

SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres

Kareena Private Hospital - 86 Kareena Road, Caringbah

Appendix 1

Project Approval 08_0169



ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

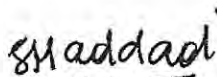
DETERMINATION OF THE KAREENA PRIVATE HOSPITAL EXTENSION
PROJECT APPLICATION APPROVAL

Major Project No. 08_0169

I, the Director-General as delegate of the Minister for Planning, under the *Environmental Planning and Assessment Act 1979* (the Act) determine pursuant to section 75J(1) of the Act, to grant project application approval to the proposal (as described in Schedule 1 and Part A of Schedule 2), subject to the conditions set out in Schedule 2.

The reason for the imposition of modifications and conditions are:

- (a) To encourage good urban design and a high standard of architecture;
- (b) To ensure the site is appropriately managed for the proposed use;
- (c) To adequately mitigate the environmental impacts of the development during construction and the ongoing use and management of the site; and
- (d) To reasonably protect the amenity of the local area.


Sam Haddad
Director-General

Sydney, 9th June 2009

SCHEDULE 1

PART A

Application made by:	Ramsay Health Care Ltd.
Major Project Number:	08_0169
On land comprising:	Land comprising part of the Kareena Private Hospital at 86 Kareena Road, Caringbah being Lot 26 DP 21004
Local Government Area	Sutherland Shire Council
For the carrying out of:	A Concept Plan comprising: • Part demolition of existing buildings and structure and associated earthworks; and • The extension of the Kareena Private Hospital (namely carparking, landscaping and associated structures).
Capital Investment Value	\$ 24.7 million
Type of development:	Concept Plan approval under Part 3A of the Act
Date approval is liable to lapse	5 years from the date of approval unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

PART B — DEFINITIONS

In this approval the following definitions apply:

Act means the *Environmental Planning and Assessment Act 1979*.

BCA means the Building Code of Australia

Council means Sutherland Shire Council.

Department means the NSW Department of Planning or its successors.

Director General means the Director General of the NSW Department of Planning.

Director Strategic Assessments means the Director Strategic Assessment at the Department of Planning

EA means the Environmental Assessment: Proposed Extension of Kareena Private Hospital prepared by Hassell Ltd for Ramsay Health Care Ltd dated 9 December 2008.

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

Proponent means Ramsay Health Care Ltd.

Regulation means the *Environmental Planning and Assessment Regulations 2000*.

RTA means the NSW Roads and Traffic Authority.

Statement of Commitments means the Draft Statement of Commitments contained in Section 5.0 of the EA.

Subject Site has the same meaning as the land identified in Part A of this Schedule.

SCHEDULE 1
PART C- TERMS OF APPROVAL AND MODIFICATIONS
TERMS OF CONCEPT PLAN APPROVAL

A1. Development Description

- (1) Except as modified by this Approval, Concept Plan approval is granted to the development as described in the document titled *Environmental Assessment: Proposed Extension of Kareena Private Hospital* prepared by Hassell Ltd and dated 9 December 2008 including, but not limited to the following works on Lot 26 in DP21004:

- a) Part demolition of existing buildings and structure and associated earthworks; and
- b) The extension of the Kareena Private Hospital (namely carparking, landscaping and associated structures).

A2. Development in Accordance with Plans and Documentation

- (1) The Proponent shall carry out the project on the Subject Site (as described in A1(1) of this Approval), generally in accordance with the following:

- a) the Environmental Assessment: Proposed Extension of Kareena Private Hospital;
- b) the Statement of Commitments; and
- c) the modifications contained within this Approval.

- (2) The development shall be in accordance with the following plans and documentation prepared by Hassell Ltd:

Drawing No.	Name of Plan or Document	Date
SK DEM-001	EXTENT OF DEMOLITION WORKS	April 2009
DA-05 Rev I	PROPOSED SITE PLAN/ROOF PLAN	19.11.2008
DA-07 Rev K	PROPOSED LOWER GROUND FLOOR PLAN	19.11.2008
DA-08 Rev J	PROPOSED GROUND FLOOR PLAN	19.11.2008
DA-09 Rev I	PROPOSED FIRST FLOOR PLAN	19.11.2008
DA-10 Rev C	PROPOSED SECOND FLOOR PLAN	19.11.2008
DA-12 Rev H	ELEVATIONS- SHEET 1	19.11.2008
DA-13 Rev H	ELEVATIONS- SHEET 2	19.11.2008
DA-L01 Rev E	LANDSCAPE AND PLANTING PLAN	17.11.2008

- (3) In the event of an inconsistency between:

- a) the conditions of this Approval and any document listed above, the conditions of this Concept Plan Approval prevail; and
- b) any document listed in A2(1) to (2) above, the most recent document shall prevail to the extent of the inconsistency.

