

Our Contact: Rita Vella
Direct Phone: 9330 9437
Our Reference:



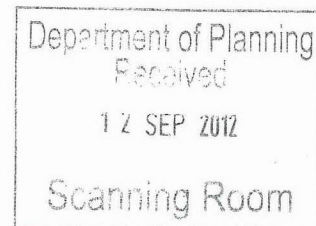
11 September, 2012

**KOGARAH
CITY COUNCIL**



Ms Heather Warton
Director - Metropolitan and Regional Projects North
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Megan Fu



Dear Megan,

New Emergency Department at St George Hospital (SSD 5029)

Thank you for providing Council with the opportunity to provide a submission in relation to the abovementioned application for the construction of a new emergency department at St George Hospital.

Council has reviewed the Development Application and associated documentation and it appears that there are a number of inconsistencies with the documentation that was available during the exhibition period.

Council requests that prior to providing advice on recommended conditions of consent, that the following issues be clarified:

1. Retention of trees

Council's Landscape Officer has reviewed the relevant plans and documentation, namely the Arboricultural Impact Assessment prepared by *Arboreport Vegetation Management Consultants* (27/7/12).

In *Section 5 – Recommendations* and also under the *Executive Summary* of the Arboricultural Impact Assessment there appears to be inconsistency in the recommendations provided.

In point 1, a number of trees are proposed to be removed, including 1, 3 & 12, however further under the heading recommendation, it is recommended that trees 1, 3 & 12 be retained if the development is approved as these are considered to be of high significance – this needs to be clarified as Council's Landscape Officer has also requested that these 3 trees be retained, and as such a redesign may be required.

CUSTOMER SERVICE CENTRE

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Until this issue is clarified, Council is not able to provide recommended conditions relating to these significant trees.

2. Traffic and Parking

Council's Traffic Engineer has reviewed the relevant plans and documentation and has advised that there are a number of issues, including inconsistencies with the plans that are required to be clarified prior to Council providing further comments.

- It is proposed to remove one of the entrances to the multi level carpark off the main entry road from the Gray Street entrance to create a new at-grade carpark. This will result in all vehicles wanting to enter the multi level carpark having to drive past the Hospital entrance doors and also through the new marked pedestrian crossing. This results in a higher number of vehicles in this location and will increase the risk for pedestrians around this area. Council is seeking clarification that it is the intention of NSW Health to remove this entrance of the multi-level carpark.
- Proposed new carpark located near the multi level carpark (short term carpark) – the car park has been designed so that there is no turning area for vehicles (at the end of the blind aisle). Accordingly if all parking spaces are occupied, drivers will have to reverse out of the carpark. This is not considered to be an acceptable outcome.
- One of the submitted plans has an allocation for an additional drop off area for the new Emergency Department on Gray Street between the new driveway for the Ambulances and the existing main entry driveway. However another plan is proposing this area to be used for the relocated Bus Shelter and new Bus Zone. This discrepancy needs to be clarified.
- The access driveway from the Kensington Street entrance only has a width of 4 metres between kerbs and this is too narrow for two-way movement and does not comply with the requirements of AS2890.1 Section 2.5.2. It is requested that this be redesigned so as to comply. Alternatively, Council can recommend that this be conditioned to comply, however it may result in design changes.
- The access driveway linking the proposed carparks north of the new Emergency Department only has a width of 4 metres between kerbs and this is too narrow for two-way movement and does not comply with the requirements of AS2890.1 Section 2.5.2. If this is proposed to be one-way only, the AUSGRID service vehicle will have drive against the traffic flow to exit the site. Council does not consider this to be an appropriate outcome and as such should be redesigned to comply.
- The applicant has submitted turning templates for the AUSGRID service vehicle, however the vehicle can only exit the site if no vehicles are parked in the carpark as this area is used for the vehicle to turn around and the vehicle travels against the one-way flow mentioned above.

