



QUEANBEYAN HOSPITAL REDEVELOPMENT

PREFERRED PROJECT REPORT

And

STATEMENT OF COMMITMENTS

29 November 2006

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1. Introduction

The Environmental Assessment and supporting documentation for a Project Application to allow the redevelopment of Queanbeyan District Hospital were exhibited for 30 days from 15th August to 15th September 2006. During that time submissions were received from the NSW Heritage Office, a private citizen and Queanbeyan City Council. In all cases, the submissions received were supportive of the development. A copy of all the submissions received is attached at Appendix 1

NSW Health has considered the submissions made by the NSW Heritage Office, the private citizen and Queanbeyan City Council and has revised its Statement of Commitments to reflect its position in responding to those relevant issues raised by those agencies. There has been no change to the plans or drawings as a result of the submissions.

2. Preferred Project Report

On the basis of the submissions made by the NSW Heritage Office, the private citizen and Queanbeyan City Council, no significant changes have been made to the Project as exhibited. However in order to deal with the issues raised, NSW Health has revised its Statement of Commitments to take into account all issues which were considered reasonable and which minimised the environmental impact of the proposal. The revised Statement of Commitments is below in Section 3 showing amendments in ***bold italics***.

3. Statement of Commitments

3.1 Environmentally Sustainable Design

- A. The proposed development will incorporate the following measures in the support of the principles of ESD:
 - Low energy building design;
 - Potable water demand management, including water metering and monitoring of water conservation targets;
 - Rainwater harvesting for irrigation and to minimise impact on stormwater infrastructure;
 - Optimal use of natural light through responsive building design and materials;
 - Individual lighting control to ensure that artificial lighting only operates when required;
 - Use of refrigerants with minimal or no ozone depletion;
- B. ESD provisions of Queanbeyan LEP 1998 in respect of the above will be complied with.

3.2 Site Contamination

- A. Previous contamination reports have not identified soil contamination.
However, hazardous materials uncovered on the site as part of excavation works will be identified and remediated in accordance with WorkCover NSW Guidelines.
- B. Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601-2001: The Demolition of Structures, which is incorporated in the Occupational Health and Safety Act 2000, administered by WorkCover NSW.
- C. A hazardous Building Materials Management Plan will be prepared prior to demolition commencing.

3.3 Hydraulic Services

- A. All hydraulic services will be upgraded where possible to eliminate multiple service arrangements. A servicing plan and hydraulic details will be provided to Queanbeyan Council as servicing authority.

3.4 BCA Compliance

- A. As required by Law, all works will be BCA compliant.

3.5 Landscape Plan

- A. A detailed landscape plan will be submitted to the Director prior to construction, including street treatments.
- B. ***Items to be included in the plan are:***
 - ***Consideration of control or removal of noxious and invasive weeds from landscaped areas.***
 - ***Consideration of the use of hardy native/indigenous plants.***
 - ***Design of the landscaping to the internal Courtyard to ensure that the quality and ambience of the area is maintained in all seasons of the year.***

3.6 Construction Issues

- A. A construction management plan will be prepared prior to construction commencing, which addresses:

- **Soil, *Water and Vegetation Management in accordance with Development Control Plan No. 41 – Soil, Water and Vegetation Management.***
 - **Construction hours *for demolition and excavation work to be 7.00am to 5.00pm weekdays, 7.00am to 4.00pm Saturdays. Sundays and Public Holidays to have no construction work occurring.***
 - **Air quality and dust control measures *including specific measures to prevent wind blown dust, equipment to be used to control dust generation and notification procedures to property owners and occupiers likely to be affected by dust from the site.***
 - **Noise management procedures *prepared in accordance with the Environment Protection Authority – Industrial Noise Policy. Items to specifically address include identifying potential noise sources during the operations, specifying the noise criteria for these operations, actions and measures to ensure compliance with the noise criteria, monitoring the effectiveness of the actions and measures and procedures for rectification of non compliance.***
 - **Waste management strategies *including type and quantities of waste to be generated, storage and handling of waste, recycling in accordance with Environmental Protection Authority Guidelines and waste disposal, and confirmation by a solid waste operator that proposed waste recycling container locations are able to be serviced by waste collection vehicles.***
 - **Community safety**
 - ***Traffic Management and Pedestrian Safety including identification of separate access arrangements for demolition and excavation works traffic, proposed construction traffic routes, control of vehicular dust and mud transmission off the site area, separate Hospital and Construction traffic routes, parking provisions for hospital, public and construction traffic, safe pedestrian access and upgrading of crossings over Council footpaths.***
 - **Storage and materials handling *strategies to maximise storage of materials on the site area and prevent storage of materials on existing footpaths and nature strips, except in circumstances where works are being undertaken to these areas.***
 - ***Protection of existing trees to be retained in the final development by cyclone/chain wire fencing around the drip line of the tree.***
- B. *A Project Signboard will be erected in a prominent position on the site prior to commencement of the works including:***
- ***Warnings regarding unauthorised entry***
 - ***Name of the Contractor responsible for the site***
 - ***Emergency contact details for both during and after work hours***

- ***Name of the Principal Certifying Authority and contact details***
- C. Site ablutions facilities are to be provided in accordance with Occupational Health & Safety requirements.***
- D. All damage to existing kerbs, guttering, stormwater pits, footpath trees and footpaths caused by the construction works are to be remediated by the construction contractor at their cost prior to completion of the works.***
- E. All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Australian Standards.***
- F. Existing services to be made redundant by the demolition and excavation works are to be disconnected and capped by the Contractor at their expense.***
- G. Driveway Application Forms are to be submitted to Council prior to construction of driveway works across Council land.***
- H. All existing vehicular kerb crossings made redundant by the works are to be closed off and the verge and barrier kerb reinstated to maximise street parking.***
- I. Carparking is to be provided in accordance with the Traffic Report contained within the Appendix 10 of the Environmental Assessment Report. Driveway gradients within the property are to be constructed in accordance with all relevant standards.***
- J Facilities are to be designed to ensure compliance with Department of Environment and Conservation guidelines regarding permissible noise levels within and at the boundary of the site.***

3.7 Operational Issues

- A. Prior to opening of the Hospital, an operational management plan will be prepared that addresses:***
 - Visitor safety
 - Site security
 - Noise management
 - Traffic and pedestrian management
 - Emergency and evacuation
 - Fire safety
 - Waste management
 - Lighting
 - Signage
 - ***Collection of cigarette butt waste***
 - ***Compliance with the provisions of the Environmental Planning and Assessment Regulation 2000***

