

# Infrastructure Approval

## Section 115ZB of the *Environmental Planning & Assessment Act 1979*

I, Daniel Keary, Acting Executive Director Infrastructure and Industry Assessments, as delegate of the Minister for Planning under Instrument of Delegation dated 16 February 2015, grant approval to the State significant infrastructure 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 SSI.



Daniel Keary  
Executive Director  
Infrastructure and Industry Assessments

Sydney 29<sup>th</sup> JUNE 2015

---

### SCHEDULE 1

**Application No.:** SSI 6792

**Proponent:** Health Administration Corporation

**Approval Authority:** Minister for Planning

**Land:** Wakehurst Parkway, Warringah Road, Frenchs Forest Road West, Bantry Bay Road, Frenchs Forest and lots legally described as: Lots 1–11 DP 26087; Lots 12–15 DP 792918; and Lot 1 DP 1179362.

**State significant infrastructure:** Stage 2 of the Northern Beaches Hospital Development, including the following works:

- bulk excavation works;
- construction of the new hospital building, including roof top helipad;
- construction of the new multi-level car park building; and
- site works, including landscaping works.

## TABLE OF CONTENTS

<b>DEFINITIONS</b>	<b>4</b>
<b>SCHEDULE 2</b>	<b>6</b>
<b>PART A ADMINISTRATIVE CONDITIONS</b>	<b>6</b>
DEVELOPMENT DESCRIPTION	6
DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTS	6
INCONSISTENCY BETWEEN DOCUMENTS	7
LIMITS ON APPROVAL	7
PRESCRIBED CONDITIONS	7
DISPUTE RESOLUTION	7
LONG SERVICE LEVY	7
LEGAL NOTICES	7
<b>PART B PRIOR TO CERTIFICATION OF CROWN BUILDING WORKS</b>	<b>8</b>
NOISE MANAGEMENT MEASURES	8
OUTDOOR LIGHTING	8
CAR PARKING AND SERVICE VEHICLE LAYOUT	8
MECHANICAL VENTILATION	8
STORMWATER AND DRAINAGE WORKS DESIGN	8
<b>PART C PRIOR TO COMMENCEMENT OF WORKS</b>	<b>8</b>
CERTIFIED PLANS	8
NOTICE OF COMMENCEMENT OF WORKS	8
EMERGENCY VEHICLE ACCESS	8
WARRINGAH ROAD VEHICLE ACCESS	9
CAR PARK DESIGN	9
REFLECTIVITY	9
ROAD DESIGN	9
ACCESS FOR PEOPLE WITH DISABILITIES	9
STRUCTURAL DETAILS	9
EROSION AND SEDIMENTATION CONTROL	9
PRE-CONSTRUCTION DILAPIDATION REPORTS	9
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN	9
CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN	10
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN	10
	<b>10</b>
<b>PART D DURING CONSTRUCTION</b>	<b>10</b>
HOURS OF WORK	10
EROSION AND SEDIMENT CONTROL	11
DISPOSAL OF SEEPAGE AND STORMWATER	11
APPROVED PLANS TO BE ON-SITE	11
SITE NOTICE	11
PROTECTION OF TREES	12
CONSTRUCTION NOISE MANAGEMENT	12
VIBRATION CRITERIA	12
WORK COVER REQUIREMENTS	12
HOARDING REQUIREMENTS	12
IMPACT OF BELOW GROUND (SUB-SURFACE) WORKS – NON-ABORIGINAL RELICS	12
DISCOVERY OF ABORIGINAL HERITAGE	13
	<b>13</b>
<b>PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>	<b>13</b>
SUPPORTING ROAD WORKS	13
NUMBER OF CAR SPACES	13
SERVICE VEHICLE MANAGEMENT PLAN	13
CAR PARK ARTWORK CONTENT	13
WATER AUTHORITY COMPLIANCE	13
MECHANICAL VENTILATION	13
ROAD DAMAGE	14
REGISTRATION OF EASEMENTS	14
POST-CONSTRUCTION DILAPIDATION REPORT	14
BUSHFIRE RISK MANAGEMENT	14
FIRE SAFETY CERTIFICATION	14
STRUCTURAL INSPECTION CERTIFICATE	14
	<b>14</b>
<b>PART F POST OCCUPATION</b>	<b>14</b>
CAR PARKING MANAGEMENT STRATEGY	14
CAR PARK OPERATIONS	15
SUSTAINABLE TRAVEL PLAN AND TRAVEL ACCESS GUIDE	15

