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WOLLONGONG CITY COUNCIL

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Department of Planning & Environment
GPO BOX 39
SYDNEY NSW 2001

APPLICATION	**DE-2016/90**
Date	1 February 2017

Dear Sir

Development	Proposed Residential Aged Care Facility and extension of Facilities for Bulli Hospital
Location	22 Hospital Road, BULLI NSW 2516

Thank you for the opportunity to comment on the accompanying Environmental Impact Statement (EIS) for the proposal. Council has reviewed the documentation and provided commentary for consideration by the Department at Attachment A.

Should the Department proceed to issue the Project Approval, conditions are provided at Attachment B which are requested to be considered for inclusion.

If you have any enquiries or wish to discuss these matters further, please contact Jessica Saunders, Development Project Officer on 4227 7111.

Yours faithfully

David Farmer
General Manager
Wollongong City Council

ATTACHMENT A: COMMENTARY

1. Planning Matters:

- Concerns remain as to the use of the existing Bulli Hospital buildings on the southern side of Hospital Road. Information provided as part of the submitted documentation indicates that services provided within this area will be transferred to the new facility, however; there is also indication that the proposed facility and the adjacent Bulli District Hospital will be linked as an integrated facility, suggesting that some operational characteristics will be retained.

  The applicant should clarify what the current use of the existing buildings in the southern precinct are, what facilities currently provided will be relocated into the proposed facility, and the proposed use of the areas left vacant as a result of the relocation.

- Council's response to the draft SEARs requested that clarification/verification be provided from the NSW Rural Fire Service as to the recommendations of the Bushfire Assessment Report prepared by Travers Ecology. This does not appear to have been undertaken.

- Clarification is sought as to any signage proposed as part of the subject application. Should signage be proposed which requires consent, an assessment against the State Environmental Planning Policy No 64 Advertising and Signage Structures and Chapter C1 of the Wollongong Development Control Plan (WDCP) 2009 should be provided.

- The boundary adjustment consolidating the area of the existing hall with the western lot should be undertaken prior to the issue of any Occupation Certificate for the development.

- It is noted that the proposal is seeking an exception to the 9m WLEP Height limit. The submitted clause 4.6 exception to development standards statement is considered satisfactory. It does not appear that the exception would result in adverse impacts on adjoining properties in terms of overshadowing or privacy.

2. Stormwater Matters:

- The developer should obtain an easement to drain water over those parts of other land (downstream property) through which stormwater drainage from the land is to be conveyed. This drainage easement should be registered on downstream property prior to the approval of any development on the site to ensure appropriate and lawful stormwater disposal from the development is possible.

3. Traffic Matters:

- Clarification should be provided as to the proposed allocation of car parking within the proposed development, and the availability of the existing 75 spaces within the southern precinct area to cater for any staff demands arising from the proposed facility. A plan clearly demonstrating which car parking spaces are to be allocated to staff members, visitors and disabled car parking spaces should be provided.

  Based on the figures provided, the proposed development would require 59 car parking spaces (including 2 disabled car parking spaces), as well as 3 motorbike spaces and 12 secure bicycle parking spaces with personal lockers, shower and change facilities for staff. Only 46 car parking spaces are proposed, resulting in a shortfall of 13 car parking spaces. The proposed shortfall is accompanied by justification that there is space capacity on the street. Reliance on on-street car parking is not supported by Council and is inconsistent with the provisions of the WDCP 2009. Given the relatively isolated nature of the site, and uncertainty as to the future use and car parking demand, both for staff and visitors within the southern precinct area, the number of car parking spaces proposed is considered inadequate.

The number of staff expected to be on site during peak operating hours, and the number of existing designated staff car parking spaces varies throughout the documentation provided. This is to be clarified, and staff parking provided accordingly.

Furthermore the development seeks to develop an existing car parking area currently utilised by the southern precinct area operations. The current facility relies on this car parking, however the existing demand and subsequent loss of available parking does not appear to have been considered in the Traffic and Parking Assessment.

- There is a lack of clarification within the documentation over the remaining uses within the existing hospital site and the proposed relocation of some uses to the proposed site across the road. To address these concerns the applicant should provide a breakdown of each use to remain on the existing site with staff and car parking numbers as per Schedule 1 of chapter E3 of the DCP. The applicant should also list those to be relocated to the proposed hospital site along with the additions.

  The breakdown should list the medical practitioners and employees for all ancillary uses such as x-ray, physio, consultant rooms, treatment rooms, retail etc and the number of beds.

  The applicant should clarify the traffic generation and parking demands for all uses over both sites. While some uses could be considered ancillary to the hospital it is considered that others would be used by out-patients on an appointment basis which would generate additional vehicle trips and parking demand.

