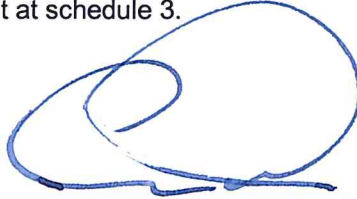


Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2 and Proponent's amended Statement of Commitment at schedule 3.



Chris Wilson
Executive Director
Development Assessment Systems and Approvals

Sydney 19 November 2013

SCHEDULE 1

Project Approval:

MP07_0070 granted by the Minister for Planning on 18 April 2011

For the following:

Wollongong Private Hospital, including:

- Demolition of existing buildings and ancillary structures;
- 8 storey development;
- 3 basement levels of parking for 321 vehicles;
- New signalised intersection at Crown Street and Staff Street;
- 154 medical, surgical and maternity inpatient beds, operating theatre suite, general practice, diagnostic, clinical and allied health tenancies, specialist medical consulting suites;
- University teaching centre; and
- Ancillary retail tenancy floor space.

Modification:

MP07_0070 MOD 1:

- Alterations to the building façade design and provision of business identification signage;
- Internal reconfiguration and re-design of roof top plant and equipment room;
- gross floor area reduction from 18,390 sqm to 18,080 sqm;
- 800 mm increase in building height to RL 79.1;
- Reduction in hospital beds from 159 to 149 beds, consulting suites and retail floor areas;
- Reduction of eight car parking spaces, making provision for a total of 313 car parking spaces;
- Provision of Vacuum Insulated Evaporators tank and substation adjacent to eastern boundary;
- Reconfiguration of Crown Street vehicle access and provision of single vehicle crossing for loading dock access at Urunga Parade; and
- Deletion of proposed tri-generation system, deletion of 4 star Green Star rating requirement, and deletion of restriction for single vehicle access/exit off Crown Street.

SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

- Delete condition A2 and replace with the following:

A2 Development in Accordance with Plans and Documents

The proponent shall carry out the project in accordance the following drawings and documents:

- (a) Environmental Assessment titled *360-364 Crown Street Wollongong Proposed Wollongong Private Hospital, Environmental Assessment*, dated July 2010, prepared by The Planning Group NSW.
- (b) Preferred Project Report titled *360-364 Crown Street Wollongong, Preferred Project and Response to Submissions Report*, dated November 2010, prepared by The Planning Group NSW.
- (c) Modification 1 Report titled *Section 75W Modification Project Approval (MP07_0070), Wollongong Private Hospital, 360-364 Crown Street, Wollongong*, dated July 2013, prepared by McKenzie Group Consulting Planning, as amended by:
 - i) Section 75W Response to Submissions Letter and appendices, dated 9 September 2013, prepared by McKenzie Group Consulting Planning; and
 - ii) Section 75W Response to Submissions Letter and appendices, dated 14 October September 2013, prepared by McKenzie Group Consulting Planning.
- (d) following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this consent.
- (e) the conditions of this consent.

Architectural (or Design) Drawings prepared by Health Projects International			
Drawing No.	Revision	Name of Plan	Date
WGPH-P-S-75W	Issue 3	PLAN – SITE PLAN	29.08.13
WGPH-P-B1-75W	Issue 5	PLAN – BASEMENT LEVEL 1	29.08.13
WGPH-P-B2-75W	Issue 4	PLAN – BASEMENT LEVEL 2	18.06.13
WGPH-P-B3-75W	Issue 4	PLAN – BASEMENT LEVEL 3	18.06.13
WGPH-P-G-75W	Issue 7	PLAN – GROUND FLOOR	10.10.13
WGPH-P-1-75W	Issue 3	PLAN – LEVEL 1	06.06.13
WGPH-P-2-75W	Issue 2	PLAN – LEVEL 2	06.06.13
WGPH-P-3-75W	Issue 1	PLAN – LEVEL 3	03.06.13
WGPH-P-4-75W	Issue 1	PLAN – LEVEL 4	03.06.13
WGPH-P-5-75W	Issue 2	PLAN – LEVEL 5	18.06.13
WGPH-P-6-75W	Issue 2	PLAN – LEVEL 6	18.06.13
WGPH-P-7-75W	Issue 2	PLAN – LEVEL 7	18.06.13
WGPH-P-8-75W	Issue 1	PLAN – LEVEL 8	03.06.13
WGPH-E-1-75W	Issue 3	CROWN STREET AND EAST ELEVATIONS	05.06.13