3.8 Environmental Risk

- A. An environmental risk analysis will be completed prior to construction and any issues managed in accordance with that plan. ***Items to be addressed include:***
- ***Procedures for identification and remediation of previously unknown hazardous materials uncovered during excavation works.***
 - ***Storage of hazardous materials including fuel, gases and chemicals in accordance with WorkCover NSW Dangerous Goods requirements.***

3.9 Development Contributions

- A. ***Queanbeyan Council has not requested contributions under Section 94.***
- B. ***The following contributions for water and sewer will be paid to Queanbeyan Council in accordance with Section 64 of the Local Government Act 1993 and Division 2 of Part 3 of the Water Management Act 2000, towards the cost of the provision of services:***
- | | |
|----------|----------|
| a) Water | \$40,056 |
| b) Sewer | \$21,280 |

3.10 Heritage

- A. ***An archival recording shall be undertaken of those extant structures and elements proposed to be demolished, as set out in Schedule C of the Heritage Office publication entitled 'How to Prepare Archival Records of Heritage Items' dated 1998, prior to the commencement of work on site. A copy of this recording will be lodged with the Heritage Office and with the Council's Local Studies Library.***
- B. ***If any Aboriginal artifacts are uncovered, excavation or disturbance of the area is to stop immediately and the National Parks and Wildlife Division of the Department of Environment and Conservation is to be informed in accordance with Section 91 of the National Park and Wildlife Act 1974.***
- C. ***If any archaeological relics are discovered during construction, work must cease and the Heritage office is to be notified in accordance with section 146 of the Heritage Act 1977.***
- D. ***The rendered paint finished shield and a total of 20 square metres of extant face brickwork from the façade of Block B, 1933 Main Ward Building will be salvaged from the existing structures and incorporated into the new built structure in an appropriate manner. Various plaques and old records identified as significant are to be housed in an appropriate room within the Hospital grounds as recommended in Appendix 4 of the Environmental Assessment Report prepared by HSPC (NSW) Pty. Limited dated July 2006.***

- E. The Memorial Rose Garden located north-east of Block B will be carefully removed and relocated to a new site having similar aspect near “Rusten House” as recommended in Appendix 6 of the Environmental Assessment Report prepared by HSPC (NSW) Pty. Limited dated July 2006.***
- F. A Conservation Management Plan will be prepared for “Rusten House” by a suitably qualified and experienced heritage consultant that sets out detailed and comprehensive conservation policies to guide future management of the building and its setting as recommended in Appendix 6 of the Environmental Assessment Report prepared by HSPC (NSW) Pty. Limited dated July 2006.***
- G. An Interpretative Display of heritage items removed from existing buildings will be set up in “Rusten House” prior to the demolition of existing structures as recommended in Appendix 6 of the Environmental Assessment Report prepared by HSPC (NSW) Pty. Limited dated July 2006.***
- H. The gabled former entry section of the 1933 Ward Block B will be salvaged if feasible, safely stored and incorporated into the new development. Locations identified as suitable to heritage requirements are either in the Main Entry hallway/corridor of the new Hospital or as the entry way to the proposed new Chapel as noted in Appendix 6 of the Environmental Assessment Report prepared by HSPC (NSW) Pty. Limited dated July 2006.***
- I. All work shall be supervised by a qualified heritage consultant to ensure that the impact of the works on the heritage significance of the building is minimised and all work has been carried out in accordance with the Statement of Heritage Impact prepared by Wayne McPhee & Associates dated April 2006 in the Environmental Assessment Report prepared by HSPC (NSW) Pty. Limited dated July 2006.***

4. CONCLUSION

This report, together with the comprehensive Environmental Assessment which accompanied the Major Project Application represent the Preferred Project for the Queanbeyan Hospital Redevelopment.

The proposed development involves the staged redevelopment of Queanbeyan District Hospital. It represents an appropriate use of the site, and will continue the strong historical association of the site and its buildings with the provision of health care. The development is strongly in the public interest and will provide substantial benefits to the local community.

The proposal demonstrates a high level of consistency with prevailing planning instruments including the provisions of the Queanbeyan LEP 1998 and relevant SEPPs.

The assessment has concluded that the site is suitable for the proposal and that the implementation of the Queanbeyan Hospital Redevelopment is consistent with the public interest. **The Minister is requested to consider the application favourably.**

Appendix 1 Submissions Received

Appendix 2 Response to Issues Raised in Submissions

APPENDIX 2

**QUEANBEYAN HOSPITAL REDEVELOPMENT
SUMMARY OF ISSUES RAISED IN SUBMISSIONS**

ISSUE RAISED	NSW HEALTH RESPONSE
NSW Heritage Office	
That an archival recording shall be undertaken of those extant structures and elements proposed to be demolished, as set out in Schedule C of the Heritage Office publication entitled 'How to Prepare Archival records of Heritage Items' dated 1998 prior to the commencement of work on site. A copy of this recording should be lodged with the Heritage Office and with Council's Local Studies Library.	Request is in accordance with proposals in original Application. Condition incorporated into revised Statement of Commitments under Item 3.10.
If any Aboriginal objects are uncovered, excavation or disturbance of the area is to stop immediately and the National Parks & Wildlife Division of the department of Environment and Conservation is to be informed in accordance with Section 91 of the National Parks and Wildlife Act 1974.	Request is in accordance with proposals in original Application. Condition incorporated into revised Statement of Commitments under Item 3.10.
If any archaeological relics are discovered during construction, work must cease and the Heritage Office is to be notified in accordance with section 146 of the Heritage Act 1977. The Heritage Office may require the remains to be recorded by a suitably qualified archaeologist prior to the recommencement of works.	Request is in accordance with proposals in original Application. Condition incorporated into revised Statement of Commitments under Item 3.10.
That the rendered paint finished shield and face brickwork at Block B 1933 Main Ward Building, curved brick wall and eastern corner window at Block J 1947 Ward/Pathology/X-Ray/Records Block be incorporated into the new works and various plaques and old records identified as significant be housed in an appropriate room at the hospital site as recommended in Appendix 4 of the Environmental Assessment Report prepared by HSPC (NSW) Pty Ltd dated July 2006	Appendix 4 notes that the central painted and rendered shield and face brickwork at the former entry to the 1933 Block B building is a decorative fragment showing some classically derived characteristics. It also notes that the corner window and curved brick wall element to the 1947 Block J building displays "modest aesthetic value through its display of the <i>Inter-War Functionalist Style</i> ". Appendix 4 also notes the fragility of these structures and the difficulty and impracticality in incorporating these features in situ into a fully