3. Stormwater

Council's Stormwater Engineer has reviewed the relevant plans and documentation and prior to providing conditions relating to stormwater it is requested that the following be clarified:

- Section 4.8.4 *Sewer and Drainage of the Development* Application states that the Piped system has been generally designed for 1 in 20 year (storm) Average Recurrence Interval and overland flow paths have been designed for 1 in 100 year (storm) Average Recurrence Interval. The use of the software program "DRAINS" to do this analysis is referred to however no data results have been provided. As such Council cannot comment on these statements regarding the drainage system's capacity. Council requests that these results are forwarded to Council for our reference.
- On *Drawing No. 9445-SGHED-C-1 Issue 6* it refers to stormwater being pumped to the kerb from a pit located just inside the property boundary near the north western corner of the new Emergency Department building during Stage 1 of the works.

So as to prevent adverse effects downstream, it is required that any discharge to the street as mentioned is to be designed to a maximum discharge of 25 litres per second through one only connection to the kerb and gutter. The design is to also ensure that the drainage system will not surcharge which would result in addition flow overland to Gray Street. Council will be recommending that this be conditioned to be designed to a 1 in 20 year Average Recurrence Interval.

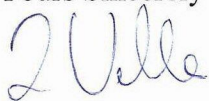
Discussions held with Dean Atkinson from Cardno indicate that part of the existing drainage (proposed to be removed) to the north west of the new Emergency Department building may be able to be retained during Stage One Works to allow for conveyance of stormwater to the On-Site Detention tank under the main entry road. This will reduce flows to the abovementioned pit.

If the retention of part of the existing drainage is not feasible during building works an alternate design will need to be determined to divert this stormwater to the detention tank under the main entry road. Council requests that this be resolved during the assessment stage so as to ensure that there is no additional overland flow to Gray Street.

It is requested that the Department clarifies the abovementioned matters prior to any further consideration of the application. Once these issues have been clarified, Council will be in a better position to provide the Department with recommended conditions of consent.

Should you wish to discuss any of the issues raised or require clarification please do not hesitate to contact me on 9330 9437.

Yours Sincerely



Rita Vella
Coordinator Strategic Planning

Megan Fu - SSD 5029 - St George Hospital

From: Matthew Devlin <matthew.devlin@kogarah.nsw.gov.au>
To: "Megan.Fu@planning.nsw.gov.au" <Megan.Fu@planning.nsw.gov.au>
Date: 9/21/2012 4:05 PM
Subject: SSD 5029 - St George Hospital
CC: Rod Logan <rod.logan@kogarah.nsw.gov.au>, Rita Vella <rita.vella@kogarah.nsw.gov.au>
Attachments: Draft Conditions Hospital - V1.doc

Megan

As requested I am forwarding you Council's Draft conditions for the abovementioned development.

As previously discussed with Rita Vella Council is forwarding you these conditions based on the following:

Following from our phone conversation on Wednesday 19 September 2012, please find attached a list of draft conditions of consent. Council has not yet provided draft conditions related to landscaping/tree removal as we are awaiting clarification of the issues raised in Council's previous letter. As discussed we are also awaiting clarification with respect to the issues raised with respect to traffic and parking and stormwater discharge.

In addition and with respect to the heritage listed property Griffith House, Council's Heritage Adviser has reviewed the documentation and notes that Griffith House will not be demolished because it is not significant, but rather because a State planning instrument allows or facilitates it to be demolished. With demolition of Griffith House, the Kogarah LGA will lose high quality historical evidence of residential development using Victorian Italianate stylistic influence, and a place significant for its historic values.

In addition to the above, Council is also reviewing the relevance of its Section 94 Contribution Plan No 8 – Kogarah Town Centre to the proposed development and whether any contributions apply.

Council will make further submissions regarding the development and may make modifications to the draft conditions after consideration of the requested information.

Please note that Rita is not available until the 2 October.

Matthew Devlin
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**SSD 5029 St George Hospital New Emergency Department
Draft Conditions of Approval
Kogarah City Council (September 2012 – V1)**

A. General Conditions

The conditions that follow in this Section A are general conditions which are imposed to ensure that the development is carried out in accordance with the development consent.