WGPB-E-2-75W	Issue 3	URUNGA PARADE AND WEST ELEVATIONS	29.08.13
WGPB-SE-1-75W	Issue 3	SECTION – EAST-WEST	18.06.13
WGPB-SE-2-75W	Issue 3	SECTION – NORTH-SOUTH	18.06.13
WGPB-SIG-1-75W	Issue 3	DETAIL – MAIN HOSPITAL SIGNAGE FRONT FACADE	11.10.13
WGPB-SIG-2-75W	Issue 2	DETAIL – MAIN HOSPITAL SIGNAGE EAST ELEVATION	10.10.13
WGPB-SIG-3-75W	Issue 3	DETAIL – MAIN HOSPITAL SIGNAGE WEST ELEVATION	11.10.13
Landscape Drawings prepared by Context			
LSK-001	Revision F	LANDSCAPE CONCEPT PLAN	11.10.13
LSK-002	Revision F	LANDSCAPE ELEVATIONS	11.10.13
Civil Drawings prepared by Henry & Hymas			
13117_DA_C000	Revision 01	COVER SHEET, DRAWING SCHEDULE, NOTES & LOCALITY SKETCH	30.05.13
13117_DA_C100	Revision 08	GENERAL ARRANGEMENT PLAN GROUND FLOOR LEVEL	11.10.13
13117_DA_C101	Revision 04	GENERAL ARRANGEMENT PLAN BASEMENT LEVEL 1	30.08.13
13117_DA_C103	Revision 01	GENERAL ARRANGEMENT PLAN BASEMENT LEVEL 3	10.07.13
13117_DA_C110	Revision 01	GENERAL ARRANGEMENT PLAN CROWN STREET	MAY 2013
13117_DA_C120	Revision 01	GENERAL ARRANGEMENT PLAN URUNGA PARADE	MAY 2013
13117_DA_C200	Revision 01	STORMWATER MISCELLANEOUS DETAILS & PIT LID SCHEDULE	30.05.13
13117_DA_C201	Revision 01	PROPOSED OSD 'B' DETAILS 'StormTech' CHAMBER SYSTEM	30.05.13
13117_DA_C251	Revision 02	STORMWATER CATCHMENT PLAN PRE-DEVELOPMENT	03.10.13
13117_DA_C250	Revision 03	STORMWATER CATCHMENT PLAN POST-DEVELOPMENT	29.08.13
13117_DA_SE01	Revision 03	SEDIMENT & EROSION CONTROL PLAN	29.08.13
13117_DA_SE02	Revision 01	SEDIMENT & EROSION CONTROL PLAN TYPICAL DETAILS	30.05.13

except for:

- any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or

- otherwise provided by the conditions of this approval

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

- Delete condition B3 and replace with the following:

B3 Developer Contributions

A total monetary contribution of \$880,220.96 must be paid to Council, pursuant to section 94A and section 94B(2) of the *Environmental Planning and Assessment Act 1979*.

The levy must be paid in cash or bank cheque prior to the issue of a construction certificate (or paid in line with each staged construction certificate) for the development. The development is subject to an index to reflect quarterly variations in the Consumer Price Index (CPI) from the date of determination to the date of payment. CPI quarterly figures are released by the ABS on the date after the indexation quarter.

Any party intending to act on this approval should contact Wollongong City Council to determine the indexed contribution amount prior to the date of payment.

- Delete condition B4 and replace with the following:

B4 Footpath Pavement

- (a) The developer is responsible for the construction of footpath paving for the entire frontage of the development. The footpath must be installed to the satisfaction of Wollongong City Council. A minimum two per cent (2%) maximum two and a half per cent (2.5%) cross fall to be provided from property line to back of kerb.

Driveway entry threshold finish from property boundary line to face of kerb: To match footpath and be designed to withstand predicted traffic loadings.

Driveway threshold finish within property boundary line: To contrast with driveway entry.

Details are to be shown on the Landscape Plan and installed to the satisfaction of Wollongong City Council Manager of Works.

- (b) Main body of pavement to be 'Sante Fe, Illiad' by Adbri Masonry Pty Ltd (or approved equivalent) dark grey, honed finish, 300 x 300 x 50 mm. Contrasting band to be 'Sante Fe, Off White' by Adbri Masonry Pty Ltd (or approved equivalent) ivory coloured paving unit, honed finish, 300 x 300 x 50 mm. Samples to be approved by Wollongong City Council Infrastructure Division.

Sealant: Penetrating sealer 'Uni Seal' by Spirit Marble & Tile Care Pty Ltd (or approved equivalent).