A3. Lapsing of Approval

- (1) Approval of Major Project No. 08_0169 shall lapse 5 years after the determination date in Part A of Schedule 1 unless specified action has been taken in accordance with Section 75Y of the Act. The Director General may extend this lapse date if the Proponent demonstrates to the satisfaction of the Director General that the proposal remains current, appropriate and reflective of best practice at the date the approval would otherwise lapse.

- (2) To avoid any doubt, this Concept Approval does not permit the construction of any aspect of the development on the Subject Site.

A4. Further Assessment Requirements

- (3) There are no further assessment requirement pertinent to this Concept Plan approval.

SCHEDULE 2

PART A

Application made by:	Ramsay Health Care Ltd.
Major Project Number:	08_0169
On land comprising:	Land comprising the Kareena Private Hospital at 86 Kareena Road, Caringbah being: Lots 1 and 2 DP 203024, Lot 3 DP 650201, Lot Y DP 417162, Part Lots 2 and 4 DP 20431, Lots 101 and 102 DP 814378, Lot 6 DP 20431 and Lot 26 DP 21004
Local Government Area	Sutherland Shire Council
For the carrying out of:	A Project Application comprising: • Part demolition of existing hospital structures including two existing buildings on Lot 26 DP 21004; • Expansion and refurbishment of the rehabilitation department; • Provision of an additional 67 beds in extensions to the northern and southern elevations of the Hospital building; • Extension of the theatre suite at ground floor; • New associated administration and staff facilities; • Reconfiguration of the car parking layout to provide an additional 29 on-site parking spaces and associated pedestrian links; • New roof plant and air conditioning plant; • Landscape improvements and associated works; and • New building identification signage.
Capital Investment Value	\$ 24.7 million
Type of development:	Project Application approval under Part 3A of the Act
Date approval is liable to lapse	5 years from the date of approval unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

PART B — DEFINITIONS

In this approval the following definitions apply:

Act means the *Environmental Planning and Assessment Act 1979*.

BCA means the Building Code of Australia

Council means Sutherland Shire Council.

Department means the NSW Department of Planning or its successors.

Director General means the Director General of the NSW Department of Planning.

Director Strategic Assessments means the Director Strategic Assessment at the Department of Planning

EA means the Environmental Assessment: Proposed Extension of Kareena Private Hospital prepared by Hassell Ltd for Ramsay Health Care Ltd dated 9 December 2008.

Hospital site means the site comprising the land described in Schedule 1 Part A.

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

Proponent means Ramsay Health Care Ltd.

Regulation means the *Environmental Planning and Assessment Regulations 2000*.

RTA means the NSW Roads and Traffic Authority.

Statement of Commitments means the Draft Statement of Commitments contained in Section 5.0 of the EA.

Subject Site has the same meaning as the land identified in Part A of this schedule.

SCHEDULE 2

PART 2- TERMS OF APPROVAL AND CONDITIONS

PART A – TERMS OF PROJECT APPLICATION APPROVAL

A1. Development Description

- (1) Except as modified by this Approval, Project Application approval is granted to the carrying out of development as described in the document titled *Environmental Assessment: Proposed Extension of Kareena Private Hospital* prepared by Hassell Ltd and dated 9 December 2008 including, but not limited to:
- a) Part demolition of existing hospital structures including two existing buildings on Lot 26 DP 21004;
 - b) Expansion and refurbishment of the rehabilitation department;
 - c) Provision of an additional 67 beds in extensions to the northern and southern elevations of the Hospital building;
 - d) Extension of the theatre suite at ground floor;
 - e) New associated administration and staff facilities;
 - f) Reconfiguration of the car parking layout (south-eastern portion of the site) to provide an additional 29 on-site parking spaces and associated pedestrian links;
 - g) New roof plant and air conditioning plant;
 - h) Landscape improvements and associated works; and
 - i) New building identification signage.

A2. Development in Accordance with Plans and Documentation

- (1) The Proponent shall carry out the project (as described in A1(1) of this Approval), generally in accordance with the following:
- a) the Environmental Assessment: Proposed Extension of Kareena Private Hospital;
 - b) the Statement of Commitments; and
 - c) the modifications contained within this Approval.
- (2) The development shall be in accordance with the following plans and documentation prepared by Hassell Ltd:

Drawing No.	Name of Plan or Document	Date
SK DEM-001	EXTENT OF DEMOLITION WORKS	April 2009
DA-05 Rev I	PROPOSED SITE PLAN/ROOF PLAN	19.11.2008
DA-07 Rev K	PROPOSED LOWER GROUND FLOOR PLAN	19.11.2008
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DA-09 Rev I	PROPOSED FIRST FLOOR PLAN	19.11.2008
DA-10 Rev C	PROPOSED SECOND FLOOR PLAN	19.11.2008
DA-12 Rev H	ELEVATIONS- SHEET 1	19.11.2008
DA-13 Rev H	ELEVATIONS- SHEET 2	19.11.2008
DA-L01 Rev E	LANDSCAPE AND PLANTING PLAN	17.11.2008

- (3) In the event of an inconsistency between the conditions of this Approval and any document listed above, the conditions of this Project Approval prevail; and any document listed in A2(1) to (2) above, the most recent document shall prevail to the extent of the inconsistency.

