



Royal North Shore Acute Hospital

75W to Major Project MP 08_0172 - Level 9 modifications

March 2011

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1 Introduction

This planning report accompanies an application made under Section 75W of the Environmental Planning and Assessment Act 1979 with respect to a proposed modification to Major Project Approval MP08_00172 – Royal North Shore Acute Hospital and Community Health Building. The proposed modifications relate specifically to changes to Level 9 of the Acute Hospital building that replace the approved administrative use with In Patient Unit (IPU) bedding and related medical functions. There will be a minor increase in floor space at this level.

Refer to **Appendix A** for copy of the Instrument of Approval and **Appendix B** for a reduced set of approved plans.

1.1 BACKGROUND

Royal North Shore has been subject of on-going redevelopment which includes the following chronological order of approvals and modifications:

- 8 September 2008 – Minister declared the Royal North Shore Hospital site a Critical Infrastructure Project.
- 13 April 2007 – a Concept Plan MP08_0051 was approved providing for consolidation of the hospital operations on the site into one hospital precinct and allowing for the redevelopment of the remainder of the site for other uses.
- 19 June 2009 – a Project Application for the Acute Hospital and Community Health Facility MP08_0172 which comprised demolition of buildings on site and the construction of the Acute Hospital Building, Community Health Building and a multi-storey car park.
- 23 March 2010 – a modification MP08_0172 (MOD 1) was approved allowing changes to the design and layout of the Community Health Building.
- 3 August 2010 – a modification MP08_0172 (MOD 2) was approved allowing the demolition of Building 19 'Mortuary' and construction of a car park.
- 19 January 2011 – a modification MP08_0172 (MOD 3) was approved allowing height increase and addition of helipad to the Acute Hospital building.

2 Proposal

2.1 IMPETUS FOR THE MODIFICATIONS

The redesign of Level 9 to accommodate 60 inpatient unit beds provides additional capacity to the Royal North Shore Campus and seeks to address any future bed surge or bed growth envisaged in the foreseeable future. The location of the additional Inpatient Units on Level 9 ensures access to the core Hospital functions in the new Acute Services Building Inpatient units.

2.2 DETAILS OF THE MODIFICATIONS

- The modifications are restricted to Level 9 of the Acute Hospital building only.
- The modifications are primarily internal but for a minor increase of 120m².
- The additional floor space would infill areas at Level 9 to align with the setbacks of Level 8 below.
- Internally, the Level 9 area would change from an administrative support function featuring primarily office space, to medical related IPU for Aged and Medical/Surgical uses.
- A total of 60 In Patient Unit (IPU) beds would be introduced on Level 9.

Details of the changes are illustrated in the modified drawings at **Appendix B**.

3 Environmental Assessment

3.1 ASSESSMENT CRITERIA

Under Section 75W of the Act, the Minister may provide environmental assessment requirements to be addressed by the proponent prior to any application under this Part being determined.

In this respect, and to assist the Department in the consideration of this matter, it is proposed for the purposes of this assessment that those Director General Requirements, as they applied to the original Project Application and as relevant to the current proposal, be re-considered.

In this respect, the following relevant environmental assessment criteria have been adopted:

- Consistency with the concept approval
- Urban form and design
- Amenity impacts
- Traffic, transport and Accessibility
- Justification for the proposal in light of any potential environmental impacts and whether or not the project is in the public interest.

3.2 ASSESSMENT

3.2.1 Consistency with the Concept Approval

The proposed changes are ostensibly internal and pertain to a change from one hospital related use to another. The modification does not introduce any new use that might require additional assessment that hasn't already been considered in the context of the existing Concept Plan approval.

In relation to the changes to the external appearance of the building, a minor increase in floor area is proposed. This increase will not result in any significant increase in the existing building envelope and certainly no protrusion through the building envelope approval as part of the Concept Plan.

In relation to traffic impact, the proposal would be generally consistent with the traffic related requirements under Conditions M9.1a and M10.1. In summary, these requirements are that:

M9.1a "Any application for health related development shall detail arrangements to facilitate public transport use.

M10.1a A detailed transport, traffic and accessibility study shall be submitted to and approved by the Director-General prior to or concurrent with the lodgement of any project application for development of the acute hospital and/or community health building. This study shall contain sufficient detail to allow it to be used as part of the TMAP for the site."

As per that in relation to the original approval, the objective was to ensure no increase in car parking. This objective is also satisfied in relation to this proposal as no additional car parking spaces are proposed. With car parking allocation minimised, the proposal will continue to encourage a greater modal split toward alternative transport as per the existing Hospital Transport Plan (submitted with the Acute Hospital Project Application). Amendment to this approved plan is not considered necessary.

3.2.2 Urban form and design

The modifications will result in minor changes to the form and external appearance of the building at Level 9. These modifications include the following:

1. Relocation of some walls to align with those of Level 8 directly below. The walls to be moved are illustrated most clearly with reference to the Level 11 Helipad Plan, see clouded area below.