- (c) Driveway pavement to be 'Brickpave, Illiad' by Adbri Masonry Pty Ltd (or approved equivalent) dark grey, honed, 230 x 113 x 80 mm paving units in a herringbone pattern, contrasting band to be Hanson 'Brickpave, Off White' (or approved equivalent) ivory coloured paving unit, honed finish, 230 x 113 x 80 mm. Samples to be approved by Wollongong City Council Infrastructure Division.

Sealant: Penetrating sealer 'Uni Seal' by Spirit Marble & Tile Care Pty Ltd (or approved equivalent).

- Delete condition B5 and replace with the following:

B5 Works Authorisation Deed

- (a) Prior to the issuing of the construction certificate, the developer shall enter into a Works Authorisation Deed (WAD) with the Roads and Maritime Services (RMS) for all works on Crown Street.
- (b) Land dedication will be required at the Crown Street access to facilitate the maintenance of the traffic signals. This requirement will be addressed post consent during the WAD process.

- Delete condition B10 Tri-generation System.
- Delete condition B11 and replace with the following:

B11 Car Park Boom Gates

The car park boom gates shall be designed and located in accordance with AS 2890.1 to ensure that vehicle queuing does not occur at the Crown Street vehicle entry and exit or the Urunga Parade vehicle entry. Details are to be submitted to the satisfaction of the Certifying Authority.

- Delete condition B12 and replace with the following:

B12 Traffic and Parking Details

- (a) A minimum 313 car parking spaces are to be provided for the development and designed in accordance with Australian Standard AS 2890.1. Details are to be submitted to the satisfaction of the Certifying Authority.
- (b) The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS 2890.1. Details are to be submitted to the satisfaction of the Certifying Authority.
- (c) 'Keep Clear' road marking shall be used to ensure that vehicles entering the site to access the underground car park are not obstructed by vehicles waiting to drop off or pick up from the hospital entry. Details are to be submitted to the satisfaction of the Certifying Authority.
- (d) All ground floor parking, excluding the service yard, shall be marked for accessible and/or staff parking only to reduce congestion and queuing in this area caused by short term parking for general visitors. Details are to be submitted to the satisfaction of the Certifying Authority.

- Delete condition B13 and replace with the following:

B13 Road Traffic Noise

- (a) The proposed development should be designed such that road traffic noise from the Crown Street is mitigated in accordance with the NSW Government's *Development Near Rail Corridors and Busy Roads – Interim Guideline, 2008*. The RTA's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.
- (b) Any increased road traffic noise associated with the traffic signals on nearby residents (and other sensitive receivers), shall be mitigated by the proponent/developer in accordance with the NSW Office of Environment and Heritage's *Environmental Criteria for Road Traffic Noise*.

It should be noted that this will require pre-construction and may require post-construction noise monitoring. Details are to be submitted to the satisfaction of the Certifying Authority.

- Delete condition B16 and replace with the following:

B16 Landscaping

A final Landscape Plan is to be prepared in accordance with the requirements of *Wollongong City Council DCP 2009*, Chapter E6 Landscape and the approved Landscape Concept Plan by a suitably qualified landscape designer, and is to be submitted for approval to the Certifying Authority prior to the release of the Construction Certificate. The final Landscape Plan shall address and include:

- (a) Provision and location of common tap(s) and/or an irrigation system to guarantee that landscaping works are adequately watered;
- (b) Submission of certification from a suitably qualified landscape designer and drainage consultant confirming that the landscape plan and the drainage plan are compatible;
- (c) To ensure vehicular sight lines on Crown Street and Staff Street are not restricted by landscaping or fencing proposed along the frontage, the landscaping plan should indicate clear sight lines in both directions; and
- (d) Preparation and implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum of 12 months to ensure all landscaping works are well established by regular maintenance.

- Delete condition B17 and replace with the following:

B17 Street Tree Planting

- (a) To ensure that the Crown Street streetscape is adequately vegetated, a minimum of two, 200 litre *Cupaniopsis anacardioides* street trees are to be provided in accordance with the Wollongong City Council Public Domain Technical Manual. The location of street tree plantings are to be sited to ensure no conflict occurs with street light poles. Details are to be submitted to the satisfaction of the Certifying Authority.
- (b) To ensure that the Urunga Parade streetscape is adequately vegetated, *Elaeocarpus reticulatus* street trees, size 200L and as shown on the Landscape Concept Plan are to be provided in accordance with the Wollongong City Council Public Domain Technical Manual. The location of street tree plantings are to be sited to ensure no conflict occurs with street light poles. Details are to be submitted to the satisfaction of the Certifying Authority.
- (c) Tree pits must be detailed in accordance with the Public Domain Technical and installed to the satisfaction of Wollongong City Council Manager City Works. Contact Dial Before You Dig and undertake any necessary pot holing to determine the location of existing services before excavating tree pits. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation

- Delete condition B20 and replace with the following:

B20 Disabled Access

- (a) Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy. All car parking for people with disabilities shall be in accordance with AS2890.6-2009. Details are to be submitted to the satisfaction of the Certifying Authority.