A3. Lapsing of Approval

- (1) Approval of Major Project No. 08_0169 shall lapse 5 years after the determination date in Part A of Schedule 1 unless specified action has been taken in accordance with Section 75Y of the Act. The Director General may extend this lapse date if the Proponent demonstrates to the satisfaction of the Director General that the proposal remains current, appropriate and reflective of best practice at the date the approval would otherwise lapse.

PART B - CONDITIONS OF APPROVAL

B1 General

- (1) The proponent shall comply with the prescribed conditions of approval under Section 75J(4) of the Act.

B2 Design Amendments

- (1) An alternative colour is to be selected for the main façade element/s for the southern building extension. The colour selected is to be recessive, assist in reducing the visual prominence of the new southern building extension and is to be of a colour which is complimentary to the appearance of the existing hospital building. If considered necessary by the appointed project architect, the materials selection and composition may also be reviewed to ensure an acceptable design solution.

Final design details addressing the above shall be submitted to the satisfaction of the Director of Strategic Assessments prior to the commencement of work.

- (2) The new 1.8 metre high solid fencing proposed along part of the eastern boundary is to be extended to the northern and eastern boundaries of Lot 26 DP 21004. The design and installation of the fencing is to be resolved in consultation with the adjoining neighbours and is to be complemented by boundary planting illustrated on the Landscape Plan DA-L01 Rev E prepared by Hassell Ltd. The 1.8m height of the fence is to be struck from the existing ground level at the boundary of the site or finished level of the car park, whichever is the greater.
- (3) The car parking design illustrated on Plan DA-07 Rev. K (lower ground floor level) is to be revised to incorporate the following:
- a. a boom gate or alternative mechanism in the vicinity of parking spaces 115 and 72 to restrict access to the carparking spaces beyond (being spaces 87 to 115 and 73 to 86) between 10pm and 7am daily.
 - b. Signage is to be installed in the new carpark to advise the public of the following parking restrictions which apply between 10pm and 7am daily:
 - i. As required by Condition B2(3)(a) above; and
 - ii. To restrict parking in spaces 41 to 72 and 116 to 120 to staff parking only.
 - c. The path of travel for pedestrians from the new carpark to the new and existing entrance to the Hospital is to be clearly defined by way of appropriate line marking and way finding signage to the satisfaction of the appointed Traffic Engineer.
 - d. The pedestrian pathway is to have a minimal width of 1100mm at all times.
 - e. The pedestrian pathway shall be suitably illuminated during the evening to ensure safe access and compliance with the relevant Australian Standard.
 - f. Incorporate opportunities for bicycle and motorbike parking.

Details addressing the above requirements are to be submitted to the satisfaction of the appointed PCA prior to the issue of a construction certificate for the works. A copy of the final carpark design is to be submitted to the Director of Strategic Assessments prior to the commencement of works.

- (4) The functional design, layout, line marking, lighting and access to the new carparking must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 - 2004 Parking. The details must be submitted to and approved by the Principal Certifying Authority prior to a Construction Certificate being issued.
- (5) Prior to the issue of a Construction Certificate, the Proponent is to submit final details for the design and location of the Building Identification Signage for approval by the Principal Certifying Authority.

B3 Construction Management Plan

- (1) Prior to the commencement of relevant works, **Construction Management Plan** shall be prepared for demolition, excavation/earthworks and construction activities by a suitably qualified person in

accordance with relevant legislation and guidelines. The Plan is to be prepared to the satisfaction of the appointed PCA and is to be implemented at all times during construction.

The Plan(s) shall address, but not be limited to, the following matters:

- a. Contact details of site manager;
- b. Construction traffic, pedestrian management and parking of construction vehicles (including staff cars);
- c. Noise and vibration management;
- d. Air quality (including dust and hazardous materials if any);
- e. Erosion and sediment control;
- f. Waste management; and
- g. Stormwater and sediment control management.

In addition to the above, the Plan shall include measures to maximise the availability of on-site parking for patients, visitors and staff at all times during construction. Pedestrian access and circulation paths shall remain safe and unimpeded during all stages of construction.

The Plan(s) shall include mechanisms for monitoring and recording results of management measures.

B4 Compliance with Relevant Legislation and Australian Standards

- (1) The proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) in undertaking the project described in Condition A1, Part C of this approval.
- (2) The proposed work shall comply with the deemed-to-satisfy provisions of the Building Code of Australia (BCA). Any non-compliance may be addressed by an alternative solution, submitted as a report to the certifying authority, illustrating how the relevant performance requirements can be satisfied.
- (3) Building demolition must be carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures, and the requirements of the NSW WorkCover Authority.