(1) Approved Plans of Consent

The development must be implemented in accordance with the approved plans, specifications and details listed below and any supporting information submitted with the Development Application except as amended by any conditions attached to the Development Consent:

- (i) <<list or architectural plans>>
- (ii) <<list of landscape plans>>
- (iii) <<list of stormwater plans>>

(2) Environmental Site Assessment

The preliminary site investigation and report prepared by Environmental Investigation Services (EIS) titled *Report to Health Infrastructure NSW on Preliminary Stage 1 Environmental Site Assessment for Proposed Alterations and Additions at St George Hospital Kogarah NSW*, Reference No. E25264KPrpt, dated November 2011 and the recommendations detailed in this report form part of the development consent.

(3) Preliminary Soil Contamination Investigation

The supplementary report prepared by Environmental Investigation Services (EIS) titled *Report to Health Infrastructure NSW on Preliminary Soil Contamination Investigation and Waste Classification for Proposed Alterations and Additions at St George Hospital Kogarah NSW*, Reference No. E25264KPrpt2, dated January 2012 and recommendations detailed in this report form part of the development consent.

(4) Acoustic Assessment

The acoustic report prepared by Acoustic Logic titled *St George Hospital – Emergency Department, Acoustic Assessment*, dated 23/07/2012 and the noise control recommendations detailed in this report form part of the development consent.

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B. Prior to the Issue of a Construction Certificate Conditions

The conditions that follow in this Section B relate to the payment of fees, amendments being made to the proposal, further investigation being undertaken or the preparation of documentation that must be complied with prior to the issue of a Construction Certificate.

A copy of the Construction Certificate shall be forwarded to Council prior to commencement of construction where Council is not the certifier who issued the Construction Certificate

(5) Asset & Building Fees

Payment of the following amounts as detailed below:

- | | |
|---|--------------|
| • Restoration Deposit of | \$210,000.00 |
| • Driveway and Restoration Works Design | |
| Inspection Fee of | \$ 7,500.00 |
| • Asset Inspection Fee of | \$ 115.00 |

*Note: The Builders Long Service Levy quoted is based on the market value of the proposed building works and the Levy Rate applicable at the time of assessing the Development Application and may be subject to change prior to payment.

(6) Restoration Deposit

A deposit of \$210,000.00 shall be lodged with Council to ensure the completion of the following works to be completed at the applicant's expense:

- Construction of a new full width footpath along the Gray Street frontage from the northern property boundary adjacent to the Fire Station down to approximately 20m north of the intersection of Gray Street and Short Street. The remaining 1.5 m wide 20m length of footpath along Gray Street, north of Short Street shall be reconstructed.
- Construction of new driveways and removal of redundant driveways along Gray Street.
- All associated road pavement restorations.

These works are to be in accordance with plans and specifications to be issued by Council.

(7) Soil and Water Management

A Soil and Water Management Control Plan, incorporating contour levels and prepared in accordance with Environmental Site Management Policy shall be submitted to Council detailing all measures to control soil erosion and sedimentation runoff from the site during excavation and construction activities.

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(8) Ausgrid Conduits

A copy of Ausgrid's written requirements are to be forwarded to Council with regard to the laying of underground low voltage electricity conduits within the footpath area across the development site. Ausgrid will supply the conduits at no charge, subject to the applicant restoring the footpath after the installation and these provisions are to be put into affect prior to the release of the Occupation Certificate.

(9) Ausgrid Sub Station

The applicant is to confer with Ausgrid to determine if an electricity distribution substation is required. If so, shall be incorporated within the Construction Certificate and it will be necessary for the final film survey plan to be endorsed with an area having dimensions 5m x 4m over the location of the proposed electricity distribution substation to be dedicated to Council as public roadway, or as otherwise agreed with Ausgrid. Ausgrid's requirements are to be met prior to release of the occupation certificate.

(10) Sydney Water

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agents details - see Building Developing and plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating or telephone 13 20 92.

(11) Certification by Mechanical Engineer

To ensure that adequate provision is made for ventilation of the building, mechanical and /or natural ventilation shall be provided. These systems shall be designed in accordance with the provisions of:-

- a) The Building Code of Australia;
- b) Australian Standard AS 1668 Part 1 - 1998;
- c) Australian Standard AS 1668 Part 2 - 2002;
- d) The Public Health Act 1991;
- e) The Public Health (Microbial Control) Regulation 2000;
- f) Australian Standard 3666.1 - 2002;
- g) Australian Standard 3666.2 - 2002;

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h) Australian Standard 3666.3 - 2000.