- (b) The main entry point to the building shall be in accordance with the current relevant Australian Standard AS 1428.1 - Design for Access and Mobility - Part 1 General Requirements for Access – Buildings. The proposed pedestrian ramps within the car parking areas shall incorporate gradients (with suitable landing intervals) in accordance with the current Australian Standard. Details are to be submitted to the satisfaction of the Certifying Authority.

- Insert the following new condition B26 after condition B25:

B26 Tree Removal

The proponent/developer must ensure that any person carrying out tree removal/vegetation clearance is in possession of this approval and/or the approved landscape plan, in respect to the trees/vegetation which have been given approval to be removed in accordance with this approval.

PART D – DURING CONSTRUCTION

- Delete condition D1 Ecologically Sustainable Development.
- Insert the following new condition D21 after condition D20:

D21 Crown Street and Staff Street Upgrades

- (a) The Crown Street access to the subject site, i.e. the northern leg of the new signalised intersection, shall be constructed with kerb and gutter returns and pram ramps in accordance with RMS' Model Drawings MD.R173.B01.A.1 (sheets 1 to 3) and AS 1428.1. The Model Drawings may be viewed on the RMS website via the following link:

http://www.rta.nsw.gov.au/doingbusinesswithus/modelroaddrawings/mrd_generalconcretepaving.html

This is required to provide clarity for pedestrians travelling along the northern side of Crown Street and to facilitate the entry and exit of vehicles into the new access.

- (b) Where required the proponent/developer shall upgrade lighting in accordance with Australian Standard AS/NZ 1158.
- (c) All roadworks, traffic control facilities and other works associated with this development, including any modifications required to meet RMS standards, will be at no cost to RMS. All works shall be completed prior to occupation.
- (d) All roadworks and traffic control facilities including traffic signals must be undertaken by a pre-qualified contractor. A copy of pre-qualified contractors can be found on the RMS website at:
- <http://www.rta.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.html>

PART E – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE / PRIOR TO OPERATIONS

- Delete condition E11 and replace with the following:

E11 Crown Street Vehicular Access

Any other existing access points are to be permanently closed with kerb, gutter and footpath reinstated to match existing.

- Delete condition E12 and replace with the following:

E12 Crown Street and Staff Street Upgrades

- (a) Prior to any occupation, the proponent shall upgrade the junction of the access to the subject site, Staff Street and Crown Street, to be traffic signals in accordance with *Austroads Guide to Road Design Part 4a: Unsignalised and signalised intersections*, *Austroads Guide To Traffic Management Part 6: Intersections, Interchanges and Crossings (2007)* and the RTS's *Traffic Signal Design (2008)*.
- (b) The proponent shall upgrade the junction of the site access with Crown Street and Staff Street west to provide traffic signals with a no right turn restriction from Crown Street into the proposed development. The proposed traffic signals shall be designed in accordance with the RTA's *Traffic Signal Design Manual, 2008* taking into consideration Section 15.11 *Signalised Entries to Private Developments*. The proponent shall dedicate, at a minimum, via a suitable stratum subdivision, a 20m wide public road reserve for the first 20m of the access from the property boundary into the site, unless an alternative solution can be achieved through the detailed design for the intersection, at no cost to the RTA. In addition, appropriate corner splays shall be dedicated as public road reserve.

- Delete condition E13 and replace with the following:

E13 Car Park Boom Gates

The car park boom gates shall be designed and located in accordance with AS 2890.1 to ensure that vehicle queuing does not occur at the Crown Street vehicle entry and exit or the Urunga Parade vehicle entry. Details are to be submitted to the satisfaction of the Certifying Authority.

PART F – DURING OPERATIONS

- Delete condition F1 Ecologically Sustainable Development.

SCHEDULE 3

STATEMENT OF COMMITMENTS

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PART F STATEMENT OF COMMITMENTS

The Statement of Commitments which formed part of Project Approval MP07_0070 is to remain unchanged except as amended as follows.

Part A – Administrative Conditions

A1. Development Description

Project Approval is granted for the construction and operation of an 8 storey private hospital with 3 storeys of basement car parking and associated infrastructure.