B5 Procedures

- (1) A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Council or the Department.
- (2) A **site notice(s)** shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Proponent, Builder and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:
 - a. Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
 - b. The notice is to be durable and weatherproof and is to be displayed throughout the works period;
 - c. The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
 - d. The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.
- (3) The Project Manager is to ensure that adjoining residents are regularly informed in writing of construction commencement, progress and upcoming construction activities/stages.

B6 Complaints Management System

- (1) The Proponent must prepare and implement a construction Complaints Management System before construction commences and maintain the System for the duration of construction. The System shall include the following:
 - a. a direct telephone number on which complaints and enquiries about the project may be

registered;

- b. a postal address to which written complaints and enquires may be sent; and
- c. an email address to which electronic complaints and enquiries may be transmitted.

The telephone number, the postal address and the email address shall be included on the Site Notice prior to the commencement of construction. A record of complaints received and responses shall be maintained for the duration of construction.

B7 ESD requirements

- (1) All toilets installed within the development must be of water efficient dualflush capacity with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted for the approval of the Certifying Authority, prior to a Construction Certificate being issued.
- (2) All taps and shower heads installed must be water efficient with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details are to be submitted for the approval of the Certifying Authority, prior to a Construction Certificate being issued.
- (3) New urinal suites, urinals and urinal flushing control mechanisms must use waterless technology. Where it is submitted that this is not feasible, it must be demonstrated that products have been selected with at least a 4- star rating under the Water Efficiency and Labelling Scheme (WELS). Systems must include "smart controls" to reduce unnecessary flushing. Details are to be submitted to and approved by the Certifying Authority, prior to a Construction Certificate being issued.

B8 Materials and Finishes

- (1) The visible light reflectivity from building materials used on all facades and the roofs of buildings is not to exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.
- (2) The surface of any material used or proposed to be used for the paving of thoroughfares, courtyards and the like must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".

B9 Mechanical ventilation

- (1) The premises must be ventilated in accordance with the Building Code of Australia and AS1668.1-1998 and AS1668.2-1991. Details of any mechanical ventilation and/or air conditioning system complying with AS1668.1-1998 and AS1668.2-1991, the Building Code of Australia and relevant Australian Standards must be prepared by a suitably qualified person certified and certified in accordance with Clause A2.2(a)(iii) of the Building Code of Australia, to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

B10 Construction Requirements

- (1) Prior to the issue of a Construction Certificate, structural details and a Structural Certificate for Design in accordance with Clause A2.2(a)(iii) of the Building Code of Australia (applicable to class 2-9 building) and Clause 1.2.2(iii) of Volume 2 of the BCA (applicable to Class 1 and 10 buildings) must be submitted to the satisfaction of the Certifying Authority.
- (2) All demolition and construction vehicles must be accommodated wholly within the site and shall not rely on the surrounding roads for parking.
- (3) Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.
- (4) All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

- (5) The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Construction hoardings are permitted to be placed on the public way only when appropriate formal approval has been obtained from Council. Non-compliance with this requirement will result in the issue of a notice by Council to stop all work on site.
- (6) Construction staging and site management shall ensure that the stockpiling of demolition and construction materials, construction vehicle parking, siting of offices or sheds at all times during construction do not interfere with pedestrian, vehicular or emergency access to the Hospital and is maintained wholly within the Hospital grounds unless otherwise approved by Council.
- (7) All wastes generated by the project, shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials in accordance with the Waste Classification Guidelines (DECC 2008) and the Protection of the Environment (Operations) Act 1997.
- (8) The Principal Certifying Authority, and Council must be given a minimum of 48 hours notice that demolition and associated works are about to commence.
- (9) Adequate measures shall be taken to prevent dust from affecting the amenity of the surrounding area during construction.

B11 Hours of Construction

- (1) The hours of construction, including delivery of materials to and from the site, shall be restricted as follows:
 - a. Between 7.00am and 6.00pm, Monday to Fridays, inclusive
 - b. Between 8.00am and 2.00pm, Saturdays
 - c. No work or deliveries on Sundays and/or public holidays;
 - d. Works may be undertaken outside these hours were:
 - i. The delivery of materials is required outside these hours by the Police or other authorities;
 - ii. It is required to prevent environmental harm; and
 - iii. The work/s is approved by the Director of Strategic Assessments.

B12 Stormwater Disposal and Drainage

- (1) Prior to the commencement of works, engineering plans of the proposed stormwater disposal and drainage from the development shall be submitted to and approved by Council. All approved details for the disposal of stormwater and drainage are to be implemented in the development in accordance with the standard requirements of Sutherland Shire Council.

B13 Utility Services

- (1) To ensure that utility authorities are advised of the development:
 - a. Prior to the commencement of works, a survey is to be carried out of all utility services within and adjacent to the site including relevant information from utility authorities and excavation if necessary, to determine the position and level of services.
 - b. Prior to the commencement of work the applicant is to obtain written approval from the utility authorities (e.g. Energy Australia, Sydney Water, and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.