4. Landscape Matters:

- The Architectural and the landscape plans are not consistent.
- The landscape plan should include a minimum 1.5m wide landscape strip around the perimeter of the property that is to be planted with hedge type screen plants (except adjacent to car parking areas). This requirement does not appear to have been included along the Hospital Road frontage or the Eastern boundary with the Ambulance station.
- The car parking area should be setback 3m from public roads and 2m from side boundaries in accordance with the controls within Chapter E3 of WDCP 2009. The setbacks should include mulched planted areas with trees, shrubs and groundcovers to ameliorate the impact of the car park.
- The stormwater design details and the tree protection zones of the trees numbered T12 to T22 appear to conflict. The stormwater design should be amended accordingly.
- The development should aim to provide car parking that does not dominate the development and incourporate shade to a minimum of 50% of parked vehicles.
- All existing trees on the landscape plans, architectural plans and civil plans should be numbered to correspond with the arborist report and clearly show if they are for retention or removal. Attention is drawn to the conflict of existing and proposed levels in terms of retaining existing trees.
- All proposed retaining walls should be clearly shown on the landscape plan including levels on the top and bottom of the walls. It is suggested that a separate retaining wall plan be provided for clarity, which includes sections, elevations, levels on the top and bottom of walls, materials, fences and handrails. It is unclear whether there are new retaining walls proposed for the Eastern boundary with the Ambulance station, adjacent to the Dementia Courtyard, and along the Hospital road frontage. This should be clarified.
- The applicant should clarify the proposed construction materials for the retaining walls. Gabion walls are not considered appropriate for this development, particularly as appear quite high and allow little to no planting to reduce the visual impact of the walls. Future maintenance will be difficult as weeds grow in the rocks and access is difficult. An alternate construction method should be explored.

5. Environment Matters:

- *Vegetation Removal*

The submitted documents allude to the potential removal of all trees (both remnants and planted natives/exotics) within the site as it is a recommended that the entire site will be managed as an asset protection zone (APZ). Given the presence of four remnant trees that contain hollows and fissures and the current vegetative corridor on the Northern boundary of the subject site, it is suggested that an assessment be undertaken with consideration of the information provided in the Flora and Fauna Assessment, Arborist report and Bushfire Assessments to determine the number and location of trees that require removal.

Trees that must be removed in order to satisfy the construction footprint and APZ requirements of the proposed development should be mapped and recommended mitigation measures should be followed to reduce potential ecological impacts. Efforts should be made to retain any vegetation which is not required to be removed in order to maintain the biodiversity connectivity within the landscape which is currently present along the vegetation corridor on the Northern boundary of the site.

- *Fauna Habitat*

No fauna surveys have been conducted within the subject site.

A diurnal habitat assessment identified a total of four hollow-bearing trees (HBT) within the subject site as containing either small pipe hollows or fissures. These hollows have the potential to provide suitable roosting habitat for threatened Microchiropteran bat (Micro bats) species including East-coast Freetail Bat *Micronomus norfolken,* Eastern False Pipistrelle *Falsistrellus tasmaniensis* and Greater Broad-nosed Bat *Scoteanax rueppellii* which have been recorded roosting in tree hollows and under tree bark.

The abandoned brick building found within the subject site also provides potential roosting habitat for the Eastern Bentwing-bat *Miniopterus schreibersii oceanensis* in addition to the species listed above. This habitat potential has not been assessed within the current Flora and Fauna Assessment.

It is suggested that the proponent undertakes anabat surveys to determine whether any of the HBTs or the unused building is currently being used as a roost site for Micro bat species. These surveys should be conducted in accordance with the methodology outlined in the *Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities* (DEC 2004).

Following the additional assessment the following tables should be included within the Flora and Fauna Assessment:

- A table listing the Anabat data collected, the times the anabats were recording, the species detected and time of call;
- A table listing each HBT, detailing the tree species, number of hollows and the height and size of each individual hollow.

The Flora and Fauna Assessment identifies seed and fruit producing trees within the subject site including *Allocasuarina* and *Ficus* species. *Allocasuarina* species have not been included in Appendix 1 Flora Species List for the site. The Glossy Black-Cockatoo is not considered to have the potential to occur on the site as there is no suitable habitat. The Flora and Fauna Assessment should clarify the presence of the feed tree within the site and reassess the potential for the Glossy Black-Cockatoo to occur on the site.

6. Section 94A Matters:

- The request for an exemption from the payment of S94A fees has been reviewed by Councils Contributions Officer. The officer has advised that he concurs with the exemption request, in accordance with clause 13, parts e and j if the Wollongong Section 94A Development Contributions Plan (2016).

ATTACHMENT B: RECOMMENDED CONDITIONS

Following receipt of additional information referred to in Attachment A, should the Department proceed to issue the Project Approval, Council requests the following conditions be considered for inclusion:

1. Traffic:

1.1 **Signs and Linemarking**
Should any changes to the existing signage or line marking on Hospital Road be required, a sign and linemarking diagram should be endorsed by the Local Traffic Committee prior to the commencement of construction.

1.2 **Redundant Crossings**
Any redundant vehicular crossovers rendered unnecessary by this development should be reconstructed to normal kerbing.

1.3 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas should be in conformity with the current relevant Australian Standard AS2890.1.

1.4 Each disabled person's parking space should comply with the current relevant Australian Standard AS2890.6 – Off-street parking for people with disabilities.

1.5 The designated loading/unloading facility area should be kept clear for that purpose at all times.

1.6 The provision of suitable barriers, line-marking and painted signage delineating vehicular flow movements should be provided throughout the car parking areas.