A2. Development in accordance with Plans and Documents

The Proponent shall carry out the project generally in accordance with the following plans, documentation and recommendations made therein:

Report/Drawings/Documentation Prepared by:

- ~~Environmental Assessment Report TPG NSW~~
- 75W Report McKenzie Group Consulting Planning
- ~~Architectural Drawings Murphy's Architects~~
- Architectural Drawings HPI
- ~~Architectural Statement Murphy's Architects~~
- Architectural Design Statement HPI
- Landscape Drawings Context Landscape Architects
- Utilities Report TPG NSW
- Civil Drawings Henry and Hymas Consulting Engineers
- Contamination Report Geo-Logix
- ~~ESD Report SEMF~~
- ESD Report GPA
- Acoustic Report Acoustic Logic
- Heritage Impact Statement NBR5&P
- Geotechnical Report Geo-Environmental Engineering
- Crime Prevention Through Environmental Design Report TPG NSW
- Traffic and Parking Assessment Report Colston Budd Hunt and Kafes
- Survey Information Higgins Surveyors
- Waste Management Plan TPG NSW
- ~~Preferred Project Report and Appendices TPG NSW~~

A3. Inconsistency between Plans and Documents

If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.

A4. Lapsing of Approval

This approval shall lapse if the Proponent does not physically commence the building works associated with the project within 5 years of the date of this approval.

A5. Compliance with Relevant Legislation and Australian Standards

The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA and comply with relevant Australian Standards.

Notes

- *Under Part 4a of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.*

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- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.*

A6. Obligation to Minimise Harm to the environment

The Proponent shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the remediation, construction or operation of the project.

A7. Compliance with any reasonable requirements of the Director- General

The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Departments Assessment of:

- a) any strategies, plans, programs, reviews, audits or correspondence that are submitted in accordance with this approval; and
- b) the implementation of any actions or measures contained in these documents.

A8. Protection of Public Infrastructure

The Proponent shall:

- a) repair, or pay the full cost associated with repairing, any public infrastructure that is damaged by the development; and
- b) relocate, or pay full costs associated with relocating, any public infrastructure that needs relocating as a result of the development.

A9. Operation of Plant and Equipment

The Proponent shall ensure that all plant and equipment used on site is:

- a) maintained in a proper and efficient condition; and
- b) operated in a proper and efficient manner.

A10. Incident Reporting

Within 24 hours detecting an exceedance of the limits/performance criteria in this approval or a incidence causing (or threatening to cause) material harm to the environment, the Proponent shall notify the Director-General, and any other relevant agencies. Within 7 days of the date of the exceedance /incidence the Proponent must provide a report on the exceedance /incidence to the Department, and any other relevant agency. This report must:

- a) describe the date, time, and nature of the exceedance/incident;
- b) identify the cause (or likely cause) of the exceedance /incident;
- c) describe what action has been taken to date; and
- d) describe the proposed measures to address the exceedance/incident.

Part B- Prior to issue of Construction Certificate

B1. Construction Management Strategy

The Proponent shall prepare and implement a Construction Management Strategy for the project to the satisfaction of the Director-General. This strategy must:

- a) be approved by the Director-general prior to the issue of any construction certificate;
- b) describe in general how the environmental performance of the project would be monitored and managed;
- c) describe the procedures that would implemented to:
 - i. keep the local community and relevant agencies informed about the construction and the environmental performance of the project;
 - ii. receive, handle, respond to, and record complaints;
 - iii. resolve any disputes that may arise during the course of the project;
 - iv. respond to any non-compliance;
 - v. manage cumulative impacts;
 - vi. respond to emergencies;
 - vii. outline methods and construction equipment to minimise vibrations.
- d) Include a Construction Traffic Management Plan. This plan must:
 - i. be prepared in consultation with Council;

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- ii. describe the measures to be implemented to minimise and manage construction parking and traffic impacts;
- iii. identify the contingency measures that would be implemented should these measures prove insufficient; and
- iv. include a Local Development Management Plan, describing how the development would be managed to minimise impacts on the remainder of the locality.

B2. Dilapidation Report

The Proponent shall prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) and dilapidation surveys of all adjoining properties to the satisfaction of Council, prior to the issue of any Construction Certificate.

B3. Hazard Management Plan

The Proponent shall prepare and implement a Hazard and risk Management Plan for the project, to the satisfaction of the Director-General. The Plan must;

- a) be approved by the Director-General prior to the issue of any Construction Certificate;
- b) identify and assess the potential risks and hazards associated with liquid oxygen tanks, given their proximity to the 123kV overhead electricity transmission lines and gas easement;
- c) outline the measures that would be implemented to manage the risk; and
- d) demonstrate the adequacy of these measures, and that any hazards and risks associated with the liquid oxygen tanks would be managed.