Details of all mechanical and /or natural ventilation systems, along with specific certification, provided by an appropriately qualified person, verifying compliance with the abovementioned requirements.

(12) Heritage Interpretation Strategy

- (a) An interpretation strategy for **Griffith House** must be submitted to and approved by Council prior to a Construction Certificate being issued.
- (b) The interpretation strategy must detail how information on the history and significance of **Griffith House** will be provided for the public. Public art, details of the heritage design, the display of selected artefacts are some of the means that can be used.
- (c) Prior to the occupation certificate being issued the approved interpretation strategy must be implemented to the satisfaction of Council.

(13) Photographic Archival Documentation

Prior to a Construction Certificate being issued, an archival photographic recording of Griffith House is to be prepared to Council's satisfaction. The recording may be in either digital or film-based form, or a combination of both, prepared in accordance with the NSW Heritage Office guidelines titled "Photographic Recording of Heritage Items using Film or Digital Capture". One copy of the record is to be submitted to Council to be lodged with Council's Archives.

The form of the recording is to be as follows:

- (a) In A4 format, placed in archival plastic sleeves in an appropriate archival folder.
- (b) The Development Application number must be noted on the front of the folder and in the report.
- (c) Include a summary report detailing the project description, date and authorship of the photographic record, method of documentation and limitations of the photographic record.
- (d) Each negative, slide or digital image is to be cross referenced to a photographic catalogue and photographic base plans.
- (e) Include written confirmation, issued with the authority of both the applicant and the photographer that Kogarah City Council is granted a perpetual non-exclusive licence to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.

A digital based recording is to include:

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- (f) CD or DVD containing the report in PDF format and the electronic images saved as JPEG, TIFF or PDF files and cross referenced to the digital catalogue sheets and base plans.

A film based recording is to include:

- (g) 35mm film images submitted as contact sheets with equivalent negatives, a selection of black and white prints 200 x 250mm, and 35mm colour transparencies, all labelled and cross-referenced to the catalogue sheets and base plans.

(14) Significant Fabric to be Recycled

All original and early significant fabric, including window cases, door cases, cast iron lace, joinery, chimney pieces and grates and pressed metal sheeting are to be salvaged and offered to a second-hand materials merchant for reuse.

C. Prior to Commencement of Construction Conditions

The conditions that follow in this Section C are specific to the proposed development and must be complied with prior to the commencement of construction on the site.

(15) Driveway

In respect to vehicular access to the proposed development the gutter across the driveway are to be reconstructed between the kerb and street alignment to Council's specifications.

In this regard a separate driveway application is to be lodged with Council for works outside the property boundary. Furthermore the design boundary level is to be received from Council prior to construction of the internal driveway.

(16) Council Infrastructure Inspection

Prior to the commencement of any works an authorised representative of the applicant is to organise and attend a meeting on site with Council's Infrastructure Compliance Co-ordinator to discuss protection of Council's infrastructure. To organise this meeting contact Council's Customer Service Centre on 9330 9400.

(17) Public Liability Insurance

All nominated contractors / applicants carrying out driveway and/or restoration works on Council property must carry public liability insurance with a minimum cover of twenty million dollars (\$20,000,000.00). In this regard, prior to commencement of works, the principal contractor is to lodge an "Application for the Construction of Work by Private Contractor" to

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Council, which includes submitting evidence of their current insurance. The principal contractor must ensure that sub-contractors are also adequately insured.

(18) Structural Engineers Details

Engineer's details prepared by a practising Structural Engineer being used to construct all reinforced concrete work, structural beams, columns & other structural members. The details are to be submitted to the Principal Certifying Authority for approval prior to construction of the specified works.

A copy shall be forwarded to Council where Council is not the PCA.

(19) Protection of Site – Hoarding

A hoarding or fence must be erected between the work site and the public place if:

- the work involved in the erection or demolition of a building is likely to cause obstruction or inconvenience to pedestrian or vehicular traffic in a public place; or
- if it involves the enclosure of a public place.