1.7 The car parking areas and building entrance should incorporate 'low impact' floodlighting to ameliorate any light spillage and/or glare impacts upon surrounding properties.

1.8 A change in driveway paving should be provided at the entrance threshold to clearly show motorists they are crossing a pedestrian area.

1.9 Any proposed structures adjacent to the driveway should comply with the requirements of the current relevant Australian Standard AS2890.1 to provide for adequate sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc.

1.10 **Site Management, Pedestrian and Traffic Management Plan (Where Works are Proposed in a Public Road Reserve)**
The submission of a Site Management, Pedestrian and Traffic Management Plan to the consent authority prior to the commencement of works. This plan should address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS1742 - Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

This plan should maintain public safety, minimise disruption to pedestrian and vehicular traffic within this locality and to protect services, during demolition, excavation and construction phases of the development. This plan should include the following aspects:

1.10.1 proposed ingress and egress points for vehicles to/from the construction site;
1.10.2 proposed protection of pedestrians, adjacent to the construction site;
1.10.3 proposed pedestrian management whilst vehicles are entering/exiting the construction site;
1.10.4 proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
1.10.5 proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;

1.10.6 proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;

1.10.7 proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc should be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the NSW Roads and Maritime Service's Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS1742. – "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);

1.10.8 proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support should be certified by an accredited certifier in Civil Engineering; and

1.10.9 proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The approved plan should be implemented, prior to the commencement of any works.

Note: Any proposed works or placement of plant and equipment and/or materials within any road reserve should require the separate approval of Council, prior to the commencement of such works, pursuant to the provisions of the Roads Act 1993.

2. Stormwater:

2.1 Obtain Drainage Easement to Drain Water

A registered easement to drain water should be obtained over those parts of other land through which stormwater drainage from the land is to be conveyed extending down-stream to the point of stormwater disposal into the receiving natural watercourse. Evidence that the drainage easement has been registered should be submitted to the consent authority prior to the approval of any development on the site to ensure appropriate and lawful stormwater disposal from the development is possible.

2.2 Development to be Located Outside Floodplain

The development should be located wholly outside the floodplain and flood planning area. This applies to all aspects of the development including buildings, car parking, storage areas, and structures (e.g. gas storage, loading dock, etc.).

2.3 Habitable floor levels

Habitable floor levels should be constructed at no lower than the 100 year flood level plus 0.5 metres freeboard. This requirement should be reflected on the plans issued for construction.

2.4 Flood Compatible Materials - Building

Any portion of the building or structure below the 100 year flood level plus 0.5 metres freeboard should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer should be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009. These requirements should be reflected on the plans issued for construction.

2.5 Structural Soundness Design Criteria

The proposed buildings and structures should be designed to withstand the forces of floodwater, debris and buoyancy up to and including the 100 year flood level plus 0.5 metres freeboard. These requirements should be reflected on the plans issued for construction.

2.6 Survey Report for Floor Levels

A survey should be undertaken verifying that each ground floor level accords with the floor level shown on the plans issued for construction. The survey should be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective ground floor level of the buildings. Where a timber/steel frame supports the floor, the survey should be undertaken after the piers have been installed and prior to the laying of the

bearers/joists and installation of the wall frames for each building. All levels should relate to Australian Height Datum.

2.7 **Flood Compatible Materials – Electrical**
All commercial power service (metering) equipment, power outlets, switches etc. should be located above the 100 year ARI flood level plus 0.5 metres freeboard. All electrical wiring installed below this level should be suitable for continuous underwater immersion and should contain no fibrous components. Earth leakage circuit breakers should also be installed. Any equipment installed below or partially below the 100 year flood level plus 0.5 metres freeboard should be capable of disconnection by a single plug and socket assembly.

2.8 **Structural Soundness Certification**
A report from a suitably qualified and experienced structural engineer should be submitted to the consent authority, prior to the commencement of use of the development. This report should verify that each new building can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year flood level plus 0.5 metres freeboard.

2.9 **External Storage of Materials**
Any external storage of materials including waste bins etc, which are likely to cause pollution or be potentially hazardous during a flood event should be adequately secured to prevent any buoyancy in the event of a flood.

2.10 **Fences**
Any new fences constructed on the site and located in the flood plain should be of a type that will not obstruct the free flow of floodwaters and not cause damage to surrounding land in the event of a flood.

2.11 **Site Filling**
No increases in ground surface levels on the site being within the extents of the floodplain should be permitted. No wholesale filling of the site should be permitted.

2.12 **Prolonged Rainfall Events**
The developer should be advised that under existing conditions and during prolonged rainfall events, flooding of the site may occur and it is in the developers' interests to take all necessary precautions to minimise the risk of property loss and or damage.

2.13 **Provision of Hob**
The edges of the driveway and car park area should be provided with a hob to direct surface water flows into the on-site detention system. This requirement should be reflected on the plans issued for construction.

2.14 **Overflow Paths**
Overflow paths should be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events should be incorporated in the design. Overflow paths should also be provided in low points and depressions. These requirements should be reflected on the plans issued for construction.