BUSHFIRE RISK MANAGEMENT	15
LOADING AND UNLOADING	15
UNOBSTRUCTED DRIVEWAYS AND PARKING AREAS	15
NOISE CONTROL – PLANT AND MACHINERY	15
STORAGE OF HAZARDOUS OR TOXIC MATERIAL	15
PUBLIC WAY TO BE UNOBSTRUCTED	15
EXTERNAL LIGHTING	15
<b>ADVISORY NOTES</b>	<b>16</b>
APPEALS	16
OTHER APPROVALS AND PERMITS	16
RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS	16
TEMPORARY STRUCTURES	16
DISABILITY DISCRIMINATION ACT	16
COMMONWEALTH ENVIRONMENT PROTECTION & BIODIVERSITY CONSERVATION ACT 1999	16
ASBESTOS REMOVAL	16
SITE CONTAMINATION ISSUES DURING CONSTRUCTION	16

## DEFINITIONS

Act, the	<i>Environmental Planning and Assessment Act, 1979</i>
Advisory Notes	Advisory information relating to the approval but do not form a part of this approval
Application	The State significant infrastructure application and the accompanying drawings plans and documentation described in Condition A2.
BCA	Building Code of Australia
Certification of Crown Building works	Certification under s109R of the Act
Certifying Authority	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the 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
Conditions of approval	The Minister's conditions of approval for the SSI
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 approval.
Council	Warringah Council
Day time	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department, the	Department of Planning and Environment
Secretary	Secretary of the Department of Planning and Environment
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate)
Evening	The period from 6pm to 10pm
EIS	<i>The Northern Beaches Hospital (Stage 2) (SSL_6792) - Infrastructure Application and Environmental Impact Statement</i> prepared by LFA (Pacific) Pty Ltd dated 13 November 2014;
EPA	Environment Protection Authority
Feasible and Reasonable	Consideration of best practice taking into account the benefit of proposed measures and their technological and associated operational application in the NSW and Australian context. <b>Feasible</b> relates to engineering considerations and what is practical to build. <b>Reasonable</b> relates to the application of judgement in arriving at a decision, taking into account mitigation benefits and cost of mitigation versus benefits provided, community expectations and nature and extent of potential improvements.  Where requested by the Secretary, the Proponent shall provide evidence as to how feasible and reasonable measures were considered and taken into account.
	<i>Note:</i> <i>Community expectations must be taken into account but it is not expected that specific community consultation will be required in every instance.</i>
Minister, the	Minister for Planning
Night time	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
NBH	Northern Beaches Hospital
OEH	Office of the Environment and Heritage
PIR	<i>The Northern Beaches Hospital (Stage 2) Submissions / Preferred Infrastructure Report</i> prepared by LFA (Pacific) Pty Ltd, dated 9 April 2015
Proponent	Person with the benefit of the infrastructure approval or person proposing to carry out development comprising all or any part of the infrastructure
Regulation, the	<i>Environmental Planning and Assessment Regulation 2000</i>
RMS	Roads and Maritime Services Division, Department of Transport
Site	Land referred to in Schedule 1
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or delegate/nominee).

Where the Secretary's approval, agreement or satisfaction is required under a condition of this approval, the Secretary will endeavour to determine the request within one month of its receipt. The Secretary may ask for additional information if the request is considered incomplete. When further information is requested, the time taken for the Proponent 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.
SSI	State significant infrastructure
Subject Site	Wakehurst Parkway, Warringah Road, Frenchs Forest Road West, Bantry Bay Road and The Forest High School, Frenchs Forest and lots legally described as Lots 1–11, DP 26087; Lots 12–15, DP 792918; Lot 1, DP 1179362.
Zone of Influence	The horizontal distance from the edge of the excavation to twice the maximum excavation depth.

