management practice is being employed, and
 - ii) compliance with the relevant conditions of this consent,
 - b) describe the proposed noise and vibration management measures in detail;
 - c) include strategies as set out in the *Interim Construction Noise Guideline* (DECC 2009) to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, and in particular for managing high noise generating activities (including consideration of 'quacker' type movement/ reversing alarms);
 - d) evaluate and report on the effectiveness of the noise and vibration management measures; and
 - e) include a complaints management system that would be implemented for the duration of the project.
- B17. The CNVMP (as revised from time to time) is to be prepared to the satisfaction of the Certifying Authority and implemented for the duration of the construction works.
- B18. The CNVMP must be submitted to the Department and Council prior to commencement of works.

Construction Waste Management Plan

- B19.
- a) A **Construction Waste Management Plan** (CWMP), prepared by a suitably qualified person, must address relevant matters included in the Waste Management Plan (Coffey Environments Australia 2016) and provided detail on, but not be limited to, the following matters:

- i) identification of potential soil contamination on the ASB site and potentially hazardous materials in areas where demolition would occur for the original hospital refurbishment,
 - ii) management of waste in accordance with the waste hierarchy, established under the *Waste Avoidance and Resource Recovery Act 2001* including that no concrete waste or rinse water are disposed of on-site,
 - iii) classification of waste in accordance with the Waste Classification Guidelines (DECCW 2009) and treatment, transport and disposal in accordance with EPA guidelines, and
 - iv) an Unexpected Finds Protocol (UFP) relating to construction works and demolition works associated with the refurbishment of the existing hospital including contaminated soils, asbestos, lead-based paint and any other hazardous materials. This is to include safeguards for removal including compliance with relevant codes and guidelines and appropriate disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines.
- b) The CWMP (as revised from time to time) is to be prepared to the satisfaction of the Certifying Authority and implemented by for the duration of the construction works.

Construction Traffic and Pedestrian Management Plan

B20.

- a) A **Construction Traffic and Pedestrian Management Plan (CTPMP)**, prepared by a suitably qualified person in consultation with RMS and the local bus operator, must address, but not be limited to, the following matters:
- i) predicted traffic volumes and types, including cumulative traffic generated for other hospital campus works carried out under separate approvals, where construction overlaps the ASB construction period,
 - ii) potential impacts on local traffic, pedestrians, cyclists and bus services,
 - iii) formal arrangements with other site contractors to manage overall construction traffic impacts and safe pedestrian movements,
 - iv) construction traffic routes and designated entry and exit points to the hospital campus and ASB site including swept path analysis for large construction vehicles; the swept path of the longest vehicle, as well as manoeuvrability through the site, must be in accordance with AUSTROADS,
 - v) loading and unloading areas, including any proposed construction zones within the hospital campus but outside the ASB site,
 - vi) traffic management measures including scheduling of construction traffic outside commuter peak periods; site management, traffic control and construction driver code of conduct to maintain unhindered access to the existing ambulance bay, and to minimise disruption to and maintain safe pedestrian, cyclist, bus and light vehicle access within and adjacent to the hospital campus,
 - vii) measures to prevent queueing and idling of construction vehicles (including concrete agitator trucks) on hospital access roads and local roads, in particular outside construction hours,
 - viii) measures to ensure all vehicles enter and leave the construction site in a forward direction, and where constraints do not permit this, measures to ensure adequate traffic control to ensure public safety when vehicles are reversing, and
 - ix) maintenance of approximately 1,250 on-site parking spaces over the construction period.
- b) The CTPMP (as revised from time to time) is to be prepared to the satisfaction of the Certifying Authority and implemented for the duration of the construction works.

- c) The CTPMP must be submitted to the Department and Council prior to commencement of works.
- B21. The Applicant must provide evidence to the Certifying Authority that formal arrangements are in place with Blacktown Bowling Club for the use of 220 car spaces for construction workers and that these parking spaces have been clearly identified and signposted for the exclusive use of the contractors for the duration of the ASB construction works.

Utility Services

- B22. 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.
- B23. 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 7 am and 5 pm, Saturdays;
 - c) no work on Sundays and public holidays; or
 - d) works may be undertaken outside these hours where:
 - i) the delivery of materials is required outside these hours by the NSW 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, regularly inspected and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated.

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.

Site Notice

- C5.
- 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

- C6. 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.

- C7. 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.
- C8. The Applicant must schedule activities that are particularly annoying and intrusive to nearby residents, as identified in the Chapter 4 of the ICNG, such as rock drilling, jackhammering and use of power saws only between the following hours unless otherwise approved in the CNVMP:
- a) 8 am to 12.30 pm, Monday to Friday;
 - b) 1.30 pm to 5 pm Monday to Friday;
 - c) 9 am to 12 pm, Saturday; and
 - d) 1 pm to 4 pm, Saturday.
- C9. Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles.
- C10. 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 construction site.

Vibration Criteria

- C11. Vibration caused by construction at any residence or structure outside the construction 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 6842 – Guide to Evaluate Human Exposure to Vibration in Buildings* (1 Hz to 80 Hz) for low probability of adverse comment.
- C12. The above limits apply unless otherwise outlined in an approved CNVMP.
- 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.