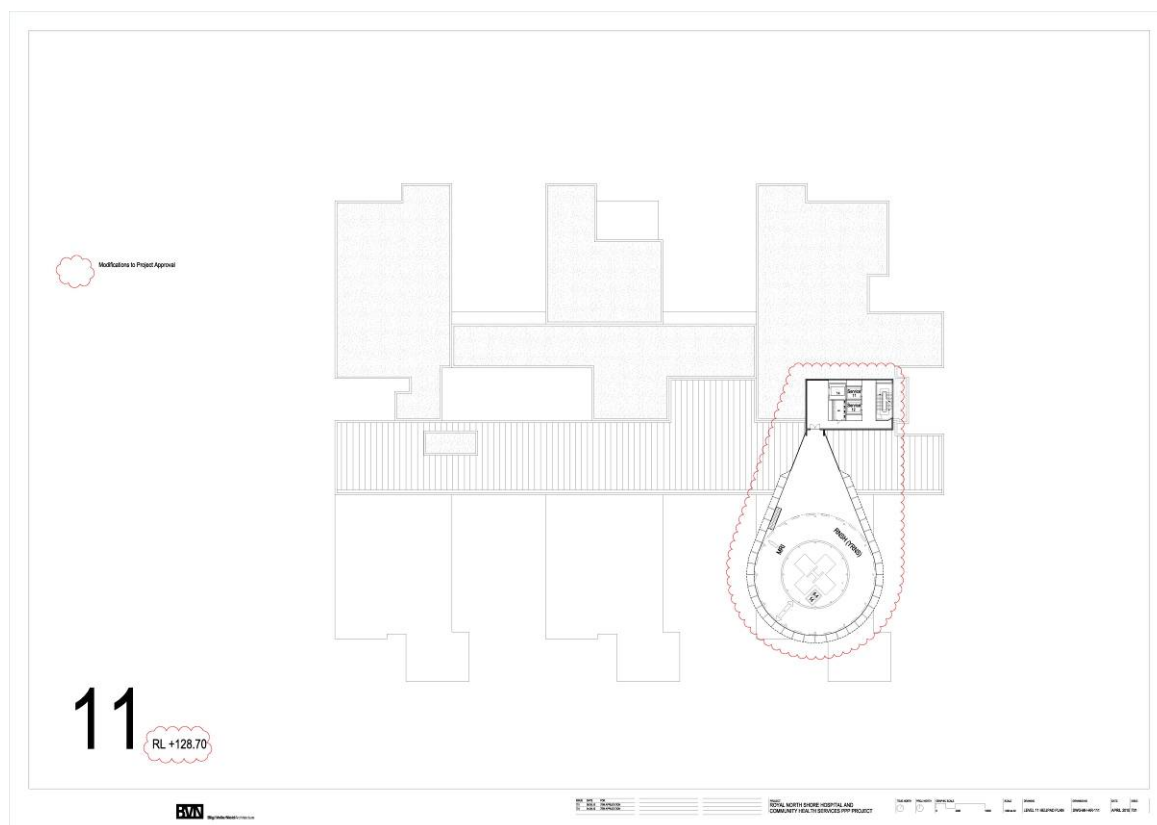


Figure 1 – Approved Level 11 plan

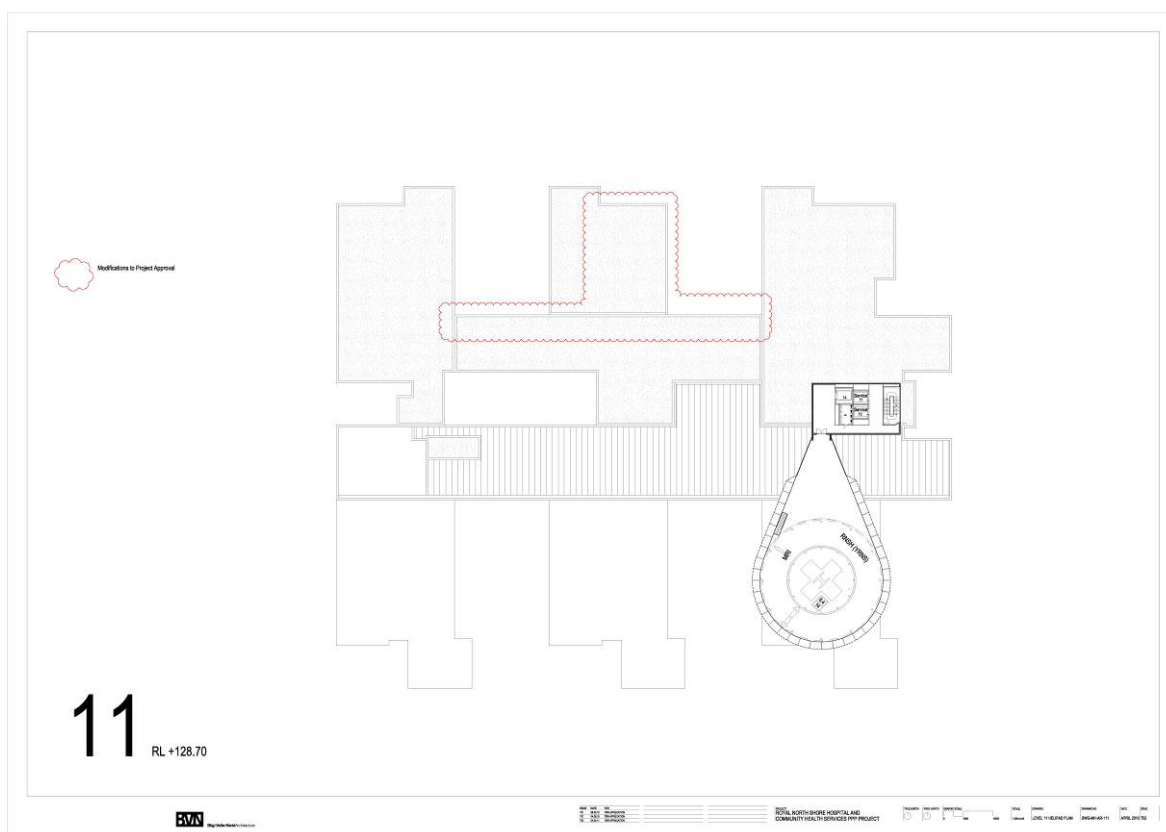


FIGURE 2 – PROPOSED LEVEL 11 PLAN

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[illegible]

ENVIRONMENTAL ASSESSMENT 7

Implications of the proposed modifications are negligible in both instances. In the first instance, the relocated walls would simplify the approved building form architecturally. The additional bulk created by the changes would be negligible in comparison with the greater approved Acute Hospital building envelope and without impact in terms of amenity impact as discussed below.

In the second instance, a change in the fenestration pattern is also without discernible visual impact. The size of windows and range of materials remain the same. Change only relates to the rearrangement of materials within the fenestration area and is also without consequence visually or upon the amenity of the surrounding area.

3.2.3 *Amenity impacts*

The only potential amenity impact arising from the modifications would be in relation to any increase in building bulk. Where the additional building bulk is restricted to the upper level, it is located on the northern side of the building and would not result in any increase in the setbacks to the property boundary, and as such no amenity impact (such as overshadowing or overlooking) would result.

3.2.4 *Traffic, transport and accessibility*

The proposal entails an additional 120m² of floor area. In the context of the total floor area of the building at approximately 95,000m², this addition is very minor. The proposal also entails a change of function at this level from a hospital related administration use to a medical related use. The very minor change in floor area and the change in use at this level is not considered to result in any discernible change to traffic or parking demand.

The traffic and parking demand is considered to be in the order of that already approved and notably, the proposal does not include any increase in the already approved parking numbers. To the point that changes may result in a slight increase in parking demand, where no additional parking is proposed, the objective to minimise car parking on site remains fulfilled.

3.2.5 *Justification for the modification*

The modification at Level 9 to introduce medical related use at the upper level and will access to the core Hospital functions in the new Acute Services Building Inpatient units. The administrative services that the proposal will displace are more portable and can be easily relocated to within existing buildings on site.