**SCHEDULE 2  
CONDITIONS OF APPROVAL**

**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.

**Development in Accordance with Plans and Documents**

- A2. The proponent shall carry out the project generally in accordance with the:
- a) State significant infrastructure application SSI 6792;
  - b) Environmental Impact Statement prepared by LFA (Pacific) Pty Ltd dated November 2014;
  - c) PIR;
  - d) The conditions of this approval; and
  - e) The following drawings, except for:
    - i) any modifications which are Exempt or Complying Development;
    - ii) otherwise provided by the conditions of this approval.

<b>Architectural (or Design) Drawings prepared by BVN</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
APB.PCT.ARC.ALL.004	EX	SITE PLAN PROPOSED	13/11/14
APB.PCT.ARC.ALL.005	EX	PEDESTRIAN AND CYCLE ACCESS PLAN	13/11/14
APB.HSP.ARC.B01.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – LEVEL BASEMENT	13/11/14
APB.HSP.ARC.L00.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – LEVEL GROUND	13/11/14
APB.HSP.ARC.L01.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – LEVEL 01	13/11/14
APB.HSP.ARC.L02.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – LEVEL 02	13/11/14
APB.HSP.ARC.L03.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – LEVEL 03	13/11/14
APB.HSP.ARC.L04.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – LEVEL 04	13/11/14
APB.HSP.ARC.L05.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – LEVEL 05	13/11/14
APB.HSP.ARC.L06.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – LEVEL 06	13/11/14
APB.HSP.ARC.L07.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – LEVEL 07	13/11/14
APB.HSP.ARC.L08.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – LEVEL 08	13/11/14
APB.HSP.ARC.L09.001	EX	HOSPITAL-GENERAL ARRANGEMENT PLANS – ROOF	13/11/14
APB.HSP.ARC.ELE.001	EX	HOSPITAL – EAST AND SOUTH ELEVATIONS	13/11/14
APB.HSP.ARC.ELE.002	EX	HOSPITAL – WEST AND NORTH ELEVATIONS	13/11/14
APB.HSP.ARC.SEC.001	EX	HOSPITAL SECTIONS	13/11/14
APB.PCT.ARC.SEC.001	EX	PRECINCT SITE SECTIONS	04/02/15
APB.PCT.ARC.EXT.010	EX	PRECINCT MATERIALS BOARD	13/11/14
APB.PCT.ARC.EXT.012	EX	PRECINCT MATERIALS BOARD	13/11/14
APB.CAP.ARC.ALL.001	EX	CAR PARK OVERALL FLOOR PLANS- LEVEL B2, B1, Ground	13/11/14
APB.CAP.ARC.ALL.002	EX	CAR PARK OVERALL FLOOR PLANS- LEVEL 01, 02, 03	13/11/14
APB.CAP.ARC.ALL.003	EX	CAR PARK OVERALL FLOOR PLANS- LEVEL 04, 05, 06	13/11/14
APB.CAP.ARC.ALL.004	EX	CAR PARK OVERALL FLOOR PLANS- LEVEL 07	13/11/14
APB.CAP.ARC.ELE.001	EX	CAR PARK EAST, WEST ELEVATIONS	13/11/14
APB.CAP.ARC.ELE.002	EX	CAR PARK NORTH, SOUTH ELEVATIONS	13/11/14