2.15 **Depth and Location of Services**
The depth and location of all services (i.e. gas, stormwater, water supply, sewer, electricity, telephone, etc) should be ascertained prior to the commencement of works on site. This requirement should be reflected on the plans issued for construction.

2.16 **Detailed Drainage Design - OSD**
The developer should provide a detailed drainage design for the proposed development with on-site detention in accordance with Chapter E14 of the Wollongong DCP 2009.

2.17 **On-Site Detention - Design Criteria**
The on-site stormwater detention facility should be positioned on the site such that it can capture all runoff from the tributary area including pervious and impervious areas for the 1 in 100 year ARI event. The on-site detention facility should incorporate minimum 600mm square lockable grates for access and maintenance purposes, provision for step irons where required, provision

for safety, debris control screen and a suitably graded invert to prevent ponding (i.e. no sump). Also, details of the orifice plate including diameter of orifice and method of fixing should be included on the construction plans. These requirements should be reflected on the plans issued for construction.

2.18 **On-Site Detention – Identification**

Details should be provided of a corrosion resistant identification plaque for location on or close to the on-site detention (OSD) facility. The plaque should include the following information:

2.18.1 The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
2.18.2 Identification number [DE-2016/90]
2.18.3 Any specialist maintenance requirements.

These requirements should be reflected on the plans issued for construction.

2.19 **On-Site Detention – Structural Design**

The on-site detention facility should be designed to withstand expected loadings occurring from any combination of hydrostatic, earth, traffic and buoyancy forces. These requirements should be reflected on the plans issued for construction.

2.20 **On-Site Detention - Maintenance Schedule**

A maintenance schedule for the on-site stormwater detention system should be created for the proposed development in accordance with Chapter E14 of the Wollongong DCP 2009.

2.21 **Allowance for External Runoff**

The detailed design of the development should allow for all external surface runoff contributing to the site in accordance with the requirements of Section 11.3.17 and 12.1.3 of Chapter E14 of the Wollongong DCP2009. This requirement should be reflected on the plans issued for construction.

2.20 **Sizing of Drainage**

All roof gutters, downpipes, and pipelines draining roof areas and other impervious surfaces with no deliberate overflow path to the on-site stormwater detention (OSD) facility, should be designed to cater for a 1 in 100 year ARI storm event in accordance with AS 3500.3 – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe/pipeline sizes and locations should be reflected on the detailed drainage design.

2.21 **On-Site Detention - Orifice/Weir Calculations**

The discharge control from the on-site detention facility should be by means of a circular orifice for the 5 year ARI and a high level pipe or weir for the 100 year ARI. The orifice should be designed to allow free discharge and have no influence from any tailwater levels in the downstream drainage system. The orifice and weir calculations should reflect this arrangement and to be provided on the detailed construction plans.

2.22 **Compatibility with Stormwater and Landscape**

The landscape designer and drainage consultant should ensure that the detailed landscape and drainage plans are compatible prior to the commencement of works on site.

2.23 **Protection of Building from Surface Runoff**

The development should be designed such that adequate protection is provided to each building against the ingress of upslope surface run-off in any rainfall event. This design should also ensure there are no adverse effects to adjoining properties or upon the subject land as a result of flood or surface run-off.

2.24 **Flows from Adjoining Properties**

Stormwater flows from adjoining properties should be accepted, contained and directed to the proposed stormwater management system on site. Finished ground levels/free standing retaining walls should be no higher than the existing upslope adjacent ground levels. Fences provided along the upslope boundaries should include a minimum 50mm continuous gap under the fence to allow for surface runoff. Overflow paths should be maintained to cater for flows in excess of the capacity of the underground stormwater system.

2.25 **Prevention of Concentrated Stormwater Surcharges to Adjoining Land**
Provision should be made in the detailed design of the development to ensure that there will be no concentrated stormwater surcharges/overflows directed onto adjoining land in the event of a blockage/overload of the stormwater drainage system. This requirement should be reflected on the detailed stormwater plans.

2.26 **Supervision of Engineering Works**
All engineering works associated with the development should be carried out under the supervision of a practicing civil engineer.

2.27 **Retaining Wall Structures**
Any retaining walls proposed on the site should be designed by a suitably qualified and experienced civil and/or structural engineer in accordance with Chapter B1 of the Wollongong DCP 2009 where applicable.

2.28 **No Adverse Runoff Impacts to Adjoining Properties**
The design of the development should ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater run-off. The designer should ensure adequate protection is provided for buildings against the ingress of surface run-off for all storm events.

2.29 **Re-Direction or Treatment of Stormwater Runoff**
Allowance should be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off should not adversely affect any other property.

2.30 **Prior approval from Council for any works in Road Reserve**
Approval, under Section 138 of the Roads Act should be obtained from Wollongong City Council's Development Engineering Team prior to any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development. A traffic control plan prepared and implemented by a suitably qualified person should be submitted for approval with the appropriate fee, a minimum of five working days prior to the expected implementation. The traffic control plan should satisfy the requirements of the latest versions of Australian Standard AS1742 – Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual. **Note:** This includes temporary road closures for the delivery of materials, plant and equipment, concrete pours etc.