ISSUE RAISED	NSW HEALTH RESPONSE
	<p>functioning and efficient modern hospital.</p> <p>As such the original submission proposed that the rendered paint shield from the 1933 Block B Building be salvaged and relocated to a designated room within the hospital grounds, and that 20 square metres of extant face brickwork from the façade of Block B be salvaged and incorporated into the new facilities.</p> <p>A proposed condition articulating these undertakings has been incorporated into revised Statement of Commitments under Item 3.10.</p>
<p>That the Memorial Rose Garden located north-east of Block B be carefully removed and relocated to a new site having similar aspect near "Rusten House" as recommended in Appendix 6 of the Environmental Assessment Report prepared by HSPC (NSW) Pty Ltd dated July 2006</p>	<p>Request is in accordance with proposals in original Application. Condition incorporated into revised Statement of Commitments under Item 3.10.</p>
<p>That a Conservation Management Plan be prepared for "Rusten House" by a suitably qualified and experienced heritage consultant that sets out detailed and comprehensive conservation policies to guide future management of the building and its setting as recommended in Appendix 6 of the Environmental Assessment Report prepared by HSPC (NSW) Pty. Limited dated July 2006.</p>	<p>Request is in accordance with proposals in original Application. Condition incorporated into revised Statement of Commitments under Item 3.10.</p>
<p>That an Interpretative Display of heritage items removed from existing buildings be set up in "Rusten House" prior to the demolition of existing structures as recommended in Appendix 6 of the Environmental Assessment Report prepared by HSPC (NSW) Pty. Limited dated July 2006.</p>	<p>Request is in accordance with proposals in original Application. Condition incorporated into revised Statement of Commitments under Item 3.10.</p>
<p>The gabled former entry section of the 1933 Ward Block B be retained and incorporated into the new development in either the Main Entry hallway/corridor of the new Hospital or as the entry way to the proposed new Chapel as noted in Appendix 6 of the Environmental Assessment Report prepared by HSPC (NSW) Pty. Limited dated July 2006.</p>	<p>Appendix 6 notes that the gabled entry should be retained and incorporated into the new Hospital in either the Main Entry area or as the entry to the new Chapel "if feasible". This recognises the fragility of this existing structure.</p>

ISSUE RAISED	NSW HEALTH RESPONSE
	A proposed condition articulating these undertaking has been incorporated into revised Statement of Commitments under Item 3.10.
All work shall be supervised by a qualified heritage consultant to ensure that the impact of the works on the heritage significance of the building is minimised and all work has been carried out in accordance with the Statement of Heritage Impact prepared by Wayne McPhee & Associates dated April 2006 in the Environmental Assessment Report prepared by HSPC (NSW) Pty. Limited dated July 2006.	Request is in accordance with proposals in original Application. Condition incorporated into revised Statement of Commitments under Item 3.10.
Private Citizen	
“Design of the landscape, particularly surrounding the building and within the courtyard adds to the environmental appeal”. This is supported and for this reason I would support the removal of not only ‘noxious weeds’ from the site as indicated but also ‘invasive weeds’.....	There are no objections to this suggestion. Note regarding removal of noxious and invasive weeds added to Item 3.5 of the revised Statement of Commitments.
“ <i>Selection of species is cognisant of the local environment and ongoing requirement for minimum maintenance.</i> ” This is supported and the landscape designers should be aware that the pear and cherry slug is endemic locally and for this reason ornamental cherry trees may be a problem. I would instead support the use of more hardy native indigenous plants.....	Concerns raised regarding the use of ornamental cherry tree have been recognised, as is the suggestion that hardy native/indigenous plants may be more appropriate. Note regarding consideration be given to hardy native/indigenous plants added to Item 3.5 of the revised Statement of Commitments.
“ <i>The internal courtyard has been designed to be the principal focal point of most activities in the hospital, with a careful mix of planting, hard paving, seating, shade trees and structures.</i> ” This is supported but needs to take into account the ‘feel of the area at different time of the year.	There are no objections to this suggestion. Note regarding design of the landscaping to the internal Courtyard to ensure that the quality and ambience of the area is maintained in all seasons of the year added

ISSUE RAISED	NSW HEALTH RESPONSE
	to Item 3.5 of the revised Statement of Commitments.
Queanbeyan City Council	
<p>Prior to the commencement of works a Construction Management Plan must be submitted to and approved by Council for the proposed demolition and excavation works. The plan must:</p> <ol style="list-style-type: none"> describe the excavation works; outline the proposed construction program; set standards and performance criteria for each of the relevant environmental issues [see (f) below]; describe what actions and measures would be implemented to ensure that these works comply with the specified standards and performance measures; show how the effectiveness of these actions and measures would be monitored during the proposed works; include a detailed: <ul style="list-style-type: none"> • Soil and Water Management Plan, prepared in accordance with the Department of Housing's Managing Urban Stormwater: Soils and Construction Manual as specified in Condition 2 below; • Waste Management Plan as specified in Condition 3 below; • Noise Management Plan as specified in Condition 4 below; • Dust Management Plan as specified in Condition 5 below; • Traffic Management Plan as specified in Condition 6 below; • Pedestrian Safety Plan as specified in Condition 6 below; describe what procedures would be implemented to receive, register, report and respond to any complaints during the works; and identify the key personnel who would be involved in the works, and provide contact numbers for this personnel. 	<p>Information basically outlined matches that offered in the original Draft Statement of Commitments. Information simplified and incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>As part of the Construction Management Plan the applicant shall submit a detailed Soil, Water and Vegetation Management Plan, in accordance with the requirements of Development Control Plan No 41 – Soil, Water and Vegetation Management is to be submitted to and approved by Council prior to commencement of works.</p> <p>Run-off and erosion controls must be installed onsite to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land by:-</p>	<p>Information basically outlined matches that offered in the original Draft Statement of Commitments. Information simplified and incorporated into revised Statement of Commitments under Item 3.6.</p>