B4. Stormwater Management Strategy

The Proponent shall prepare and implement a detailed Stormwater Management System to the satisfaction of council. The system must;

- a) be approved by Council, prior to the issue of any Construction Certificate;
- b) be prepared in accordance with the requirements of the DECCW's *Managing Urban Stormwater: Council Handbook*;
- c) be designed to treat and control the 1%AEP event;
- (d) include:
 - i. a detailed stormwater management Master Plan;
 - ii. details of the stormwater detention and drainage design, in accordance with *Council's Drainage Design Code (1994)* and *On-site Stormwater Detention Code (2006)*
 - iii. detailed Civil Design Plans;
 - iv. scour and erosion protection;
 - v. rainwater harvesting and reuse;
- e) ensure any stormwater outlets into a riparian zone or natural watercourse and their spillways are of soft engineering design, consistent with the DECCW's guideline *Watercourse and Riparian Area Planning, Assessment and Works Design Guideline (published by the former Department of Water and Energy)*
- f) provide for verification of the drainage works executed ;and provide for monitoring and maintenance to ensure the ongoing integrity of the system for the life of the project.

B5. Water and Energy Efficiency Program

The Proponent shall prepare and implement a Water and Energy Efficiency Program for the project, to the satisfaction of the Director-General. The program must:

- a) be approved by the Director-General prior to the issue of any Construction Certificate;
- b) ~~compare the proposed energy and water use ratio of the project to other existing hospital facilities and set benchmarks for best practice; (DELETED)~~
provide an effective energy and water use design to achieve levels better than the minimum requirements of BCA section;
- c) ~~investigate energy and water efficiency measures available including the installation of solar panels and cogeneration; (DELETED)~~
- d) describe the measures that would be implemented onsite, quantify the savings made and demonstrating the use of best available technology;

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- ~~e) demonstrate the building will achieve a minimum 5 star rating under the Green Building Council of Australia Healthcare rating tool; and (DELETED)~~
f) include a program to monitor and report on the effectiveness of the measures implemented and a protocol for periodic review of the plan to ensure the project would continue to operate at best practice overtime

B6. Detailed Noise Report

Detailed assessment of all mechanical plant ~~should~~ **will** be conducted ~~at CC stage~~ to determine acoustic treatments (if any) required to ensure plant noise does not exceed acoustic criteria.

B7. Noise Treatment

In order for noise from the loading dock to comply with noise emission requirements, a 2.1 metre high fence of Colorbond or masonry construction must be erected along the portion of the eastern boundary of the site that is adjacent to loading dock. Details of which are to be shown on the drawings prior to the issue of Construction Certificate.

B8. Detailed Waste Management Plan

A detailed waste management plan is to be prepared to deal with biomedical, infectious wastes, toxic wastes and storage of chemicals and hazardous materials prior to the issue of a Construction Certificate.

B9. Lighting

Lighting details are to comply with the Australian Standard and ensure light spill is minimised with the use of appropriate design devices. ~~details of which are to be shown on the drawings which form part of the Construction Certificate. (DELETED)~~

~~B10. ESD~~

~~The commitments to ESD outlined in the SEMF report are to be shown on the drawings, where necessary included in the specifications and form part of the documentation which form part of the Construction Certificate. (DELETED)~~

Part C - During Construction

C1. Construction Hours

The Proponent shall comply with the construction and operation hours in Table 1.

Table 1 - Construction Hours

Activity	Day	Time
Construction	Monday – Friday	7am to 5pm
	Saturday	7am to 1pm 3pm
	Sundays and Public Holidays	Nil

Notes:

- Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site; and
- Emergency work to avoid the loss of life, property and/or prevent environmental harm may be undertaken outside the hours on Table 1.

C2. Air Quality Management

During construction, the Proponent shall ensure that:

- a) all reasonable and feasible measures to minimise dust generated by the project, are implemented ;
- b) all trucks entering or leaving the site, that could generate dust, have their loads covered;
- c) trucks associated with the project do not track dirt onto the public road network; and
- d) public roads used by these trucks, in the vicinity of the site, are kept clean.

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C3. Erosion and sediment Controls

During construction, the Proponent shall implement appropriate erosion and sediment controls on site, in accordance with the relevant requirements in Landcom's (2004) *Managing Urban Stormwater: Soils and Construction manual*.