If necessary an awning is to be erected which is sufficient to prevent any substance from or in connection with the work from falling into a public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

If the work site is likely to be hazardous to persons in a public place, it must be kept lit between sunset and sunrise.

(20) Soil Erosion Controls

Prior to commencement of any site works, erosion and sediment controls are to be installed in accordance with Environmental Site Management Policy and any approved Soil & Water Management Plan and shall incorporate:

- Measures to prevent sediment and other debris escaping from the cleared or disturbed areas into drainage systems or waterways;
- Controls to prevent tracking of sand, soil, aggregates, etc, by vehicles onto adjoining roadways.

(21) Traffic Management Plan

The applicant shall submit a Traffic Management Plan (TMP) to Council prior to the commencement of construction works

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(22) Dilapidation Report

A dilapidation report shall be presented at Council prior to the works occurring.

Any discharge to the street during Stage One Works from the pit near the north-western corner of the new Emergency Department building is to be designed to allow for a maximum discharge of 25 litres per second through only one connection to the kerb and gutter. The design is to also ensure that the drainage system will not surcharge that would result in overland flow to Gray Street. This system is to be designed to allow for a 1 in 20 year Average Recurrence Interval.

The existing stormwater drainage to the north east of the new Emergency Department building is not to be connected to the new drainage system until all new drainage is completed and drains to the detention tank under the main entry road.

At all times during construction stormwater runoff is to be collected, stored and treated on site so as not to cause detriment to surrounding streets or properties.

D. Construction and Operational Conditions

The conditions that follow in this Section D are imposed to ensure the development is constructed and operates having regard to relevant legislation and does not unreasonably impact on the amenity of the locality or environment during the construction phase or the operation of the use.

(23) Inspections

The following lists of inspections are the **MANDATORY CRITICAL STAGE INSPECTIONS** that **MUST** be carried out by the Principal Certifying Authority (PCA).

- (a) at the commencement of building works
- (b) after excavation for, and prior to the placement of, any footings, and
- (c) prior to pouring any in-situ reinforced concrete building element, and
- (d) prior to the covering of the framework for any floor, wall, roof or other building element, and
- (e) prior to covering waterproofing in any wet areas, and
- (f) prior to covering any stormwater drainage connections, and
- (g) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Certificates from your engineer or subcontractor are **NOT** acceptable in the first instance for the above inspections. Failure to have your PCA carry out

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these inspections could result in a delay or refusal to issue an Occupation Certificate.

In addition to the above, it is recommended that the following inspections be carried out for the subject development;

- ☐ Erosion Control
- ☐ Earthworks/Excavation
- ☐ Building setout
- ☐ Driveways
- ☐ Landscaping

(24) Storage of materials on Public Road

All building materials or waste containers must be stored within the confines of the site. The storage of such building materials, waste containers or equipment associated with the project upon the public roadway, including the pedestrian footway or unpaved verge, is prohibited.

(25) Use of Crane on Public Road

Prior approval must be obtained from Council a minimum of 24 hours before the use on any site of a crane, hoist or similar machinery that will be used to transfer materials across Council's footpath. This includes cranes that are situated on roadways, footpaths and road reserves.

Any application for approval must be accompanied by the following information:-

- Site sketch indicating the proposed location of the crane, pedestrian controls and traffic controls;
- A copy of current public liability insurance indemnifying Council in the event of an incident;
- A copy of an RTA accredited traffic control plan;
- Proof that the local area command of the NSW Police have been advised of the proposal.

The use of a crane, hoist or similar machinery on any site without prior approval is prohibited.

(26) Storm Water to Kerb

Any stormwater connections to the kerb and gutter are to be in accordance with Council's *'Specification for Construction by Private Contractors'*.

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(27) Redundant Driveway

All existing vehicular crossings adjacent to the subject premises that have become redundant shall be removed and the footway and kerb and gutter reinstated at the developer/applicants expense.

(28) Work within Road Reserve

A Development Consent or any related Construction Certificate does not allow for any form of road or footpath opening to be made external to the subject property boundary. Should such an opening be required a separate application under the Roads Act shall be submitted and approved by Council prior to the commencement of any works within the road reserve. Applications may be made at Council's Customer Service Centre.