APB.CAP.ARC.SEC.001	EX	CAR PARK SECTIONS	13/11/14
<b>Landscape Drawings prepared by 360 degrees</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
APC.PCT.LAN.ALL.200	EX	COVER SHEET	13/11/14
APC.PCT.LAN.EXT.201	EX	MASTERPLAN	13/11/14
APC.PCT.LAN.EXT.203	EX	PLANTING PLAN	13/11/14
APC.PCT.LAN.ALL.204	EX	PLANT PALETTE	13/11/14
APC.PCT.LAN.EXT.205	EX	LANDSCAPE PLAN	13/11/14
APC.PCT.LAN.EXT.206	EX	LANDSCAPE PLAN	04/02/15
APC.PCT.LAN.EXT.207	EX	LANDSCAPE PLAN	13/11/14
APC.PCT.LAN.EXT.208	EX	LANDSCAPE PLAN	13/11/14
APC.PCT.LAN.SEC.400	EX	LANDSCAPE SECTIONS	13/11/14
APC.PCT.LAN.SEC.401	EX	LANDSCAPE SECTIONS	04/02/15
APC.HSP.LAN.ALL.200	EX	COVER SHEET	13/11/14
APC.HSP.LAN.L00.201	EX	GROUND LEVEL COURTYARDS	13/11/14
APC.HSP.LAN.L01.202	EX	LEVEL 01 COURTYARD and LANDSCAPED ROOF Plans	13/11/14
APC.HSP.LAN.L02.203	EX	LEVEL 02 COURTYARD and LANDSCAPED ROOF Plans	13/11/14
APC.HSP.LAN.L03.204	EX	LEVEL 03 COURTYARD and LANDSCAPED ROOF Plans	13/11/14
APC.HSP.LAN.L04.205	EX	LEVEL 04 COURTYARD and LANDSCAPED ROOF Plans	13/11/14
APC.GEN.LAN.DET.600	EX	DETAILS – HARDSCAPE	13/11/14
APC.GEN.LAN.DET.601	EX	DETAILS – HARDSCAPE	13/11/14
APC.GEN.LAN.DET.602	EX	DETAILS – HARDSCAPE	13/11/14

#### **Inconsistency between documents**

- A3. If there is any inconsistency between the documentation referred to above the most recent document shall prevail to the extent of the inconsistency. However, conditions of this approval prevail to the extent of any inconsistency.
- A4. The proponent shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
- any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this approval; and
  - the implementation of any actions or measures contained in these documents.

#### **Limits on approval**

- A5. This approval will lapse five (5) years from the date on which it is granted, unless the works the subject of this SSI approval are physically commenced on or before that date.
- A6. This approval does include any building or business identification signage. Separate approval/s for any building or business identification signage, must be obtained for this development, if required by the Act

#### **Prescribed Conditions**

- A7. The proponent shall comply with all relevant prescribed conditions of development approval under Part 6, Division 8A of the Regulation.

#### **Dispute Resolution**

- A8. In the event of a dispute between the proponent 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**

- A9. For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

#### **Legal notices**

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

## **PART B PRIOR TO CERTIFICATION OF CROWN BUILDING WORKS**

### **Noise Management Measures**

- B1. Prior to the issue of the relevant certification of crown building works for building services for the hospital facilities, the proponent shall incorporate the operational noise mitigation recommendations of The Northern Beaches Hospital State Significant Infrastructure Application SSI\_6792 Revised Stage 2 Noise and Vibration Report prepared by Renzo Tonin and Associates, dated March 2015 in the detailed design drawings and submit to the Department documentation demonstrating that the noise impacts have been adequately mitigated.

### **Outdoor Lighting**

- B2. All new outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant certification of crown building works for those works.

### **Car Parking and Service Vehicle Layout**

- B3. Plans demonstrating compliance with the following traffic and parking requirements shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant certification of crown building works for those works:
- a) all vehicles should enter and leave the Subject Site in a forward direction. In the event that site constraints do not permit heavy rigid vehicles to enter and leave in a forward direction, then all reversing movements should be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing;
  - b) car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) should be in accordance with AS 2890.1-2004, AS2890.6 for accessible spaces and AS 2890.2-2002 for heavy vehicle usage;
  - c) appropriate pedestrian advisory signs are to be provided at the egress from the car park;
  - d) appropriate measures must be developed in consultation with the Council to minimise potential vehicle and pedestrian conflict within the transit vehicle parking area;
  - e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and
  - f) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Subject Site, as well as manoeuvrability through the Subject Site, shall be in accordance with AUSTROADS and must be approved by RMS.