B14 Setting out of structures

- (1) A Registered Surveyor's certificate identifying the location of the buildings on the site must be submitted to the Principal Certifying Authority upon completion of the foundations and prior to the erection of wall framing or work proceeding above damp course level.

B15 Compliance with approved levels

- (1) All construction works must be strictly in accordance with the Reduced Levels (RLs) as shown on the approved engineering and building plans.

B16 Noise and Vibration

- (1) The Proponent shall use its best endeavours to minimise noise and vibration associated with the operation of any plant, machinery or other equipment on the site at all times.
- (2) Prior to the commencement of works, structural details and a Structural Certificate for Design must be submitted to the satisfaction of the PCA.

B17 Fire Safety Certificate

- (1) A Fire Safety Certificate shall be furnished to Council for all the Essential Fire and other Safety Measures forming part of this approval.

B18 External Lighting

- (1) The Proponent shall ensure that all new external lighting associated with the project is mounted, screened, and directed in such a manner so as not to create a nuisance to surrounding land uses. The lighting shall be the minimum level of illumination necessary, and be in accordance with AS 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting.

B19 Compliance with Conditions

- (1) The Proponent is required to submit documentary evidence to the Department that the site has been developed in accordance with plans approved by Project Application 08_0169 and of compliance (or a Compliance Certificate) with the conditions of that approval, prior to the commencement of use.

B20 Contamination

- (1) In the event that any form of contamination is found on-site during the undertaking of works consented to under this approval, then such works shall cease immediately. Prior to the recommencement of works, the site of the contamination shall be suitably remediated to ensure compliance with SEPP 55 and *the Contaminated Land Management Act 1977*.

B21 Occupation Certificate

- (1) Prior to issue of an Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A2.2(a)(iii) of the Building Code of Australia, must be submitted to the Principal Certifying Authority.
- (2) An Occupation Certificate must be obtained from the Principal Certifying Authority and a copy submitted to Council prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.

PART C - MATTERS FOR ONGOING OCCUPATION/PERFORMANCE OF THE DEVELOPMENT

C1 Operational Transport Management Plan

- (1) Prior to occupation and/or commencement of the use, whichever is the earliest, the Proponent is to develop an **Operational Transport Management Plan** which is to include strategies to be implemented during the ongoing use of the facility to encourage non-private car based travel to the site by staff. The Plan should also consider the following measure to reduce demand for car travel:
 - a. Provision of incentives to the uptake of public transport such as partial reimbursement of tickets; and
 - b. Provisions of personally tailored information and support to individuals seeking to travel to work by public or active transport.

The Plan is to be implemented following the occupation and/or commencement of the use.

- (2) Prior to occupation and/or commencement of the use, whichever is the earliest, the Proponent is to prepare a Carpark Management Plan for the ongoing use and occupation of the carpark. The Plan is to include the measures and strategies to address the following:
 - a. to restrict access to the south-eastern section of the carpark as required by Condition B2(3)(a) and B2(3)(b) above;
 - b. to maximise the availability of on-site parking for patients and visitors of the Hospital;
 - c. to control/ restrict parking on-site which is unrelated to the Hospital;
 - d. to reduce impacts on neighbouring residential properties particularly during evening hours; and
 - e. a commitment to review the effective operation and management of the carpark annually.

A Plan addressing the above requirements is to be submitted for the approval of the Director of Strategic Assessments and implemented during the occupation and/or commencement of use of the premises.

C2 Waste requirements

- (1) Prior to occupation and/or commencement of the use, whichever is earlier, of the building the owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste.

C3 Reflectivity

- (1) Any ancillary light fittings fitted to the exterior of the building are to be shielded or mounted in a position to minimise glare to adjoining properties.

C4 Annual Fire Safety Statement

- (1) The owner is required to provide to Council and to the NSW Fire Commissioner an annual Fire Safety Certificate in respect of the fire-safety measures, as required by Clause 177 of the *Environmental Planning and Assessment Regulation 2000*.

C5 Operational Noise

- (1) The use of the premises shall not give rise to any one or more of the following:
 - (a) Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy;
 - (b) A sound pressure level at any affected premises that exceeds the background (LA90 15 min.) noise level in the absence of the noise under consideration by more than 5 dB(A). The source noise level shall be assessed as LAeq, 15 min and adjusted in accordance with EPA guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content.

ADVISORY NOTES

AN1 *Requirements of Public Authorities for Connection to Services*

The proponent shall comply with the requirements of any public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the proponent.

AN2 *Use of Mobile Cranes*

The proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied with:

- (1) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
 - (a) At least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
 - (b) At least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
- (2) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Council.

AN3 *Roads Act, 1993*

A separate application shall be made to Council for approval under Section 138 of the *Roads Act, 1993* to undertake any of the following:

- (1) erect a structure or carry out a work in, on or over a public road, or
- (2) dig up or disturb the surface of a public road, or
- (3) remove or interfere with a structure, work or tree on a public road, or
- (4) pump water into a public road from any land adjoining the road, or
- (5) connect a road (whether public or private) to a classified road.