(29) Damage within Road Reserve & Council Assets

The applicant shall bear the cost of restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site. This may include works by Public Utility Authorities in the course of providing services to the site.

(30) Public Utility & Telecommunication Assets

The applicant shall bear the cost of any relocation or modification required to any Public Utility Authority assets including telecommunication lines & cables and restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site.

(31) Hours of Construction

Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

(32) Provision of Amenities

Toilet facilities are to 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 or as specified by Workcover requirements .

- each toilet provided must be a standard flushing toilet and must be connected:
- to a public sewer; or
- if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council; or
- if connection to a public sewer or an accredited sewage management

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facility is not practicable, to some other sewage management facility approved by the Council.

The provision of toilet facilities must be completed before any other work is commenced.

(33) Sydney Airports

Any temporary structure or construction equipment that exceeds the approved height of the development may require approval from Sydney Airports Corporation in accordance with the Civil Aviation (Buildings Control) Regulations Statutory Rules 1988 No.161.

Note: Construction cranes may be required to operate at a height significantly higher than that of the proposed control activity and consequently, may not be approved under the Airports (Protection of Airspace) Regulations.

(34) Requirements of AS2890

All linemarking, parking spaces and aisles shall be in accordance with the requirements of AS2890

(35) Impact of Noise

The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997* and Regulations.

In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background $L_{A90, 15min}$ noise level, measured in the absence of the noise source/s under consideration by 5dB(A). The source noise level shall be assessed as an $L_{Aeq, 15min}$ and adjusted in accordance with the NSW Industrial Noise Policy and Environmental Noise Control Manual (sleep disturbance).

(36) Health and Public Nuisance

The use of the premises shall not give rise to an environmental health nuisance to the adjoining or nearby premises and environment.

There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations.

The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage other premises.

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(37) No Offensive Noise

To minimise the noise impact on the surrounding environment, the use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to “offensive noise” as defined under the provisions of the Protection of the Environment Operations Act 1997.

(38) Avoid Annoyance from lighting

Any lighting of the premises shall be installed in accordance with Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. Flashing, moving or intermittent lights or signs are prohibited. The intensity, colour or hours of illumination of the lights shall be varied at Council’s discretion if Council considers there to be adverse affects on the amenity of the area.

(39) General Amenity

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.

(40) Contaminated Wastes

Contaminated waste shall be segregated and placed into a suitable leak proof bag ready for appropriate disposal. Contaminated waste includes any material that is soiled or contaminated with blood or other body substances and that is likely to cause infection or injury to any other person.

E. Prior to Occupation or Subdivision Certificate Conditions

The conditions that follow in this Section E relate to conditions that ensure that the development is completed in accordance with the requirements of the Development Consent prior to the issue of either an Occupation Certificate or a Subdivision Certificate.

(41) Parking Restriction Changes

The applicant shall submit a plan to Council for the proposed parking restriction sign changes and “KEEP CLEAR” markings along the Gray Street frontage of the Hospital. Council will submit this plan to the Kogarah Local Traffic Committee for approval. Once approved, the applicant will be responsible for installing the required signage and linemarking at their expense.

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(42) Relocation of Assets

The applicant shall relocate the existing Bus Shelter, Post Box and Bus Signs on Gray Street closer to the main entry road in accordance with the Health Projects International submitted drawing number 9445-SGHED-C-1. All the costs associated with these works are to be at the applicant's expense.

(43) Pedestrian Refuge

The two existing pedestrian refuges in Gray Street, between Kensington Street and Short Street, shall be reconstructed by the applicant in accordance with the RMS Technical Direction TDT2011/01a. All costs associated with these works are to be at the applicant's expense.

(44) Stormwater Compliance Certificate

A Stormwater Compliance Certificate is to be obtained for the constructed on-site stormwater management systems in conjunction with the works-as-executed drawings and the final inspection. This Certificate is to be signed by an accredited hydraulic engineer (preferably be the original design consultant) and submitted to the Principal Certifying Authority. Copy of the standard Stormwater Compliance Certificate is shown in Council's Water Management Policy.