2.31 **Drainage Certification and Work-As-Executed Plans**
The developer should obtain a certificate of Hydraulic Compliance (using Council's M19 form) from a suitably qualified civil engineer, to confirm that all stormwater drainage and on-site detention works have been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor should be submitted. These plans and certification should satisfy all the requirements in Chapter E14 of the Wollongong DCP 2009. This information should be submitted to Council prior to the use of the development.

2.32 **Restriction on Use over On-Site Detention Facility**
The applicant should create a restriction on use under the Conveyancing Act 1919 over the on-site detention system. The following terms should be included in an appropriate instrument created under the Conveyancing Act 1919.

"The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression 'on-site stormwater detention system' shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.

Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council."

The instrument, showing the restriction should be submitted to Council for endorsement prior to the use of the development.

2.33 **Positive Covenant – On-Site Detention Maintenance Schedule**
A positive covenant should be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the approved On-Site Stormwater Detention System and Maintenance Schedule. The instrument, showing the positive covenant should be submitted to Council for endorsement prior to the use of the development.

3. Landscape:

3.1 The landscape plan and site plans provided as part of the construction drawings should include existing contours and proposed levels.

3.2 Any retaining wall which exceeds 1 metre in height should be accompanied by appropriate certification provided by a suitably qualified practising structural engineer and/or the manufacturer's specification of the design of the wall, in order to ensure the long term structural integrity of the retaining wall.

3.3 The landscape plan should include a new footpath. The developer should be responsible for the construction of footpath paving for the entire frontage of the development. The type of paving for this development should be a 2000mm wide, 100mm thick, reinforced, broom finished concrete. A nominal two percent (2%) minimum one percent (1%), maximum two and a half percent (2.5%) cross fall should be provided from property line to back of kerb. Any changes of level, ramps or stairs and associated tactile markers and handrails should be contained with the property boundary.

3.4 The driveway entry threshold from the property boundary line to the face of kerb should be broom finished concrete to match the footpath and be designed to withstand predicted traffic loadings.

3.5 The driveway threshold finish within property boundary line should contrast with driveway entry.

3.6 The Hospital Road pedestrian crossing points should be reviewed and upgraded to ensure accessibility and connection between the existing hospital and the Aged Care Centre.

3.7 Proposed underground services such as drainage, electrical and sewerage infrastructure should be located so that they do not conflict with the existing trees. To ensure there is no adverse impact on the existing trees any underground services should be located outside the Tree Protection Zones as described by the project Arborist.

3.8 Due to the tendency to self-sow and become weeds, the following plant species should not be selected: Dietes grandiflora, Pennisetum rubrum. Species should be selected that are suitable for the microclimates created by the development and the proximity of the riparian zone and escarpment forest. Preference should be given to local native species.

3.9 A final Landscape Plan should be provided, prior to the commencement of works addressing the following:

3.9.1 A schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;

3.9.2 The location of all proposed and existing overhead and underground service lines. The location of such service lines should be clear of the dripline of existing and proposed trees.

3.10 The provision of common tap(s) and/or an irrigation system should be provided to guarantee that all landscape works are adequately watered.

3.11 A landscape maintenance program should be implemented in accordance with the final Landscape Plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance.

3.12 **Tree Protection and Management**
The trees to be retained upon the subject property and any trees on adjoining properties should not be impacted upon during the excavation or construction phases of the development. This

should require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

3.12.1 Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing should be indicated on the architectural and engineering plans.

3.12.2 Installation of Tree Protection Fencing - A one (1) metre high exclusion fence should be installed around the extremity of the dripline of the tree/trees to be retained prior to any site works commencing. The minimum acceptable standard should be a 3 strand wire fence with star pickets at 1.8 metre centres. This fence should be maintained throughout the period of construction to prevent any access within the tree protection area. Details of tree protection and its locations should be indicated on the architectural and engineering plans.

3.12.3 Mulch Tree Protection Zone: Areas within a Tree Protection Zone should be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.

3.12.4 Irrigate: Areas within the Tree Protection Zone should be regularly watered in accordance with the arborist's recommendations.

3.13 **Copy of Consent to be in Possession of Person carrying out Tree Removal**
The applicant/developer should ensure that any person carrying out tree removal/vegetation clearance is in possession of the consent and/or the approved landscape plan, in respect to the trees/vegetation which have/has been given approval to be removed.

3.14 The developer should make compensatory provision for the trees required to be removed as a result of the development.

4 Environment:

4.1 All clearance works should be contained within those trees identified for clearance and/or trimming as outlined in the updated Flora and Fauna Assessment.

4.2 All clearance and/or demolition works should be undertaken between May – August to minimise the potential impact on breeding and nesting fauna utilising the hollows on site.

4.3 If any hollow bearing trees or the unused building on site are found to contain roosting bats following the targeted survey, appropriate measures should be taken to ensure the salvage and relocation of the individuals into adjacent, suitable habitat by a qualified ecologist.