### **Mechanical Ventilation**

- B4. All mechanical ventilation systems shall be installed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 *Microbial Control of Air Handling and Water Systems of Building*, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant certification of crown building works for those works.

### **Stormwater and Drainage Works Design**

- B5. Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional shall be prepared in consultation with Council and shall be submitted to the certifier prior to the issue of the relevant certification of crown building works for those works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

---

## **PART C PRIOR TO COMMENCEMENT OF WORKS**

### **Certified Plans**

- C2. Plans certified in accordance with section 109R of the 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.

### **Notice of Commencement of Works**

- C3. The Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of building or subdivision works on the Subject Site.

### **Emergency Vehicle Access**

- C4. The proponent shall consult with RMS to agree on a final location for the emergency vehicular access to the subject site. Plans showing the agreed access location shall be submitted to the Secretary prior to the commencement of this portion of works.

### **Warringah Road Vehicle Access**

- C5. Prior to the commencement of works for the Warringah Road vehicle access, final details of the access arrangement as agreed with RMS shall be provided to the Secretary. Signage and lane markings and/or design changes to reflect the agreed arrangement shall be submitted to the Secretary for approval.

### **Car Park Design**

- C6. The car park design shall be amended so that the material used for the western façade provides greater visual interest whilst maintaining transparency for surveillance and safety. Details of the revised design shall be submitted to the Secretary for approval prior to the commencement of this portion of works.

### **Reflectivity**

- C7. The building materials used on the facades of the buildings shall have a maximum normal specular reflectivity of visible light of 20 percent and shall be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.

### **Road Design**

- C8. Kerb and gutter, stormwater drainage, road pavement including relevant traffic facilities (median islands etc.) and paved footpaths shall be constructed along the full length of any road works in accordance with the approved drawings. All road works shall be designed by a qualified practising Civil Engineer, in consultation with the local traffic committee, and the relevant documentation submitted to the Certifying Authority prior to the commencement of the road works.

### **Access for People with Disabilities**

- C9. The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia. The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

### **Structural Details**

- C10. Prior to the commencement of works, the proponent shall submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrate compliance with:
- a) the relevant clauses of the BCA, and
  - b) the development approval.

### **Erosion and Sedimentation Control**

- C11. Soil erosion and sediment control measures shall be designed in consultation with the Council and 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**

- C12. The proponent is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works. A copy of the report is to be forwarded to the Council for its records.

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

### **Construction Environmental Management Plan**

- C13.
- a) Prior to the commencement of works on the Subject Site, a Construction Environmental Management Plan (CEMP) that addresses those works shall be submitted to the Certifying Authority. The Plan shall address, but not be limited to, the following matters where relevant:
    - i) hours of work,
    - ii) 24 hour contact details of site manager,
    - iii) traffic management, in consultation with the local Council, including a designated off-street car parking area for construction related vehicles,

- iv) construction noise and vibration management,
  - v) management of dust to protect the amenity of the neighbourhood,
  - vi) erosion and sediment control,
  - vii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site,
  - viii) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting; and
  - ix) flora and fauna impacts.
- b) The CEMP must not include works that have not been explicitly approved in the development approval. In the event of any inconsistency between the approval and the CEMP, the approval shall prevail.
  - c) The proponent shall submit a copy of the CEMP to the Department and to the Council, prior to commencement of work.

#### **Construction Traffic and Pedestrian Management Plan**

C14.

- a) Prior to the commencement of any works on the Subject Site, a Construction Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to the Certifying Authority. The Plan must be prepared in consultation with the Council, RMS and Transport for NSW.
- b) The Plan shall address, but not be limited to, the following matters:
  - i) ingress and egress of vehicles to the Subject Site,
  - ii) loading and unloading, including construction zones,
  - iii) predicted traffic volumes, types and routes,
  - iv) pedestrian and traffic management methods,
  - v) car parking management, including details of any shuttle bus services, and
- c) The proponent shall submit a copy of the final plan to the Council, prior to the commencement of work.