ISSUE RAISED	NSW HEALTH RESPONSE
<ul style="list-style-type: none"> (a) diverting uncontaminated run-off around cleared or disturbed areas; (b) erecting a silt fence in accordance with the requirements of Council's DCP No 41 - Soil, Water and Vegetation Management Plans; (c) preventing tracking of sediment by vehicles onto roads; (d) stockpiling topsoil, excavated material, construction and landscaping supplies and debris within the site; (e) where any material is stockpiled onsite erosion control and siltation fencing shall be installed adjacent to the toe of the mound; (f) removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area. 	
<p>As part of the Construction Management Plan the applicant shall submit a detailed Waste Management Plan which must address, but is not limited to, the following issues:</p> <ul style="list-style-type: none"> • identify the type and quantities of waste that would be generated during the operations; • describe in detail how this waste would be stored and handled during operations; • describe in detail how this waste would be reused, recycled, and if necessary, appropriately treated and disposed of in accordance with the Environmental Protection Authority's guidelines on the <i>Assessment, Classification and Management of Liquid and Non-Liquid Waste</i>. • An enclosure or covered skip bin shall be placed wholly within the site into which unused and waste materials shall be placed to prevent them becoming windborne. • Material must not be burned on site. • All excess excavation material must be removed from the site and disposed of at an approved landfill site. 	<p>Information basically outlined matches that offered in the original Draft Statement of Commitments. Information simplified and incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>As part of the Construction Management Plan the applicant shall submit a detailed Noise Management Plan which must address, but is not limited to, the following issues:</p> <ul style="list-style-type: none"> • be prepared in accordance with the Environment Protection Authority – Industrial Noise Policy; • identify the potential sources of noise during the operations; • specify the noise criteria for these operations; • describe in detail what actions and measures would be implemented to ensure that these operations would comply with the specified noise criteria; • describe how the effectiveness of these actions and measures would be monitored over time; and • describe what procedures would be followed to ensure compliance if any non- 	<p>Information basically outlined matches that offered in the original Draft Statement of Commitments. Information simplified and incorporated into revised Statement of Commitments under Item 3.6.</p>

ISSUE RAISED	NSW HEALTH RESPONSE
compliance is detected.	
<p>As part of the Construction Management Plan the applicant shall submit a detailed Dust Management Plan which must address, but is not limited to, the following issues:</p> <ul style="list-style-type: none"> • specific measures such as progressive rehabilitation to prevent wind blown dust; • equipment to be available and used to control dust generation; • procedures to notify property owners and occupiers likely to be affected by dust from the site 	<p>Information basically outlined matches that offered in the original Draft Statement of Commitments. Information simplified and incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>As part of the Construction Management Plan, the applicant shall submit a detailed Traffic Management and Pedestrian Safety Plan which must address, but is not limited to, the following issues:</p> <ul style="list-style-type: none"> • A separate access arrangement to the site for heavy vehicles involved in the demolition and excavation works; • Proposed construction vehicle traffic routes; • Proposed means of keeping the wheels of construction vehicle clean (wheel washing) so that spoil from the site is not transferred to the public way; • Separate access is required to avoid the Hospital business operations; • Adequacy and access to on site parking from employees and visitors; • Upgrading of crossings over Council's footpath to enable entry and exit from heavy truck movements and employee parking; • A Pedestrian Safety Plan which addresses all possible traffic conflicts, including those with construction vehicles and employee vehicles. In particular the Plan should address a safe pedestrian route from the proposed new stair at Council's public car park on the western boundary to the Hospital entrance. 	<p>Information basically outlined matches that offered in the original Draft Statement of Commitments. Information simplified and incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>A sign must be erected in a prominent position on the work site prior to the commencement of works:</p> <ol style="list-style-type: none"> a) stating that unauthorised entry to the work site is prohibited, b) showing the name of the person in charge of the work site, and c) advising telephone numbers at which that person may be contacted during work hours and outside work hours d) showing the name of the principal certifying authority and contact details. <p>The sign is to be removed when the work has been completed.</p>	<p>Simplified requirements incorporated into revised Statement of Commitments under Item 3.6.</p>
Toilet facilities are to be provided at or in the vicinity of the work site at the rate of one toilet for	Temporary amenities facilities will be

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<p>every 20 persons or part of 20 persons employed at the work site.</p> <p>Each toilet provided:</p> <ul style="list-style-type: none"> a) must be a standard flushing toilet, and b) must be connected: <ul style="list-style-type: none"> (i) to a public sewer, or (ii) if connection to a public sewer is not practicable, to an accredited sewage treatment facility approved by Council, or (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by Council. <p>The provision of toilet facilities in accordance with this clause must be completed before any work is commenced on site.</p>	<p>provided in accordance with Occupational Health & Safety requirements.</p> <p>Note incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>Prior to the commencement of work the applicant shall submit to Council a written statement from a reputable solid waste operator confirming that the location nominated for the storage of waste and recycling containers is able to be serviced by waste collection vehicles.</p>	<p>Issue will be resolved as part of the Construction Management Plan from the successful Contractor.</p> <p>Note incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>Prior to construction commencing the applicant should ensure that condition 8 from Development Consent 120-2006 has been satisfied as indicated below:</p> <p><i>Heritage Issues</i> - Prior to commencement of demolition on the site, the applicant shall undertake the following:</p> <ul style="list-style-type: none"> (a) The preparation of an Archival Recording (photographs) of the extant structures, in accordance with NSW Heritage Office guidelines; (b) In addition the complete exterior and interior of all buildings (including those buildings proposed to be retained) are to be photographed using 35mm black and white film to adequately record the building prior to renovations. Prints and negatives are to be deposited with Queanbeyan City Council prior to any demolition work commencing. Information shall be bound in an A4 report format, referenced to plans of the affected property. (c) Submit to and have approved by Council a proposal confirming where the relocation of existing wall plaques from their current wall positions into a designated area or 	<p>Issues are already covered under Development Consent No. 120-2006 and hence do not form part of this Application.</p>

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<p>room within the hospital grounds will occur;</p> <p>(d) Submit to and have approved by Council a proposal detailing the removal of the existing memorial rose garden and plaque/markers at the north of the former Administrative entry and relocation to an agreed site, as determined in consultation between DIG Landscape Architects, Stedinger Archaeologist and Heritage Architect. Prior to submitting the proposal the applicant shall consult with the local hospital community to obtain their comment on the proposal.</p> <p>(e) Submit to and have approved by Council a proposal confirming where the existing exterior 'shield' motif and the surrounding archway to which it is attached will be relocated to from its current position on Block B, the 1933 Ward Building, into a designated area or room within the hospital grounds;</p> <p>(f) Submit to and have approved by Council a proposal confirming where the removal and relocation of approximately 20 square metres of extant face brickwork from the façade of Block B and its location within the new hospital building will occur.</p> <p>(g) Submit a Schedule of works (external finishes and roof drainage repairs) to restore/refurbish Rusten House.</p> <p>Items (b) to (g) must be to the satisfaction of the Manager Environmental Services and the applicant must also liaise with Council's Heritage Advisor with regard to these items</p>	
<p>All earthmoving contractors and operators must be instructed that, in the event of any bone or stone artefacts, or discrete distributions of shell being unearthed during earthmoving, work should cease immediately in the affected area and the Ngunnawal Local Aboriginal Land Council and officers of the Department of Environment and Conservation, informed of the discovery. Work should not recommence until the material has been inspected by those officials and permission has been given to proceed. Those failing to report a discovery and those responsible for the damage or destruction occasioned by unauthorised removal or alteration to a site or to archaeological material may be prosecuted under the National Parks and Wildlife Act 1974, as amended.</p>	<p>Request is in accordance with proposals in original Application. Condition incorporated into revised Statement of Commitments under Item 3.10.</p>
<p>Prior to the lodgement of the Notice to Commence Building and Appointment of a Principal Certifying Authority the following contributions are to be paid to Council in accordance with Section 64 of the Local Government Act 1993 and Division 2 of Part 3 of the Water Management Act 2000, towards the cost of the provision of services:</p> <p>c) Water \$40,056</p>	<p>In the original Draft Statement of Commitments under "Development Contributions", it was proposed to discuss directly with Queanbeyan Council the impact of the proposed works upon the services provided by Queanbeyan Council and hence</p>