C4. Fill

Any material brought to the site must be Virgin Excavated Natural Material or material subjected to a Resource Recovery Exemption that is permitted to be used as fill material, in accordance with the provisions of the *Protection of the Environment (Waste) Regulations 2005*.

C5. Service Providers/Additional Approvals

Prior to the construction of any utility works, the Proponent shall obtain all relevant approvals from service providers, including Sydney Water.

C6. Lighting

The Proponent shall ensure that lighting associated with the project;

- a) complies with the latest version of Australian standard AS4282(INT)- Control of Obtrusive Effects of Outdoor Lighting; and
- b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, conservation areas or public road network.

C7. Sight Lines

Any proposed landscaping, fencing or signage is not to impede the desired sight lines of all road users including pedestrians and cyclists

C8. Waste Minimisation, Classification and Management

During the construction of the project the Proponent must;

- a) implement all reasonable and feasible measures to minimise waste generated by the project; and
- b) ensure all waste generated by the project is classified in accordance with the DECCW's *Waste Management Guidelines – Part1: classifying Waste*, and disposed of appropriately

Part E- Prior to the issue Occupation Certificate or Commencement of use

E1. Local Road Upgrades

The Proponent shall provide all required road upgrades, access and infrastructure identified in the Project Application, prior to the issue of any Occupation Certificate, and to satisfaction of council and the Director-General.

E2. Landscaping

The Proponent shall prepare and implement a detailed Landscaping Plan for the project to the satisfaction of the Director-General. The plan must:

- a) be prepared in consultation with Council and submitted to the department and Council prior to the issue of any Occupation Certificate;
- b) uses endemic species only, ensuring seed and propagule sources are from local botanical provenance (except in the internal courtyard)
- c) illustrate how the landscape would integrate with the design of the building ;and
- d) provide for the monitoring and maintenance of the landscaping

E3. Sustainable Travel Plan

The Proponent shall prepare and implement a sustainable travel Plan for the project, to be approved by the Director- General prior to the issue of any Occupation Certificate The Plan must:

- a) be prepared in consultation with Council and NSW Transport and Infrastructure;
- b) describe the public transport infrastructure in place ;
- c) consider the measures that could be implemented to reduce vehicle movements, including options for increasing public transport services and providing shuttle bus for



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- staff, any decision not to provide a shuttle bus, must be supported by evidence that other suitable public transport options are available;
- d) describe the measures that would be put in place to reduce vehicle movements including details of any shuttle bus routes and times, ensuring it would connect with appropriate destinations and public transport nodes;
 - e) provide for ongoing monitoring of the effectiveness of the plan; and
 - f) ensure the findings of the monitoring are used to improve the effectiveness of the plan overtime and with the development of subsequent stages of the precinct.

E4. On-site Detention - Restriction on Use

The Proponent must create a restriction on use under the *Conveyancing Act 1919* over the on-site detention system. The following terms must be included in an appropriate instrument created under the *Conveyancing Act 1919* for approval of Council:

- The registered owner of the lot burdened must not make or permit or suffer the making of any alterations to any onsite stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefitted.
- The expression 'on-site stormwater detention system' shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and services graded to direct stormwater to those structures.
- Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council.
- The instrument, showing the restriction, must be submitted to the Principal Certifying authority for endorsement prior to the commencement of the development.

E5. On-Site Detention – Positive Covenant for Maintenance

A positive covenant shall be created under the *Conveyancing Act 1919*, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Stormwater Detention System and Maintenance schedule (application number to be referenced) The Instrument, showing the positive covenant must be submitted to the consent authority for endorsement prior to the commencement of use of project.

E6. On-Site Detention – Structural Certification

Then Proponent must submit a certificate from a suitably qualified civil and/or structural engineer to council prior to the commencement of use of the project. This certificate is required to verify structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the approved Construction Plans

E7. Environmental Management Strategy

The Proponent shall prepare and implement an Environmental Management strategy for the project to the satisfaction of the Director-General. This strategy must be submitted to the Director-General and Council prior to the issue of any Occupation Certificate, and;

- a) identify the statutory requirements that apply to the project;
- b) describe in general how the environmental performance of the project would be monitored and managed;
- c) describe the procedures that would be implemented to;
 - i. keep the local community and relevant agencies informed about the operation on environmental performance of the project
 - ii. receive, handle, and respond to, and record complaints;
 - iii. resolve any disputes that may arise during the course of the project;
 - iv. respond to any non-compliance
 - v. manage cumulate impacts;
 - vi. respond to emergencies; and
- d) provide contact details and describe the role, responsibility, authority and accountability of all the key personnel involved in environmental management of the project.