#### **Construction Noise and Vibration Management Plan**

C15. The proponent shall prepare Construction Noise and Vibration Management Plans for construction of the hospital facilities and the car park and these plans must:

- a) be prepared by a suitably qualified expert;
- b) be prepared in consultation with Council and in accordance with EPA guidelines;
- c) describe the measures that would be implemented to ensure:
  - best management practice is being employed;
  - compliance with the relevant conditions of this approval;
- d) describe the proposed noise and vibration management measures in detail;
- e) include strategies that have been developed with the community, including all noise sensitive receivers where noise levels exceed the highly noise affected level, for managing high noise generating works;
- f) be developed with ongoing consultation with The Forest High School throughout the construction period, and include strategies that have been developed for managing high noise generating works, including scheduling noise generating works in the vicinity of affected school buildings to avoid examination periods, and providing architectural treatments where noise levels exceed the noise management level unless other reasonable arrangements are acceptable to The Forest High School;
- g) describe the consultation undertaken to develop the strategies in e) and f) above;
- h) evaluates and reports on the effectiveness of the noise and vibration management measures.
- i) include a complaints management system that would be implemented for the duration of the project.

---

## **PART D DURING CONSTRUCTION**

### **Hours of Work**

D1. The hours of construction, including the delivery of materials to and from the Subject Site, shall be restricted as follows:

- a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;
- b) between 7:00 am and 5:00 pm, Saturdays;
- c) no work on Sundays and public holidays.
- d) works may be undertaken outside these hours where:
  - i) the delivery of materials is required outside these hours by the Police or other authorities;
  - ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
  - iii) required on grounds of safety and network operational integrity subject to meeting the requirements of condition C2; or
  - iv) variation is approved in advance in writing by the Secretary or his nominee.

- D2. Any construction work outside the standard construction hours in condition C1 required on grounds of safety and network operational integrity (as per condition C1 d) iii) above) must comply with the following requirements:
- a) works must not be undertaken on a Sunday night/Monday morning unless fully justified as necessary due to unavoidable and exceptional circumstances (example: work commenced during the 'day-time' must be completed for public safety reasons);
  - b) works must not be undertaken on more than two nights during any single week unless fully justified as necessary due to unavoidable and exceptional circumstances (example: work commenced during the 'day-time' must be completed for public safety reasons) and the subject of targeted community consultation in addition to the notification referred to in (iv) below;
  - c) residences and other noise sensitive receivers predicted to be impacted by that work have been notified of that work by letterbox drop not less than 5 days and not more than 14 days before the commencement of that work;
  - d) the Department and Council must be notified of all instances where works outside the standard construction hours in condition C1 are planned, including a copy of the notification referred to in c);
  - e) a community complaints line is available for contact round the clock and is operated by appropriately trained personnel;
  - f) the notification referred to in c) above includes plain English details of:
    - i) the justification for undertaking the work outside the recommended standard hours,
    - ii) the times during which noisy activities will be undertaken and the type of plant and equipment involved,
    - iii) noise and vibration mitigation and management measures that will be implemented to minimise noise impacts,
    - iv) curfews and respite periods that will apply to high noise impact works such as those identified as particularly annoying in Interim Construction Noise Guideline section 4.5 (p.16), and
    - v) how and when complaints may be lodged (highlighted in bold) and including the community complaints line telephone number for the project; and
  - g) a complaints handling protocol and procedures are in place to ensure timely and active response to community concerns lodged with the community complaints line.
- D3. The proponent shall schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity where the highly noise affected noise management level is exceeded, only between the following hours unless otherwise approved by the Secretary.
- a) 9.00 am to 12.00 pm, Monday to Friday;
  - b) 2.00 pm to 5.00 pm Monday to Friday; and
  - c) 9.00 am to 12.00 pm, Saturday

#### **Erosion and Sediment Control**

- D4. All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

#### **Disposal of Seepage and Stormwater**

- D5. Any seepage or rainwater collected on-site during construction or groundwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

#### **Approved Plans to be On-site**

- D6. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of the Department, Council or the Certifying Authority.