If the proposed works involve Council owned stormwater infrastructure (or infrastructure to be owned by Council), then the applicant should organise inspection with Council and pay Council the appropriate inspection fee. Inspection is to be carried out at the following specified stages:

- Prior to backfilling of pipelines trenches.
- Prior to backfilling of drainage connection to pipeline or channels.
- Prior to casting pits and other concrete structures including kerb and gutter, aprons, pathways, vehicular crossings, dish crossings and pathway steps.

(45) Completion of Landscaping

Certification shall be provided from a suitably qualified and experienced Landscape Designer or Landscape Architect. This Certification shall verify that the landscape works have been completed in accordance with the approved detailed landscape plan and relevant conditions of this consent.

Note: A Landscape Designer is a person eligible for membership of the Australian Institute of Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

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(46) Fire Safety Schedule

Certain items of equipment or forms of construction shall be nominated as "fire safety measures" within the building.

Upon completion of works, and before occupation of the building, each of the fire safety measures is required to be certified by an appropriately competent person (chosen by the owner of the building). The certificate is to state that the measure was inspected and found to be designed, installed and capable of operating to a standard not less than that required by the relevant regulations.

Further, it is the responsibility of the owner of the building that each fire safety measure is again inspected and certified as to its condition every twelve (12) months following the submission to Council of the original certification.

All significant salvaged fabric is to be offered to a second-hand materials merchant for reuse.

F. Prescribed Conditions

The following are prescribed conditions of development consent pursuant to s.80A(11) of the Environmental Planning and Assessment Act 1979 and cl.98 of the Environmental Planning and Assessment Regulation 2000.

(47) Compliance with the Building Code of Australia

The development must be carried out in accordance with the provisions of the Building Code of Australia.

(48) Erection of Signs

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

The sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed

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(49) Notification Requirements (Other)

In relation to non-residential work, prior to the commencement of construction the Principal Certifying Authority must be informed in writing of:-

- (i) the name and contractor licence number of the licensee who has contracted to do or intends to do the work;
- (ii) the name and permit number of the owner-builder who intends to do the work, with a copy of the permit submitted; and
- (iii) the date of their intention to commence the erection of the building.

Further, if a contract is entered into for the work to be done by a different licensee or arrangement for doing the work are otherwise changed, the Principal Certifying Authority is to be immediately informed in writing of sufficient particulars for it to update its records

(50) Shoring and Adequacy of Adjoining Property

If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

The above condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

(51) Council Notification of Construction

The erection of a building which is the subject of a Development Consent must not be commenced until:

- a) Detailed plans and specifications of the building have been endorsed with a construction certificate by Council or an accredited certifier.
- b) the person having the benefit of the development consent has:
 - appointed a Principal Certifying Authority (PCA), and
 - notified Council (if Council is not the PCA) *in writing* of the appointment, and
 - given at least 2 days notice to Council of their intention to commence the erection of the building. The notice may be in writing or by phone.

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G. Demolition Conditions

The following conditions are imposed to ensure the demolition associated with the proposed development is carried out having regard to relevant legislation and does not unreasonably impact on the amenity of the locality or environment.

(52) Demolition Conditions-Asbestos

- (a) Demolition of buildings where asbestos is determined to be present should only occur 7am – 5pm Monday to Saturdays, and must not occur on Sundays or Public Holidays, to ensure that the persons carrying out the work have access to WorkCover professionals if required.
- (b) All asbestos removal shall be undertaken in accordance with the occupational hygienists report submitted with the development application and in compliance with the requirements of WorkCover's 'Your Guide to Working with Asbestos' and Council's Asbestos Policy.
- (c) Written notice must be provided to Kogarah Council five (5) working days (excluding public holidays) prior to commencement of any works.

Written notice is to include the following details:

- Date the demolition will commence
- Name, address, contact details (including after hours) and licence number of the demolisher and asbestos removalist (if different)

Work must not commence prior to the nominated demolition date.

Note: it is the responsibility of the persons undertaking demolition work to obtain the relevant WorkCover licences and permits.