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E8. Pre-Operation Compliance Audit

Prior to the issue of any Occupation Certificate, the proponent shall submit work as executed plans to the department of all the development associated with the project. These plans must be prepared by a suitably qualified and experienced expert, and include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.

E9. Retaining Walls

Any proposed retaining wall shall be constructed in accordance with councils retaining Wall Policy and shall be supported by a certificate from a structural engineer with confirms the structural adequacy of the proposal retaining wall structure (s) and compliance with Council's Retaining Wall Policy.

E10. Work Place Travel Plan

A work place travel plan is to be developed prior to the occupation of the building. The principles of the work place travel plan, to be developed by the future tenants in consultation with Council, RTA and other relevant stakeholders such as tenants, to consider the following:

- encourage the use of public transport to travel to and from the hospital;
- work with public transport providers to improve services;
- encourage public transport by employees through the provision of information, maps and timetables;
- provide appropriate pedestrian facilities which improve accessibility to the adjacent hospital, surrounding uses and public transport services;
- raise awareness of health benefits of walking (including maps showing safe walking routes);
- encourage cycling by providing safe and secure bicycle parking, including the provision of lockers and change facilities;
- provide appropriate on-site parking provision.

Part F – During Operations

F1. Noise Limits

The proponent shall ensure that noise from the operation of the project does not exceed the noise limits presented in Table 2.

Table 2

Location	Day	Evening	Night
Residences on Urunga Parade	L _{Aeq} (15min) 45	L _{Aeq} (15min) 45	L _{Aeq} (1min) 45

Note Noise generated by then project is to be measured in accordance with the relevant requirements of the NSW Industrial Noise Policy

F2. Noise Validation

The proponent shall prepare a noise validation report, to the satisfaction of the Director-General. The report must:

- a) be prepared by a suitably qualified person whose appointment has been endorsed by the Director-General;
- b) be undertaken within 3 months of the commencement of operations, while operating under normal conditions;
- c) be submitted to the Director-General within 4 months of the commencement of operations;
- d) determine the noise levels from the project;
- e) demonstrate compliance with the limits in this approval;
- f) provide details of any complaints received regarding noise from the project, and action taken to respond to these complaints; and

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- g) if any non-compliance are detected, describe the measures that would be implemented to ensure compliance, with a timetable for implementation and a program to assess and report on the effectiveness of the measures.

F3. Access

The Proponent shall ensure;

- a) that internal roads ,driveways and parking comply with the Australian Standards AS 2890.1- 2004 and AS 2890.2-2002;
- b) bicycle facilities are provided on site;
- c) all parking generated by the project is able to be accommodated on site; and
- d) all vehicles are able to enter and exit the site in a forward direction.

F4. Energy and Water Efficiencies

The Proponent shall ensure the project is energy and water efficient, in accordance with industry best practice.

F5. Waste Management

During the operation of the project the Proponent shall;

- a) implement all reasonable and feasible measures to minimise waste generated by the project; and
- b) ensure all waste generated by the project is classified in accordance with the DECCW's Waste Classification Guidelines – Part1 Classifying Waste, and disposal of appropriately

F6. Bunding

All chemicals, fuels and oils shall be stored in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with the:

- a) requirements of all relevant Australian Standards; and
- b) DECCW's *Storing and Handling Liquids: Environmental Protection –Participants Man*

F7. Detention tanks

The Proponent must ensure that the 1-131 (radioiodine) detention tanks are designed and operated to the satisfaction of Sydney Water.

F8. Wastewater

The Proponent shall remove all wastewater generated from the operations on site to a facility that is lawfully able to reuse or dispose of it.

F9. Odour

The Proponent shall not cause or permit the emission of offensive odours from the site as defined under Section 129 of the POEO Act.

F10. Registration and Operation of Apparatus

Then Proponent shall ensure that any radiation apparatus on site;

- a) is registered, tested and certified by a DECCW accredited radiation expert; and
- b) is operated by a licensed operator.

F11. Radiation Exposure Limits

The Proponent shall ensure that the radiation generated by the proposed development and any other sources on site would not exceed the limits in Table 3

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Table 3 Radiation Exposure Limits

	Exposure Limit
Any member of public	1 mSv of radiation a year
Any occupationally expose person	20mSv of radiation a year

F12. Required Licences

Prior to operations commencing on-site, the appropriate licences are to be obtained.

F13. Car Park Management Plan

The operational requirements of the car park management plan prepared by Colston Budd Hunt and Kafes are to be implemented during the operation of the site.