4.4 A pre-clearance survey should be undertaken to identify any additional roosting or nesting fauna (including drays) which are present within all trees proposed for removal or trimming and within the unused building. This work should be completed by a qualified ecologist and should be undertaken one day prior to any scheduled clearance works. The pre-clearance survey should include a thorough inspection and flagging of all trees approved for removal or trimming and buildings marked for demolition. In the case where any non-threatened fauna are observed, a qualified wildlife carer should be contacted to remove and relocate the animal/s prior to the clearance of these trees. If in the unlikely event that any nesting threatened species are observed, clearance works should be put on hold to allow for the chicks to fledge the nest.

4.5 Any hollow bearing trees to be felled should be undertaken by a qualified Arborist in one to two metre sections, beginning at the top of the crown and lowered to the ground for inspection by the ecologist on site. Lengths cut from the tree should be in a manner that will preserve the hollow(s).

4.6 Clearance works should be supervised by a qualified Ecologist for any habitat trees identified in the pre-clearance survey to salvage and relocate any encountered fauna. Any salvaged wildlife should be released on site with nocturnal species released after dark and in the instance that an animal is injured on site at any time, work should cease immediately and a wildlife carer contacted to collect the animal. Contact WIRES on 1300 094 737.

4.7 All dead and/or hollowed timber should be relocated to an appropriate area within the site to be retained.

4.8 The supervising qualified ecologist should provide the consent authority with a Letter Report outlining the methodology and results of the pre clearance survey and salvage works.

4.9 **Removal of Environmental Weeds**
Effective weed management should be undertaken to control environmental weeds located on the site. All weed management activities should be in line with the environmental weed controls outlined in the NSW Department of Primary Industries *Noxious and environmental weed control handbook* (NSW DPI 2014) http://www.dpi.nsw.gov.au/content/agriculture/pests-weeds/weeds/publications/noxious-enviro-weed-control

4.10 **Site Remediation**
Development work should not commence until site remediation works are complete.

The recommendations of the remediation plan (RAP) prepared by Douglas Partner dated September 2016 including the objectives, methods and procedures by which the remediation and site validation will be achieved within the site should be observed.

4.11 Prior to remediation work the construction environmental management plan (CEMP) should be signed by the project manager and site supervisor and made aware of the unexpected find protocol and contingency plan therein.

4.12 **Acoustic Report**
All recommended structural attenuation, glazing, construction noise attenuation and operational management matters identified in the submitted Acoustic report prepared by Acoustic Logic dated 19 October 2016 should be implemented.

5. Community Safety:

5.1 The security fence proposed along the south west side of the dementia courtyard should be screened with appropriate landscaping to ensure this safety feature becomes unobtrusive. Screening these safety features can assist in mitigating potential negative feelings by persons affected by dementia.

5.2 The ground floor public toilets behind the reception desk is located in a corridor behind a closed door. This door should be removed, as this creates the potential for an area entrapment.

5.3 The pharmacy, situated on the ground floor, should be accessed by authorised personnel only using a security card/key.

5.4 The property should have CCTV cameras installed and security personnel on duty at all times during operational hours.

6. Geotechnical:

6.1 An earthworks plan should be developed by a geotechnical consultant prior to commencement of site preparation earthworks.

6.2 All recommendations of the geotechnical report prepared by Douglas Partners, Project 38227 dated 22 August 2003 and follow up advice by Douglas Partners, Project 38227.03 dated 12 April 2016 and Project 38227.03 dated 19 May 2016 for Condition 1 should be accommodated in the earthworks plan.

6.3 The earthworks plan may require modification in light of any subsequent geotechnical reports commissioned to address unforeseen geotechnical conditions encountered during the site preparation earthworks.

6.4 Due to the sensitivity of the site to changing geotechnical conditions, all work should be undertaken with Level 1 geotechnical supervision as defined in Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Developments.

6.5 There should be no unsupported excavations, with all cuts to be immediately supported by retaining wall construction.

6.6 At the completion of the site preparation earthworks, the geotechnical consultant should prepare a works-as-executed report detailing encountered geotechnical conditions and how the works addressed these conditions so that the residual geotechnical constraints can be accommodated within the structural designs for the proposed development. These structural designs should be confirmed or amended by the structural engineer based on the works-as-executed geotechnical report.

7 General Planning:

7.1 **Building Work - Compliance with the Building Code of Australia**
All building work should be carried out in compliance with the provisions of the Building Code of Australia.

7.2 **Protection of Public Infrastructure**
Council should be notified in the event of any existing damage to any of its infrastructure such as the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development site.

Adequate protection should be provided for Council infrastructure during building operations.

Any damage to Council's assets should be made good, prior to the occupation of the development.

7.3 **Disability Discrimination Act 1992**
It is the responsibility of the developer to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS1428.1 – Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

7.4 **Maintenance of Access to Adjoining Properties**
Access to all properties not the subject of this approval should be maintained at all times and any alteration to access to such properties, temporary or permanent, should not be commenced until such time as written evidence is obtained indicating agreement by the affected property owners.

7.5 **Consultation with NSW WorkCover Authority**
Prior to any work commencing on the site it is the responsibility of the owner to contact NSW WorkCover Authority in writing in respect to any demolition or use of any crane, hoist, plant or scaffolding.