ISSUE RAISED	NSW HEALTH RESPONSE
<p>d) Sewer \$21,280</p> <p>NOTE</p> <ol style="list-style-type: none"> <i>The Water Supply and Sewerage Developer Servicing Plans may be inspected at Council's Environmental Services Division, Council Chambers Queanbeyan.</i> <i>The above mentioned contribution rates are those that apply at the date of issue of this consent. Rates are reviewed quarterly. Contributions will only be accepted at the rate applying at the date of payment. Council's Environmental Services should be contacted to receive a current contribution notice of charges.</i> <p><i>The above mentioned includes a credit for the facilities utilised by the existing hospital. The credit is based on the difference between the number of existing and proposed beds.</i></p>	<p>the value of applicable contributions.</p> <p>As such, this proposed requirement is recognised but the contribution values are yet to be agreed.</p>
<p>Any works associated with the demolition and excavation work must only be carried out between the following hours of construction:</p> <p>Weekdays: 7.00am to 5.00pm Saturdays 7.00am to 4.00pm Sundays and Public Holidays No Work</p> <p><i>Note: To undertake works involving the use of equipment which creates an offensive noise is a breach of the provisions of the Protection of the Environment Operations Act 1997 and Regulations thereunder.</i></p>	<p>Issue to be addressed in the Construction Management Plan of the successful Contractor. Condition incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>The footway or nature strip must not be used for storage of materials or disturbed by works activities except for:</p> <ol style="list-style-type: none"> access to the site via a stabilised construction access only; installation of services; and essential formation and regrading of the site associated with works. 	<p>Issue to be addressed in the Construction Management Plan of the successful Contractor. Condition incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/or footpath during building operation, the applicant must repair or reimburse Council for the full costs of repairing and making good.</p>	<p>Condition incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>Public reserves, public roadway or private property (other than subject site) must not be used for storage or disposal of building materials or waste or excavated materials.</p>	<p>Issue to be addressed in the Construction Management Plan of the successful Contractor. Condition incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>Retaining walls in excess of one (1) metre high must be designed and certified by a practising structural engineer.</p>	<p>All design and building works are to be carried out in accordance with the provisions</p>

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	<p>of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Australian Standards.</p> <p>Condition incorporated into revised Statement of Commitments under Item 3.6.</p>
All building work must be carried out in accordance with the provisions of the <i>Building Code of Australia</i> .	Draft Statement of Commitments already addressed this. Hence no objections.
Submission of a landscape plan for approval by the Council's Manager of Environmental Services prior to commencement of works. The plan is to incorporate relocation of the rose garden bed and protection of tree species identified by the Arborist Report.	The requirement for submission of a detailed Landscape Plan was already addressed in the Draft Statement of Commitments included within the Environmental Assessment.
<p>Trees nominated to be retained on the approved plan must be protected by cyclone/chain mesh fence as shown in red on the approved plan. Such fence to</p> <ul style="list-style-type: none"> (a) extend around the drip line of the tree (b) be erected prior to commencement of work; and (c) remain in place until a Certificate of Occupation has been issued on the development. 	Issue to be addressed in the Construction Management Plan of the successful Contractor. Condition incorporated into revised Statement of Commitments under Item 3.6.
All dealings with the existing landscaping on the subject site in terms of tree retention or removal must be in strict adherence to the recommendations contained within the Arborist's report, prepared by Australian Tree Consultants, dated 3 March 2006.	This is endemic within the developed design and will be addressed as part of the detailed Landscape Plan.
All fill material removed from the site is to be disposed of to a suitably licensed landfill facility in accordance with NSW EPA Guidelines and/or ACT Waste requirements.	Issue to be addressed in the Construction Management Plan of the successful Contractor. Condition incorporated into revised Statement of Commitments under Item 3.6.
<p>All haulage routes for trucks transporting soil, materials, equipment or machinery to and from the site shall be selected to meet the following objectives:</p> <ul style="list-style-type: none"> • comply with all road traffic rules; • minimise noise, vibration and odour to adjacent premises; and • utilise State Roads and minimise use of local roads. <p>Applicants may consult Council prior to selecting the most suitable transport route. The applicant shall ensure that all site vehicles:</p>	Issue to be addressed in the Construction Management Plan of the successful Contractor. Simplified condition incorporated into revised Statement of Commitments under Item 3.6.

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<ul style="list-style-type: none"> • conduct deliveries of soil, materials, equipment or machinery during the hours specified in this consent; • securely cover all loads to prevent any dust or odour emissions during transportation; • exit the site in a forward direction; and • do not track soil, mud or sediment onto the road. 	
Vehicle access to the site shall be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels shall be collected and disposed of in a manner that does not pollute waters.	Issue to be addressed in the Construction Management Plan of the successful Contractor. Simplified condition incorporated into revised Statement of Commitments under Item 3.6.
All existing utility services made independent or redundant by the approved demolition or excavation works are to be disconnected and capped off at full cost to the applicant.	Condition incorporated into revised Statement of Commitments under Item 3.6.
Stormwater must be connected to existing stormwater drainage system.	<p>All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Australian Standards.</p> <p>Condition incorporated into revised Statement of Commitments under Item 3.6.</p>
At the completion of works, a Final Fire Safety Certificate is to be issued by the owner detailing each essential fire safety measure provided in the building. A copy of such certificate is to be forwarded to the Fire Commissioner and a further copy is to be prominently displayed in the building.	<p>Facilities are required by Law to be operated in compliance with the Environmental Planning and Assessment Regulation 2000.</p> <p>Condition incorporated into revised Statement of Commitments under Item 3.7.</p>
Each year, the owner of the building must furnish to Council an annual fire safety statement for the building. The annual fire safety statement is to address each essential fire safety measure in the building.	<p>Facilities are required by Law to be operated in compliance with the Environmental Planning and Assessment Regulation 2000.</p> <p>Condition incorporated into revised Statement of Commitments under Item 3.7.</p>
The development must include the re-construction of industrial type driveways over Council's	This issue will be further detailed at design