AN4 *Stormwater Drainage Works or Effluent Systems*

Works that involve water supply, sewerage and stormwater drainage work or management of waste as defined by Section 68 of the *Local Government Act, 1993* require separate approval by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees.

AN5 *Temporary Structures*

An approval under Section 68 of the *Local Government Act 1993* must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under Section 68 of the *Local Government Act 1993* to certify the structural adequacy of the design of the temporary structures.

AN6 *Long Service Levy*

Under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* any work costing \$25,000 or more is subject to a Long Service Levy. The levy rate is 0.35% of the total cost of the work and shall be paid to either the Long Service Payments Corporation or Council. Under section 109F(1) of the *Environmental Planning & Assessment Act, 1979* this payment must be made prior to commencement of building works.

AN7 *Dial 1100 Before You Dig'*

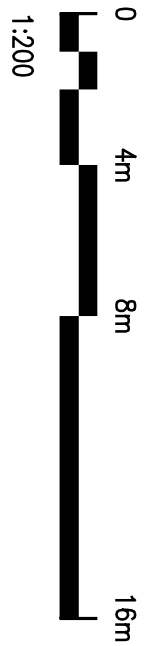
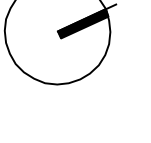
Underground pipes and cables may exist in the area. In your own interest and for safety, telephone 1100 before excavating or erecting structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website www.dialbeforeyoudig.com.au.

AN8 *Security Fencing*

Security fencing shall be provided around the perimeter of the site and precautionary measures taken to prevent unauthorised entries of the site at all times during demolition and construction.

AN9 *Compliance with POEO Act.*

All materials on-site or being delivered to the site must be contained within the site. The requirements of the *Protection of the Environment Operations Act 1997* are to be complied with when placing/stockpiling Loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.

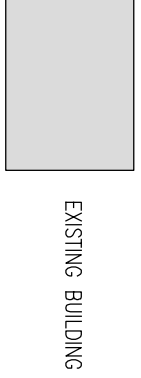


- NOTES
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 3. CONTRACT SPECIFICATIONS, REPORTS AND DRAWINGS.

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LEGEND



EXISTING BUILDING

REV	DESCRIPTION	DATE
J	ISSUED FOR CLIENT REVIEW	14.02.2007
I	ISSUED FOR CLIENT REVIEW	16.03.2007
H	ISSUED FOR CLIENT REVIEW	17.06.2008
G	ISSUED FOR CLIENT REVIEW	28.05.2008
F	ISSUED FOR CLIENT REVIEW	17.06.2008
E	ISSUED FOR CLIENT REVIEW	05.09.2007
D	ISSUED FOR CLIENT REVIEW	02.04.2007
C	ISSUED FOR CLIENT REVIEW	23.03.2007
B	ISSUED FOR CLIENT REVIEW	16.02.2007