7.6 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas should be in conformity with Australian Standard AS2890.1 (2004).

7.7 Any proposed structures adjacent to the driveway should comply with the requirements of the latest version of Australian/New Zealand Standard AS/NZ 2890.1 to provide for adequate sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc.

7.8 The arrangements and costs associated with any adjustment to a public utility service should be borne by the developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer.

7.9 **Endeavour Energy Requirements**
Health Infrastructure should confirm that satisfactory arrangements are in place with Endeavour Energy for the provision of electricity supplies to the development.

7.10 **Telecommunications**
Health Infrastructure should confirm that underground telecommunication services are available for this development prior to works commencing.

7.11 **Section 73 Compliance Certificate**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 should be obtained from Sydney Water Corporation. Application should be made through an authorised Water Servicing Coordinator. Please refer to the "Builders and Developers" section of the web site www.sydneywater.com.au then search to "Find a Water Servicing Coordinator". Alternatively, telephone 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Notice of Requirements should be submitted to the Principal Certifying Authority prior to construction commencing.

7.12 **Disabled Access and Facilities**

The provision of disabled access throughout the development should be required and should be in compliance with the Building Code of Australia Part D3 "Access for People with Disabilities" and Australian Standard AS1428.1 (2009) - Design for Access and Mobility – Part 1 General Requirements for Access – Buildings.

7.13 **Engineering Plans and Specifications - Retaining Wall Structures**

Retaining walls in excess of 1m in height should be designed by a suitably qualified and experienced civil and/or structural engineer. Engineering Plans and supporting documentation for the proposed retaining walls should be prepared prior to construction commencing.

The engineering plans and supporting documentation should include the following:

7.13.1 A plan of the walls showing location and proximity to property boundaries;

7.13.2 An elevation of the walls showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;

7.13.3 Details of fencing or handrails to be erected on top of the walls;

7.13.4 Sections of the walls showing wall and footing design, property boundaries and backfill material. Sections should be provided at sufficient intervals to determine the impact of the wall on existing ground levels;

7.13.5 The proposed method of subsurface and surface drainage, including water disposal;

7.13.6 Reinforcing and joining details of the bends in the wall at the passing bay of the access way; and

7.13.7 The assumed traffic loading used by the engineer for the wall design.

Retaining walls and footing structures should be contained wholly within the subject property.

7.14 **Sign – Supervisor Contact Details**

Before the commencement of work, a sign should be erected in a prominent, visible position:

7.14.1 Stating that unauthorised entry to the work site is not permitted;

7.14.2 Showing the name, address and telephone number of the Principal Certifying Authority for the work; and

7.14.3 Showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign should be maintained while the work is being carried out and removed upon the completion of the construction works.

7.15 **Temporary Toilet/Closet Facilities**

Toilet facilities should be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided should be:

7.15.1 A standard flushing toilet; and

7.15.2 Connected to either:

7.15.2.1 The Sydney Water Corporation Ltd sewerage system or

7.15.2.2 An accredited sewage management facility or

7.15.2.3 An approved chemical closet.

7.16 **Enclosure of the Site**

The site should be enclosed with a suitable security fence to prohibit unauthorised access during the demolition and construction phases of the development. No demolition or building work should commence until the fence is erected.

7.17 **Structural Engineer's Details**

Structural engineer's details for all structurally designed building works such as reinforced concrete footings, reinforced concrete slabs and structural steelwork should be submitted to the developer, prior to the commencement of works at the site.

7.18 **Demolition Works**

The demolition of the existing hall structure should be carried out in accordance with Australian Standard AS2601 (2001): The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the NSW WorkCover Authority.

No demolition materials should be burnt or buried on-site. The person responsible for the demolition works should ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road.

In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application should be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

7.19 **Demolition Notification to Surrounding Residents**

Demolition should not commence unless at least 2 days written notice has been given to adjoining residents of the date on which demolition works will commence.

7.20 **Asbestos Hazard Management Strategy**

The preparation of an appropriate hazard management strategy by an asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material should be required prior to commencement of demolition works.

This strategy should ensure any such proposed demolition works involving asbestos are carried out in accordance with the WorkSafe Authority's "Guidelines for Practices Involving Asbestos Cement in Buildings". The strategy should be submitted to the developer prior to the commencement of any works.

The strategy should be implemented and a clearance report for the site should be prepared by a NATA accredited hygienist and submitted to the developer prior to the occupation of the development. The report should confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

7.21 **Consultation with NSW WorkSafe Authority – Prior to Asbestos Removal**

The developer or appointed contractor should give NSW WorkSafe Authority at least seven days advanced notice, prior to the removal of asbestos from the site.

7.22 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos**
The removal of asbestos material should be carried out by an approved contractor if over 10 square metres in area in strict accordance with WorkCover Authority requirements.

7.23 **Sign – Asbestos Removal Work in Progress**
A sign should be erected in a prominent location stating that asbestos removal work is in progress and advising of the project manager and company undertaking the work and relevant contact details.