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<p>footway at the locations shown on the approved plans.</p> <p>(1) The driveway on Erin Street shall be:</p> <ul style="list-style-type: none"> a. re-constructed by Council or its approved contractors only, at no cost to Council; and b. Constructed using reinforced concrete, clay sediment pavers to Australian Standards; and c. Constructed with a 4% grade falling to the gutter; and minimum distance of a metre away from water meter, any electrical, Telstra or letter box installation, other service or tree within the footway area; and d. A maximum available width of 4.7m. e. If the water service is located within a metre of driveway, it must be relocated by Council at no extra cost to Council. <p>(2) The 4.5m driveway on Collett Street shall be:</p> <ul style="list-style-type: none"> a. re-constructed by Council or its approved contractors only, at no cost to Council; and b. Constructed using reinforced concrete, clay sediment pavers to Australian Standards; and c. Constructed with a 4% grade falling to the gutter; and minimum distance of a metre away from water meter, any electrical, Telstra or letter box installation, other service or tree within the footway area; and d. A minimum of 6m and a maximum of 9m width as two way entry/exit vehicular traffic at main entrance to car park. <p>If the water service is located within a metre of driveway, it must be relocated by Council at no extra cost to Council.</p>	<p>development stage. All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Australian Standards.</p> <p>Condition incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>A driveway application forms must be submitted to and approved by Council prior to commencement of driveway works and construction of the driveway across Council's footway area must be undertaken by Council or contractors approved by Council, at no cost to the Council.</p>	<p>Issue to be addressed in the Construction Management Plan of the successful Contractor. Simplified condition incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>The existing second vehicular kerb crossing at mid boundary on Erin Street shown as disused after the new development, must be closed off and the verge and barrier kerb at the location should be reinstated.</p>	<p>Issue to be addressed by the successful Contractor. Simplified condition incorporated into revised Statement of Commitments under Item 3.6.</p>
<p>All parking spaces, driveways and turning aisles must be concrete or bitumen sealed, and parking spaces line marked prior to the occupation of the building or commencement of the approved use. The pavement surface shall contain decorative elements to break up the expanse of the</p>	<p>Construction of the new driveways, turning aisles and on site parking can only be undertaken following completion and</p>

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<p>manoeuvring area and length of the driveway.</p>	<p>occupancy of the new facilities and demolition of the existing Clinical Services Building. As such, this requirement is clearly not feasible.</p> <p>Provision of decorative elements to break up the expanse of the manoeuvring area to be addressed at design development stage. All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Australian Standards.</p>
<p>The development must be provided with a minimum of 155 public, 6 doctors and 5 emergency parking spaces of dimensions complying with the requirements of Council's Development Control Plan No 1 <i>Car parking Policy (Total of 166 as required off-street parking in Varga report)</i>. This includes the 20 carparks indicated in subclause d. below. All parking spaces shall be sealed and line marked in accordance with condition 32 above. Carparking shall comply with the following requirements.</p> <ol style="list-style-type: none"> A minimum of 4 parking spaces for people with disabilities complying with the requirements of the <i>Building Code of Australia</i> and AC2890.1-Parking Facilities-Off-street Parking. The pavement design (comparable to surrounding area) for the Southern car park area with 60 spaces that has been regraded after removal of kerb (to enable access to Antill Street by Ambulance) and forms part of permanent work should be approved by Council. The pavement area in all three southern car parks should be line marked and numbered. The informal grass parking areas (as recommended in page 16 of the "Assessment 	<p>Parking will be provided in accordance with the submitted design and Traffic Report completed by Varga & Associates as contained in Appendix 10 of the Environmental Assessment.</p> <p>Council has already approved the pavement works to provide access from the southern car park to Antill Street in the Enabling Works Development Consents for temporary access. This road will not be further developed as part of the proposed development.</p> <p>Regarding, formalising, paving and line marking of the informal grass parking areas are not part of the project scope of works and will not be undertaken as part of this project.</p>

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of the Potential Traffic and Parking Impacts”) are to be regraded, formalised, paved and line marked to generate 20 additional parking spaces.	
The driveway gradients within the property and across Council’s footway must be constructed in accordance with Council’s Vehicular Access Design Specification – Development Control Plan No. 38: Subdivision, Part B-1, Subdivision Design Criteria.	All driveways will be as proposed in the submitted plans and will be constructed in accordance with all relevant Standards.
All loading and unloading activities in connection with the use must be carried out wholly within the property.	Agreed and this has been considered in the submitted plans.
All parking spaces, loading and unloading areas, vehicle manoeuvring and driveway areas must be left free of goods and be available at all times.	Agreed and this will be dealt with at an operational stage.
<p>The fit out and construction of the food premises in this development shall be in accordance with AS 4674:2004 Design, Construction And Fit-Out of Food Premises to ensure that fittings, fixtures and equipment are suitable for the production of safe and suitable food. This refers to both the patient catering section on the north section of the Lower ground floor and the kiosk adjacent to the reception on the ground floor.</p> <p>Food preparation, sale and storage areas must be constructed and fitted out to comply with the requirements of the Food Act 2003 and Regulations 2004, Food Safety Standards and AS 4674:2004 Design, Construction And Fit-Out of Food Premises; with particular attention given to the following points:</p> <p><u>Floors</u> Floors shall be—</p> <ul style="list-style-type: none"> a) appropriate for the area; b) non slip c) able to be effectively cleaned; d) non-absorbent; and e) laid according to the relevant Standards so that there is no ponding of water and harbouring of pests. f) coving is to be installed at the intersection of floors with walls/plinths, in the food preparation area. The coving shall be integral to the surface finish of both floor and wall in such a manner as to form a continuous uninterrupted surface. <p><u>Walls</u> All walls, including internal walls of all food premises, shall be of solid construction and</p>	<p>All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Acts, Regulations and Australian Standards.</p> <p>Condition incorporated into revised Statement of Commitments under Item 3.6.</p>