#### **Site Notice**

- D7. 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.
- D8. The site notice(s) is to satisfy all but not be limited to, the following requirements:
- a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
  - b) The notice is to be durable and weatherproof and is to be displayed throughout the works period;

- c) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- d) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.

#### **Protection of Trees**

- D9. No street trees are to be trimmed or removed unless it forms a part of this development approval or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property.
- D10. All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, shall be replaced, to the satisfaction of Council.
- D11. All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches, during construction.

#### **Construction Noise Management**

- D12. The development shall be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the Construction Noise and Vibration Management Plan.
- D13. 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.
- D14. 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.
- D15. Any noise generated during the construction of the development must not be offensive noise within the meaning of the *Protection of the Environment Operations Act, 1997*.

#### **Vibration Criteria**

- D16. Vibration caused by construction at any residence or structure outside the Subject Site must be limited to:
  - a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and
  - b) for human exposure to vibration, the evaluation criteria set out in the Environmental Noise Management Assessing Vibration: a Technical Guideline (Department of Environment and Conservation, 2006).
  - c) Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.
  - d) These limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved by the Secretary.

#### **Work Cover Requirements**

- D17. To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.

#### **Hoarding Requirements**

- D18. The following hoarding requirements shall be complied with:
  - a) No third party advertising is permitted to be displayed on the subject hoarding/fencing.
  - b) The construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.

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

- D19. If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the OEH Heritage Branch contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the *NSW Heritage Act 1977* may be required before further works can continue in that area.

## Discovery of Aboriginal Heritage

- D20. 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 proponent must consult with the Aboriginal community representatives, the archaeologist and OEH to develop and implement management strategies for all objects/sites.

---

## PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

### Supporting Road Works

- E1. Should the Stage 1 Hospital Connectivity Works road works approved as part of the staged State significant infrastructure approval SSI 6434 for the Northern Beaches Hospital Connectivity and Network Enhancements not be completed by the commencement of operations of the hospital, the proponent shall identify appropriate management measures (such as staff park and ride facilities, staggered staff start and finish times, modified visiting hours) prior to the commencement of operations to minimise traffic generated by the operation of the hospital during peak periods to the satisfaction of the Secretary. These measures shall be implemented until the completion of the Stage 1 Hospital Connectivity Works.

### Number of Car Spaces

- E2. Prior to the commencement of operation of the hospital facilities the subject of this approval, or an alternative timeframe as agreed to by the Secretary, the car park must be operational.

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

### Service Vehicle Management Plan

- E3. Prior to the commencement of operation of the hospital facilities, the proponent shall prepare a service vehicle management plan and submit a copy to the Council and the Plan must:
- identify service vehicle routes; and
  - identify measures to minimise any potential conflicts between service vehicle and pedestrian traffic.

### Car Park Artwork Content

- E4. Any artwork proposed for the northern façade of the car park shall not have or use:
- flashing lights;
  - animated display or simulated movement;
  - complex displays that hold a drivers attention beyond "glance appreciation";
  - displays resembling traffic signs or signals, or giving instructions to traffic by using words such as 'halt' or 'stop'; and
  - a method of illumination that distracts or dazzles.
- E5. Any artwork proposed for the northern façade of the car park must be designed in consultation with Council and submitted to the Secretary for approval.

### Water Authority Compliance

- E6. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. The Section 73 Certificate must be submitted to the Certifying Authority prior to occupation of the new building.

### Mechanical Ventilation

- E7. Following completion, installation and testing of all the mechanical ventilation systems, the proponent shall provide evidence to the satisfaction of the Certifying Authority, prior to the occupation of the building, that the installation and performance of the mechanical systems complies with:
- The Building Code of Australia;
  - Australian Standard AS1668 and other relevant codes;
  - The development approval and any relevant modifications; and,
  - Any dispensation granted by the New South Wales Fire Brigade.

### **Road Damage**

- E8. 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 proponent/developer prior to the occupation of the building.