7.24 Asbestos waste should be prepared in accordance with WorkCover requirements and disposed of to an EPA licensed landfill site.

7.25 **Asbestos Transportation Requirements**
Transportation of asbestos from the site should comply with the Protection of the Operations (Waste) Regulation 2005.

7.26 **Erosion and Sediment Control Measures**
Erosion and sediment control devices should be installed prior to the commencement of excavation or construction works upon the site. These devices should be maintained throughout the entire excavation and construction phases of the development and until the occupation of the site.

7.27 **Waste Management**
The developer should provide an adequate receptacle to store all waste generated by the development pending disposal. The receptacle should be regularly emptied and waste should not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and reusable materials.

7.28 **Fire Safety Schedule**
Prior to construction, a Fire Safety Schedule specifying all of the fire safety measures required for the building to ensure the safety of persons in the building in the event of fire should be prepared.

7.29 **All-weather Access**
An all-weather stabilised access point should be provided to the site to prevent sediment leaving the site as a result of vehicular movement during construction. Vehicular movement should be limited to this single accessway throughout the construction period.

7.30 **Restricted Hours of Work**
The developer should not carry out any work other than emergency procedures to control dust or sediment laden runoff outside the hours of 7.00 am to 5.00 pm, Monday to Friday and 7 am to 4.00 pm Saturdays. No work should be permitted on public holidays, Sundays or the Saturday adjacent to public holidays on Mondays or Fridays.

Note: The developer is advised that other legislation may control the activities including but not limited to the Protection of the Environment Operations Act 1997. Developers should note that EPA Environmental Noise manual restricts use of power tools (electronic or pneumatic) to between the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8.00 am to 4.00 pm on weekends.

7.31 The lighting of the premises should be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.

7.32 The developer should carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to the owners and/or occupiers of adjoining and adjacent land.

7.33 **Site Management**
Stockpiles of sand, gravel, soil and the like should be located to ensure that the material:

7.33.1 Does not spill onto the road pavement; and

7.33.2 Is not placed in drainage lines or watercourses and cannot be washed into these areas.

7.34 **Noise Control – Construction Works**
The construction works should comply with the Australian Standard AS 2436- 2010 "Guide to Noise Control on Construction, Maintenance & Demolition Sites" and any other requirements as specified by Council or the NSW Environment Protection Authority.

7.35 **Dust Suppression Measures**
Activities occurring during the construction phase of the development should be carried out in a manner that will minimise the generation of dust.

7.36 Trucks which are entering and leaving the premises and carrying loads should be sealed or covered at all times, except during loading and unloading.

7.37 The building site should be kept free of rubbish at all times. All refuse capable of being wind-blown should be kept in a suitable waste container.

7.38 Drains, gutters, access ways and roadways should be maintained free of sediment and any other material. Gutters and roadways should be swept/scraped regularly to maintain them in a clean state.

7.39 Building operations such as brick cutting, the washing of tools or paint brushes, or other equipment and the mixing of mortar should not be carried out on the roadway or public footpath or any other locations which could lead to the discharge of materials into the stormwater drainage system or natural watercourse.

7.40 **Provision of Waste Receptacle**
An adeqaute receptacle to store all waste generated by the development, pending disposal should be provided. The receptacle should be regularly emptied and waste should not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.

7.41 **Fire Safety Measures**
All new and existing fire safety measures should be maintained in working condition, at all times.

7.42 **Clothes Drying on Balconies/Terrace Areas Prohibited**
The use of the balconies/terrace areas for the external drying of clothes should not be permitted.

7.43 **Access & lighting**

7.43.1 Pathways around the complex should be safe and accessible. Any gates proposed should be appropriate for the proposed development.

7.43.2 The complex should be secured with the staircase access keyed or carded.

7.43.3 Consideration should be given to the management of the proposed car parking areas and the designation of car parking spaces on the site.

7.43.4 Appropriate lighting should be provided to the entire complex, path ways, car parking areas and stair-wells.

7.44 A restriction as to user should be registered against the subject lot (following boundary adjustment) in accordance with section 88E of the *Conveyancing Act 1919* restricting the occupation of the residential care facility only to those people referred to in subclause (1) of Clause 18 of SEPP (Housing for Seniors or People with a Disability) 2004, prior to any occupation of the residential care facility

7.45 **Fire Safety Certificate**
A Fire Safety Certificate should be issued for the building prior to the occupation of the development. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:

7.45.1 should provide a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and

7.45.2 should provide a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

7.46 A certificate from an "accredited access consultant" should be issued certifying that the building complies with the requirements of AS 1428.1 prior to occupation of the development.

7.47 **Surface finishes**
Decks and external paved areas should have slip-resistant surfaces.

Note. Advice regarding finishes may be obtained from AS 1428.1.

7.48 **Letterboxes**
All letterboxes should be lockable.

7.49 **Waste Management**
Waste collection should be via private contractor and should be carried out within the site.

7.50 **Fire Safety Measures**
All new and existing fire safety measures should be maintained in working condition, at all times.

7.51 **Loading/Unloading Operations/Activities**
All loading/unloading operations should take place at all times wholly within the confines of the site.