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<p>finished as specified in Table 3.2 of AS 4674:2004.</p> <p><u>Ceilings</u> Ceilings shall be non-perforated and finished free of open joints, cracks, crevices. The intersection of the walls and ceiling shall be tight jointed, sealed and dustproof. Drop-in removable panel ceilings are not permitted over food preparation, and servery areas. Ceiling light fittings are to be installed flush with ceiling surface or an approved diffuser cover.</p> <p><u>Storage</u> Storage shelves are to be constructed of materials that are of a smooth, durable and impervious to water, grease and oil.</p> <p><u>Waste</u> Provision shall be made for storage of garbage containers, and containers for recyclable material within the food preparation area.</p> <p><u>Washing Facilities</u> Sinks shall be provided with water at a temperature of not less than— <ul style="list-style-type: none"> a) 45°C for washing operations; b) All equipment shall be connected to a drainage system. </p> <p><u>Hot and cold water supplies</u> Basins and sinks shall be connected to a continuous supply of hot and cold, or warm (if appropriate) supply of potable water.</p> <p><u>Requirements for disposal of waste water</u> <ul style="list-style-type: none"> a) Premises shall be provided with facilities for disposing of mop water and similar liquid waste. These facilities shall be— <ul style="list-style-type: none"> I. floor waste; or II. other similar facility connected to drainage that is not intended for use to prepare food, wash any equipment or for hand/face/arms washing, and located outside of areas where open food is handled. b) adequate provisions are to be made for disposal of condensation from refrigeration </p>	

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<p>equipment by installing a tundish to sewer;</p> <ul style="list-style-type: none"> c) floors in the food preparation areas, are to be graded to floor wastes. No floor wastes are to be located in cool rooms or refrigeration equipment; d) all floor waste facilities are to be provided with dry basket arrestors. <p><u>Installation</u></p> <p>Equipment shall be installed in such a way that they are either —</p> <ul style="list-style-type: none"> a) moveable for cleaning; b) built into walls with the enclosure completely vermin proofed; c) butted against walls or other equipment and the joints sealed; d) installed at the clearance specified in Figure 4.4; or e) if installed on a plinth, installed such that it overhangs the plinth in accordance with AS 4674, be of solid construction, be a minimum of 75 mm in height, have an impervious finish, be rounded at all exposed edges and be coved at the intersection with the floor . <p>Where equipment cannot be moved easily, clearance space shall be provided (see Figure 3.1) so that the area surrounding the equipment and that beneath can be cleaned without moving it.</p> <p><u>Hand Basins</u></p> <p>Hand basins shall be provided in all parts of the premises—</p> <ul style="list-style-type: none"> a) where open food (see Clause 1.3.1) is handled; b) each basin is to be supplied with liquid soap and single use towel and this supply maintained at all times. c) all hand wash basin(s) must be hands free and be provided with mixer taps that deliver both hot and cold water through a single outlet. d) all preparation sinks and cleaners sink shall be fitted with strainers to prevent solid matter from entering the sewer; <p>Hand basins shall be located and installed so that they are—</p> <ul style="list-style-type: none"> a) not obstructed; b) are at bench height either permanently fixed to the wall, to a supporting frame (freestanding hand basins) or set in a bench top; and c) accessible and no further than 5 m, except for toilet hand basins, from any place where food handlers are handling open food (see Clause 1.3.1). 	

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<p>d) A separate hand wash basin must be provided to each separated room used in food preparation activities i.e. the salad/preparation and beverage room, plating room etc.</p> <p><u>Dishwasher</u> The dishwasher must be of a type designed to operate on a sanitising cycle in accordance with AS 4674-2004 to ensure that all eating and drinking utensils are effectively sanitised.</p> <p><u>Skills and knowledge</u> Prior to commencing food handling operations persons undertaking or supervising food handling operations must have appropriate skills and knowledge in food safety and hygiene matters. Appropriate skills and knowledge can be gained by attending a food hygiene course.</p> <p><u>Note:</u> For assistance in complying with these conditions during the construction phase please contact Eleanor White of Councils Environmental Services on (02) 6298 0268.</p>	
<p>The applicant is advised that the site has been used for Hospital purposes for over 140 years. As such it is possible that excavation work during construction of footings or other levelling works could uncover hazardous materials previously buried on the site. Should any hazardous materials be uncovered during construction work, the work shall cease immediately, Council advised and a plan of management submitted to Council on the methodology for dealing with the material found.</p>	<p>Request is in accordance with proposals in original Application and as previously acknowledged by the NSW Heritage Office. Condition incorporated into revised Statement of Commitments under Item 3.10.</p>
<p>All hazardous materials including fuel, gases and chemicals shall be stored and banded in accordance with WorkCover NSW Dangerous Goods requirements.</p>	<p>Agreed and requirement incorporated into revised Statement of Commitments under Item 3.8.</p>
<p>The applicant shall supply a sufficient number of cigarette butt containers in common gathering areas for the collection of cigarette butts.</p>	<p>Agreed and this will be dealt with at an operational stage.</p>
<p>The waste storage room at the loading dock is to have doors wide enough to remove bulk waste containers when necessary. This room must be provided with a sealed concrete floor, graded and drained to a sump connected to sewer with a stop cock for wash down.</p>	<p>The Waste Storage Room will be designed and constructed in accordance with the Building Code of Australia and all applicable Regulations, Acts and Australian Standards.</p>
<p>A Waste Management Plan is to be submitted and approved by Council prior to works commencing on the development. The waste management plan is to include, but not be limited to, details of:</p> <p><u>Hospital Operations</u></p>	<p>A Waste Management Plan is already proposed in the draft Schedule of Commitments as part of the Hospital Management Plan to be developed as part of the operational stage of the development.</p>

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<p>Detail types of waste, quantities proposed methods for the collection, storage, recycling and disposal of:</p> <ul style="list-style-type: none"> contaminated sharps and medical waste; general garbage; and recyclable materials. describe in detail how this waste would be stored and handled during operations and processes involved in transferring waste from the storage areas to the waste storage room at the loading dock to be outlined. identify the type and quantities of waste that would be generated during the operations; describe in detail how this waste would be reused, recycled, and if necessary, appropriately treated and disposed of in accordance with the Environmental Protection Authority's guidelines on the <i>Assessment, Classification and Management of Liquid and Non-Liquid Waste</i>; describe how the effectiveness of these actions and measures would be monitored over time. 	
<p>The equivalent continuous (energy-average) A-weighted level of noise from any activity within the development (represented by the L_{aeq} descriptor), measured over a 15 minute period, shall not exceed the rating background level (RBL) by more than 5dB ie $L_{aeq, 15 \text{ minute}}$ shall be less than rating background level plus 5.</p>	<p>The facilities are to be designed to ensure compliance with Department of Environment and Conservation guidelines regarding permissible noise levels within and at the boundary of the site.</p> <p>A note detailing this undertaking has been included in the revised Statement of Commitments under Item 3.6.</p>
<p>To ensure hazardous and toxic materials are not a threat to the environment they must be stored in accordance with WorkCover Authority requirements and the Protection of the Environment Operations Act, 1997. All tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floor shall be constructed of impervious materials and shall be of sufficient size to contain 110% of the volume of the largest container plus the volume displaced by any additional tanks within the bunded area.</p>	<p>All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Acts, Regulations and Australian Standards.</p> <p>Implementation of operational procedures will be dealt with as part of the operational phase</p>