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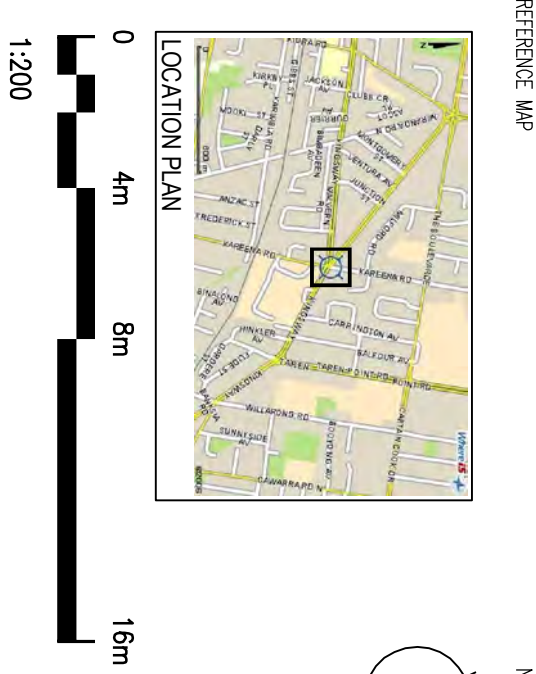
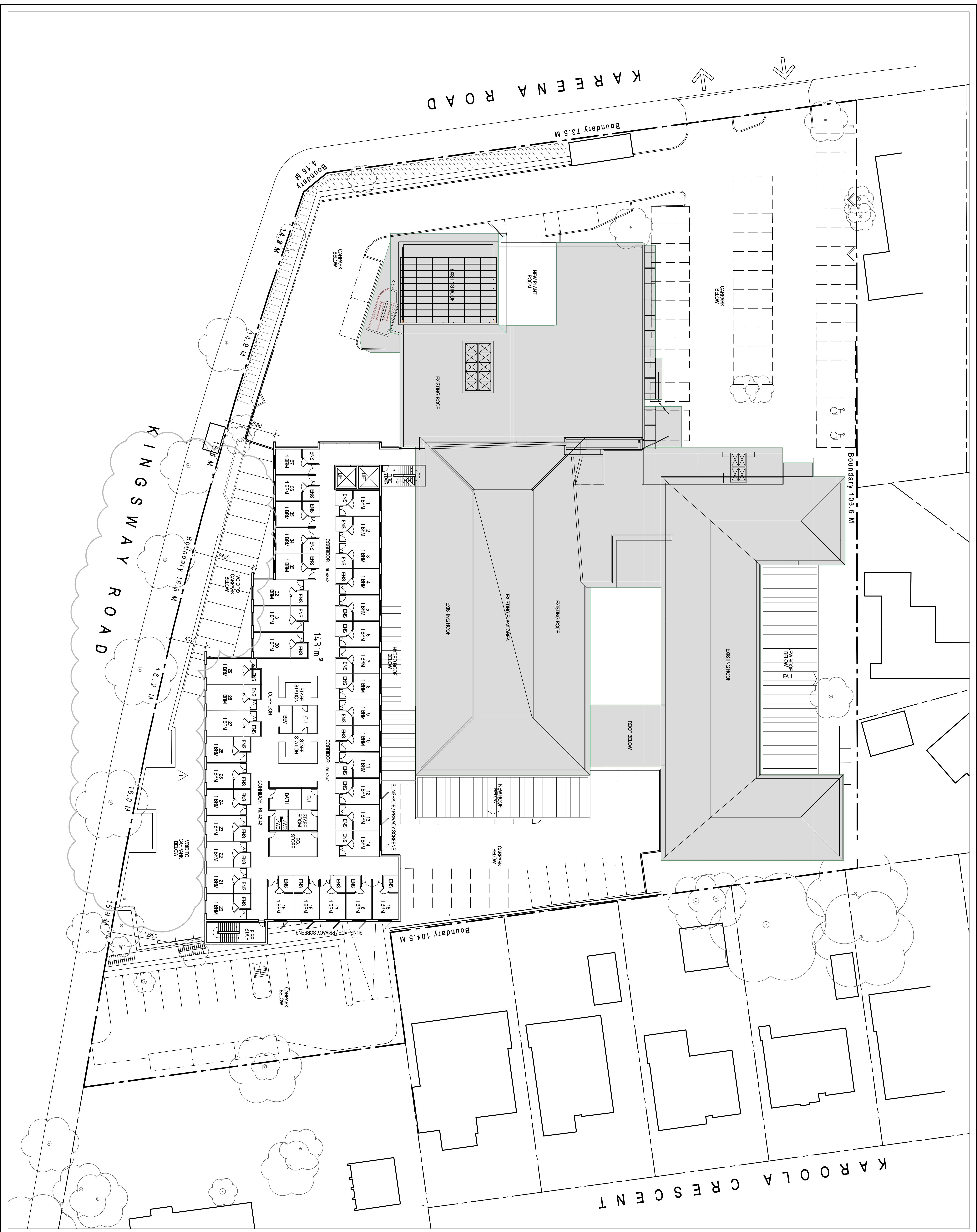
DRAWING TITLE

PROPOSED GROUND FLOOR PLAN

DEVELOPMENT APPLICATION

SCALE	DATE	BY	CHECKED	APPROVED
1:200	DG	HA		BA
DATE	NO.	DATE	NO.	DATE
PSA 7536		DA-08		J





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LEGEND

EXISTING BUILDING

LEGEND	
	EXISTING BUILDING
I	ISSUE FOR REVIEW, DEPT. OF PLANNING
H	APPROVAL TO DEPT. OF PLANNING
G	APPLICATION TO DEPT. OF PLANNING
F	ARMED DA
E	ISSUE FOR INFORMATION
D	DA RESUBMISSION
C	DA SUBMISSION
B	DA DOCUMENTS ISSUED FOR CLIENT REVIEW
A	ISSUED FOR INFORMATION

12.11.2008	
17.06.2008	
26.05.2008	
12.09.2007	
05.09.2007	
02.04.2007	
23.03.2007	
16.03.2007	
14.02.2007	

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PROPOSED
FIRST FLOOR PLAN

DRAWING TITLE

DEVELOPMENT APPLICATION

SCALE AT BT	DRAIN	CO-QUANTIFIED	CHECKED	APPROVED
1 : 200	DG	HA		BA
DWG NO.	DRAWING NUMBER			
PSA 7536	DA-09			
	REV			
	I			

LEGEND

- G1 - Glazing suite
- G2 - Glazing suite with externally mounted aluminium louvers
- G3 - Double glazed windows with integral venetians

FINISHES LEGEND

- VP1 - CFC panel
VP2 - CFC panel
VP3 - CFC panel
C1 - Colorbond Classic Cream louvers & downpipes
C2 - Colorbond Bushland
C3 - Colorbond downpipes