- (d) The applicant is to notify all owners and occupiers of premises on either side, opposite and at the rear of the development site five (5) working days prior to demolition. Such notification is to be clearly written on A4 size paper stating the date the demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date and time stated in the notification.
- (e) A demolition or asbestos removal contractor licensed under the *Occupational Health and Safety Regulation 2001* must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

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Removal of friable asbestos material must only be undertaken by a contractor that holds a current AS1 Friable Asbestos Removal Licence.

- (f) Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility. This ensures compliance with Clause 259(2)c of the Occupational Health and Safety Regulation 2001.
- (g) All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2005. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.
- (h) A Clearance Certificate or Statement, prepared by a suitably qualified occupational hygienist must be provided to Council upon completion of demolition and asbestos related works, which confirms that the relevant legislative requirements in relation to safe removal and disposal have been satisfied.
- (i) A Work Cover Licensed Demolisher is to be engaged to carry out any demolition works using mechanical equipment where the structure is over 4 metres in height or to carry out any manual demolition works on a structure over 10 metres in height.
- (j) The provision of temporary fences and footpath crossing pads prior to commencement of demolition operations. Further, no waste materials or bins are to be placed on Council's roadways or footpaths.
- (k) No waste materials are to be burnt on site.
- (l) No trees as defined by Council's Tree Preservation Order being removed or damaged on the site without the prior written approval of Council.
- (m) Compliance with the provisions of Australian Standard AS 2601-1991:"The Demolition of Structures", which requires notification of demolition to be submitted at least seven (7) days prior to demolition to the NSW Workcover Authority.
- (n) Effective erosion and sediment control measures are to be undertaken during the course of demolition and building works in accordance with Council's 'Environmental Site Management Policy'. Failure to implement appropriate measures may result in a \$750 Penalty Infringement Notice (individual) and/or \$1,500 (corporation) being

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issued and/or the incurring of a maximum penalty of \$250,000 (corporation) or \$120,000 (individual) through the Land and Environment Court.

- (o) Appropriate measures are to be implemented on site to control dust and other air borne matter and demolition material is to be stored and stacked in a manner so as to minimise the risk of damage or nuisance to neighbouring properties.
- (p) Council being notified upon completion of the demolition works so that an inspection can be made of the roadway and footpath.
- (q) All non-recyclable demolition material being disposed of at an approved waste disposal depot. Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept as evidence of approved method of disposal.
- (r) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed

H. Advisory Notes

Worksite Safety

It is usually the owner/applicant's responsibility to ensure that the development site is a safe working environment. This may be by the engagement of an appropriately competent principal contractor. There are various legislative and WorkCover requirements with respect to maintaining a safe work-site. Details of these requirements and legislation, as well as, guidance and advisory material, can be found on the WorkCover Website www.workcover.nsw.gov.au.

Worksite Safety Scaffolding

Council is committed to worksite safety and requiring that all scaffolding is installed by competent and qualified professionals with the relative appropriate standards. The applicable Australian Standards for the scaffolding is AS/NZS1576 in respect of the

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design of the scaffolding and AS/NZS4576 with respect to the erection of the scaffolding. Also, you should ensure that those erecting scaffolding are appropriately qualified and have the appropriate qualifications to erect scaffolding. For further information regarding this please see www.workcover.nsw.gov.au.

Kid Safe NSW

Kidsafe NSW has produced Safer Homes for Children Design and Construction Guidelines for builders, renovators and home owners. The guidelines identify common hazards for children and recommended practical design applications to improve child safety for all areas of the home. Free copies of the Guidelines are available from Council's Customer Service Centre, or contact Kidsafe on (02) 9845 0890 or their website <http://www.kidsafensw.org/homesafety/index.htm> for more information.

Dial Before You Dig

Underground pipes and cables may exist in the area. In your own interest and for safety, telephone 1100 before excavation or erection of structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website www.dialbeforeyoudig.com.au.

Discrimination Act

This authorisation does not imply that the proposal complies with *Disability Discrimination Act 1992*. The Proponent 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*.

Demolition Waste

Sorting your construction and demolition waste will save you money. For pricing and disposal options for sorted loads of tiles, bricks, timber concrete or asphalt call Waste Service NSW on 1300 651 116.