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	of the works.
The Design and construction of the premises will comply with Australian Standard AS 1940-2004 "The Storage and handling of flammable and combustible liquids and the WorkCover "Code of practice for the storage and handling of Dangerous Goods".	All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Acts, Regulations and Australian Standards.
The development must be carried out in such a manner as to satisfy the requirements of the Local Government (Water, Sewerage and Drainage) Regulations 1993, AS 3500 National Plumbing and Drainage Code and the New South Wales Code of Practice – Plumbing and Drainage, with such works performed by a person licensed by the NSW Department of Fair Trading	All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Acts, Regulations and Australian Standards.
Plumbing and Drainage must be inspected by the Water and Sewer Authority (Queanbeyan City Council) at the relevant stages of construction in accordance with Queanbeyan City Council's inspection schedule. <i>Note: Inspection fees are applicable to each inspection required.</i>	All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Acts, Regulations and Australian Standards.
The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of yard gully. <i>Note: Surface water must be prevented from gaining access to yard gully.</i>	All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Acts, Regulations and Australian Standards.
All new hot water installations must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.	All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993

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	and all applicable Acts, Regulations and Australian Standards.
All new hot water installations for disabled facilities must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 43.5° Celsius.	All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Acts, Regulations and Australian Standards.
Due to local climatic conditions, hot and cold water supply piping installed in the following areas of the building should be surrounded by an appropriate thickness of insulation, as prescribed by AS 3500.1-1990, National Plumbing and Drainage Code: (a) unheated roof spaces; (b) unheated cellars; (c) locations near windows, ventilators or external doors where cold draughts are likely to occur; (d) locations in contact with cold surfaces such as metal roof, metal framework, or external metal cladding materials.	All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Acts, Regulations and Australian Standards.
All services which are disconnected as a result of the relocation of maintenance buildings shall be sealed off and made good.	Agreed and this has been considered in the submitted plans.
If cooking activities are to be part of the food premises operations mechanical ventilation must be installed in accordance with AS 1668 parts 1 & 2, 2002. The system must : a) be installed so as to effectively prevent or minimise air pollution including the emission of odours, vapours and oils in contravention with the Protection of the Environment Operations Act 1997. b) implement a maintenance program for the mechanical exhaust ventilation system that includes the cleaning of the entire system from the hood to the top of the flue at the discharge point at six (6) monthly intervals.	All design and building works are to be carried out in accordance with the provisions of the Building Code of Australia, Environmental Planning and Assessment Regulation 2000, Local Government Act 1993 and all applicable Acts, Regulations and Australian Standards. Maintenance programme will be dealt with at an operational stage.
Approval is required for Trade Waste discharge to Council's Sewerage system. The applicant is to submit a C4 and C5 Trade Waste application under section 68 Local Government Act 1993. The application must contain the following information:	New facilities transfer existing operations and hence trade waste discharge. Need for application for additional Trade Waste discharge approvals to be reviewed in

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<p><u>General</u></p> <ul style="list-style-type: none"> • signed application form; • drainage diagrams and detailed plans of the site; • expected quality after pre-treatment; • measures for prevention of storm water ingress to the sewerage system; • chemical handling and storage facilities; • Waste disposal management (other than sewer). <p><u>Medical Imaging</u></p> <ul style="list-style-type: none"> • type of processes/activities generating liquid trade waste; • chemicals to be used- supply MSDS; • quantity and rate of discharge; • likely substances in waste streams intended for discharge to sewerage systems; • details of the proposed pre-treatment equipment; • maintenance schedule for pre-treatment equipment, including all pits, tanks, pumps etc; <p><u>Pathology Laboratory</u></p> <ul style="list-style-type: none"> • type of processes/activities generating liquid trade waste; • chemicals to be used- supply MSDS; • quantity and rate of discharge; • likely substances in waste streams intended for discharge to sewerage systems; • details of the proposed pre-treatment equipment; • maintenance schedule for pre-treatment equipment, including all pits, tanks, pumps etc; <p><u>Catering</u></p> <ul style="list-style-type: none"> • type of processes/activities generating liquid trade waste; • chemicals to be used- supply MSDS; • quantity and rate of discharge; • likely substances in waste streams intended for discharge to sewerage systems; • details of the proposed pre-treatment equipment; • maintenance schedule for pre-treatment equipment, including all pits, tanks, pumps etc; 	<p>conjunction with Council.</p>

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<p><u>Morgue</u></p> <ul style="list-style-type: none"> • type of processes/activities generating liquid trade waste; • chemicals to be used- supply MSDS; • quantity and rate of discharge; • likely substances in waste streams intended for discharge to sewerage systems; • details of the proposed pre-treatment equipment; • maintenance schedule for pre-treatment equipment, including all pits, tanks, pumps etc; <p><u>Dental Treatment Rooms</u></p> <ul style="list-style-type: none"> • type of processes/activities generating liquid trade waste; • chemicals to be used- supply MSDS; • quantity and rate of discharge; • likely substances in waste streams intended for discharge to sewerage systems; • details of the proposed pre-treatment equipment; • maintenance schedule for pre-treatment equipment, including all pits, tanks, pumps etc; <p><u>Plaster Room</u></p> <ul style="list-style-type: none"> • type of processes/activities generating liquid trade waste; • chemicals to be used- supply MSDS; • quantity and rate of discharge; • likely substances in waste streams intended for discharge to sewerage systems; • details of the proposed pre-treatment equipment; • maintenance schedule for pre-treatment equipment, including all pits, tanks, pumps etc; <p>Any other details of trade waste disposal from equipment such as boiler room, cooling tower, nuclear medicine/radiation treatment or dialysis waste which may be utilised within the building.</p> <p>For assistance ring Council's Trade Waste Officer on 62980225.</p>	