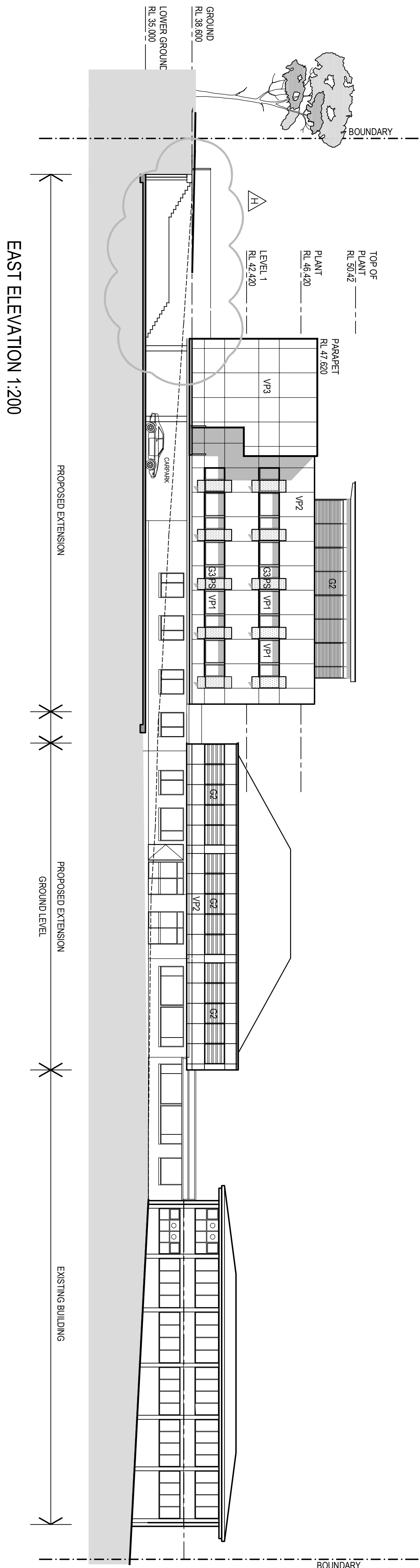
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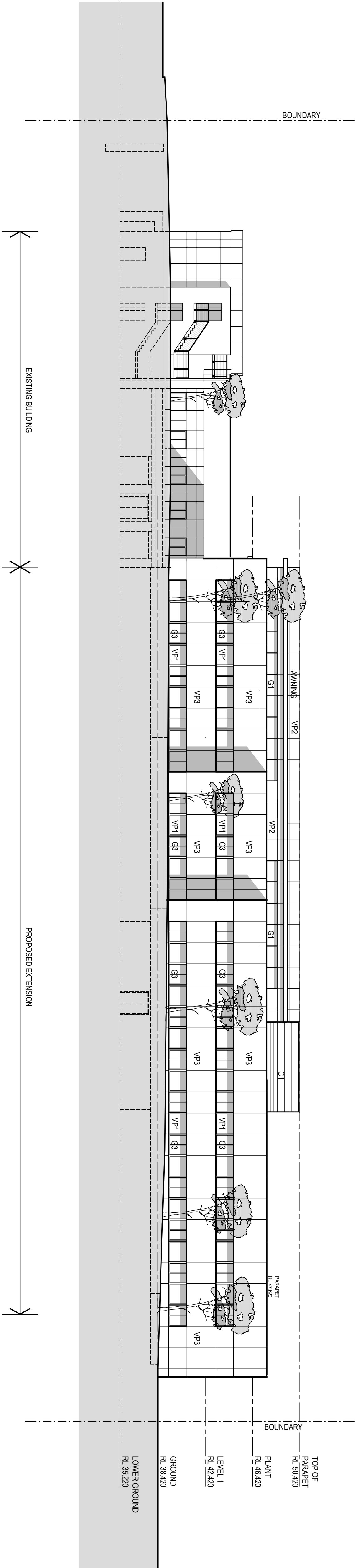
LEGEND

NOTES

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EAST ELEVATION 1:200



SOUTH ELEVATION (KINGSWAY ROAD) 1:200

REV	DESCRIPTION	DATE
H	ISSUE FOR REVIEW LEFT OF PLANNING CONCERNED UNLESS SBAE REMOVED	17.01.2008
G	APPLICATION TO DENT OF PLANNING	19.06.2008
F	APPLICATION TO DENT OF PLANNING	28.05.2008
E	AMENDED DA	12.09.2007
D	ISSUED FOR INFORMATION	10.09.2007
C	DA RESUBMISSION	02.04.2007
B	DA SUBMISSION	23.03.2007
A	DA DOCUMENTS ISSUED FOR CLIENT REVIEW	16.03.2007

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DRAWING TITLE

ELEVATIONS - SHEET 1

STATUS		DEVELOPMENT APPLICATION			
SCALE AT 91		DRANK	CO-COATED	CHECKED	APPROVED
1 : 200		DG	HA		BA
JOB NO.	PSA 7536		TRAINING NUMBER	DA-12	REV
					H