### **Registration of Easements**

- E9. Prior to the occupation of any building, the proponent shall provide to the Certifying Authority evidence that all matters required to be registered on title including easements and asset protection zones required by this approval, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.

### **Post-construction Dilapidation Report**

- E10. Prior to occupation of the building:
- a) The proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.
  - b) The report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must:
    - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions and
    - ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
  - c) A copy of this report is to be forwarded to the Council.

### **Bushfire Risk Management**

- E11. Prior to occupation of the buildings the subject of this approval, a suitably qualified consultant shall submit to the Department, Council and the Certifying Authority certification that the landscaping, internal access road and water, electricity and gas supply comply with the requirements of the document 'Planning for Bush Fire Protection 2006'.
- E12. Prior to occupation of the buildings the subject of this approval, an emergency and evacuation plan shall be prepared for the site and must address Section 4.2.7 of 'Planning for Bushfire Protection 2006'. A copy shall be submitted to Council and the Certifying Authority prior to the occupation of the facilities the subject of this approval.

### **Fire Safety Certification**

- E13. Prior to the occupation of the building, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this approval. 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**

- E14. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the building. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after:
- a) The site has been periodically inspected and the structural engineering 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.

---

## **PART F POST OCCUPATION**

### **Car Parking Management Strategy**

- F1 The proponent shall prepare a Car Parking Management Strategy within six months of the commencement of use of the hospital, or timing otherwise agreed by the Secretary. The Car Parking Management Strategy must be prepared in consultation with the RMS, Council and local residents and must address, but not be limited to, on-street car parking management, including details of any supporting infrastructure required for the proposed management measures, responsibilities for the implementation and enforcement of the measures and timing for implementation.
- F2 The Car Parking Management Strategy required by condition F1 must be endorsed by the local traffic committee if the Strategy proposes to install or alter any existing traffic control devices or traffic control facilities outside of the site.

- F3 A monitoring report on the implementation of the Car Parking Management Strategy shall be submitted to the Secretary within six months of implementation of the Strategy.

#### **Car Park Operations**

- F4 The proponent shall ensure car parking fees for staff entering the car park (regardless of whether they park in the nested Staff zone or spaces allocated to Staff only) are consistent with the standard level for staff pursuant to the NSW Health's *Hospital Car Parking Fees Policy: Campuses which are subject to car parking development* policy directive or any superseding policy directive.

#### **Sustainable Travel Plan and Travel Access Guide**

- F5 Within 12 months of occupation of the buildings the subject of this approval, a sustainable travel plan and travel access guide must be prepared and submitted to the Department.

#### **Bushfire Risk Management**

- F6 The entire site shall be managed as an asset protection zone in perpetuity as outlined in 'Planning for Bush Fire Protection 2006' and 'Standards for asset protection zones'.

#### **Loading and Unloading**

- F7 All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the Subject Site at all times.

#### **Unobstructed Driveways and Parking Areas**

- F8 All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

#### **Noise Control – Plant and Machinery**

- F9 Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, shall not exceed 5 dB(A) above the rating background noise level when measured at the boundary of the nearest noise sensitive receiver in accordance with the NSW Industrial Noise Policy.

#### **Storage of Hazardous or Toxic Material**

- F10 Any hazardous or toxic materials must be stored in accordance with Workcover Authority requirements and all tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110 per cent of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

#### **Public Way to be Unobstructed**

- F11 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

#### **External Lighting**

- F12 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 proponent shall submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.

## ADVISORY NOTES

### Appeals

AN1. The proponent 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 proponent shall apply to the Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the *Local Government Act, 1993* or *Section 138 of the Roads Act, 1993*.

### Responsibility for other consents / agreements

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

### Temporary Structures

AN4.

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

### Disability Discrimination Act

AN5. This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

### Commonwealth Environment Protection & Biodiversity Conservation Act 1999

AN6.

- a) The *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.
- b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the proponent's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

### Asbestos Removal

AN7. All demolition and excavation works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos"

### Site contamination issues during construction

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