Work Cover Requirements

- C14. 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

- C15. 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.

Construction Vehicles

- C16. All construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Marcel Crescent or Panorama Parade.

No Obstruction of Public Way

- C17. The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

PART D PRIOR TO OCCUPATION

Noise Monitoring

- D1. The Applicant must undertake noise compliance monitoring of mechanical plant and equipment during commissioning to ensure avoidance of unintended and unacceptable noise impacts on surrounding residences and other noise sensitive land uses. Additional measures must be employed to reduce impacts and meet the evening and night time noise management levels specified in condition B9.

Loading Dock Plan

- D2. Prior to occupation of the ASB, the Applicant must prepare a loading dock management plan to the satisfaction of the Certifying Authority, which must identify all additional activities as a result of operations of the ASB and demonstrate that the loading dock is capable of supporting the additional activities. The plan must be implemented and updated where necessary.

External Lighting

- D3. 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.

Waste Management

- D4. The Applicant must review and update the existing hospital waste management plan to ensure compliance with the Waste Management Guidelines for Health Care Facilities (NSW Health 1998).

Operational Traffic and Pedestrian Management Plan

- D5. The draft Workplace Travel Plan (WTP) must be further developed in collaboration with the Western Sydney Local Health District, including an updated assessment of travel mode split and establishment of a Travel Plan Group, prior to occupation of the ASB. The Travel Plan Group is to include staff, visitor and patient representatives. For staff, visitor and patient trips by private vehicle, the WTP is to include an assessment of utilisation of on-site and street parking spaces. In the event that on-site parking is underutilised, additional measures must be included in the WTP to encourage on-site parking.
- D6. 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

- D7. 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 operation of the ASB, that the installation and performance of the mechanical systems complies with:
- a) the Building Code of Australia;
 - b) *Australian Standard AS1668 The use of ventilation and air-conditioning in buildings* and other relevant codes;
 - c) the development consent and any relevant modifications; and
 - d) any dispensation granted by the New South Wales Fire Brigade.

Car parking

- D8. The Applicant must demonstrate to the satisfaction of the Certifying Authority that the Stage 2 of the multi-storey car park has been completed before occupation of the ASB or an alternative timeframe as agreed to by the Secretary.

Any request to the Secretary to vary the requirements of this condition must be accompanied by a traffic assessment addressing the adequacy of car parking for the immediate operations of the hospital and any traffic and parking impacts that would result from any non-compliance.

Bicycle Parking

- D9. The Applicant must provide evidence to the Certifying Authority demonstrating that a minimum additional 49 bicycle parking spaces and end of trip facilities (showers, change rooms, lockers) have been provided within the hospital campus prior to occupation of the ASB.

Road Damage

- D10. The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant prior to occupation of the ASB.

Radiation Management Licence

- D11. The Applicant is to apply for and obtain any necessary amendment to the existing Western Sydney Local Health District radiation management licence in respect of regulated material at the ASB.

Sydney Water Compliance

- D12. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

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

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

Fire Safety Certification

- D13. Prior to commencement of operation of the ASB, 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 ASB.

Structural Inspection Certificate

- D14. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to commencement of the operation of the ASB. 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 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

- D15. Way-finding signage must be installed prior to occupation of the ASB.

Compliance with Food Code

- D16. The Applicant must obtain a certificate from a suitably qualified tradesperson, certifying that the refurbished kitchen, food storage and preparation areas have been fitted in accordance with the *AS 4674 Design, construction and fit-out of food premises*. The

Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the occupation of the ASB.

PART E POST OCCUPATION

Loading and Unloading

- E1. All loading and unloading of service vehicles in connection with the operation of the ASB must be carried out within the existing hospital loading dock.
- E2. The Applicant must carry out an evaluation of the operation of the loading dock and, if necessary, implement additional management procedures or measures to ensure demand is appropriately managed and the surrounding road network is not impacted by any loading activities.

Workplace Travel Plan

- E3. Relevant data is to be collected on a regular basis to review the WTP annually, including assessment of the effectiveness of the plan and identification of additional measures to support sustainable means of travel.

Car Parking Supply

- E4. The Applicant must review the car parking demand assessment five years after occupation of the ASB and submit this to the Secretary to demonstrate that the onsite parking provision meets demand and is adequate to cater for future demand out to the fully operational stage of the ASB in year eight after occupation. Any recommendation of the traffic review to address demand must be implemented by year eight of the occupation of the ASB or as otherwise agreed by the Secretary. If the review identifies that additional car parking is required, the applicant must obtain the necessary planning approvals prior to implementation of the recommendation.

Noise Control

- E5. 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 the operation of the ASB. 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 the operation of the ASB to verify that operational noise levels do not exceed those specified in condition B9.
- E6. Should the noise monitoring program identify any exceedance of the specified noise levels, the Applicant must 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.
- E7. Back-up generator and automated valve testing must be restricted to the 'day' time as defined in the *NSW Industrial Noise Policy* (EPA 2000).

Storage of Hazardous or Toxic Material

- E8. 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.

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, and
- 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 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 *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 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.

Asbestos Removal

AN7 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

AN8 Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Applicant must be immediately notified and works must cease. Works must not recommence on site until consultation has been undertaken with the Department.