The changes would not result in any discernible changes to the approved scheme with external changes being minimal and the change of use going from one medical related use to another. The modification will result in a more appropriate provision of hospital beds and is considered to be in the public interest.

4 Conclusion

The proposed modification to provide additional In Patient Unit beds at Level 9 will further consolidate medical related uses in the new Acute Hospital building. The proposal results in minimal change in floor area and minor change to the external appearance of the approved building. Where the changes are restricted to within the existing envelope of the building, no amenity impact will result.

The modified design continues to comply with the relevant provisions of the Concept Approval and where no additional parking is proposed, the modifications will align with the principle to encourage greater modal split toward alternative transport. The proposal is considered to be in the public interest and it is recommended that approval be granted to the proposed revisions.

Appendix A

Original Instrument of Approval

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF MAJOR PROJECT NO. 08_0172

(FILE NO. S08/01405)

I, the Minister for Planning, having considered the matters in section 75J(2) of the *Environmental Planning & Assessment Act 1979* (the Act), determine pursuant to section 75J(1) of the Act to **grant approval** to the major project referred to in the attached Schedule 1 subject to the conditions of approval in Schedule 2 and Statement of Commitments in Schedule 3.

This approval applies to the plans, drawings and documents cited by the Proponent in their Environmental Assessment, Preferred Project Report and Statement of Commitments, subject to the conditions of approval in Schedule 2.

The reasons for the imposition of conditions are:

- (1) To adequately mitigate the environmental and construction impacts of the development;
- (2) To reasonably protect the amenity of the local area; and
- (3) To protect the public interest.



The Hon Kristina Keneally MP
Minister for Planning

Sydney, 17 June

2009

SCHEDULE 1

PART A — TABLE

Application made by:	Thiess Pty Ltd
Application made to:	Minister for Planning
Major Project Number:	08_0172
On land comprising:	Lots 21 and 22 DP 863329
Local Government Area	Willoughby City Council
For the carrying out of:	Acute Hospital and Community Health Facility
Capital Investment Value	\$702,306,000
Type of development:	Project approval under Part 3A of the EP&A Act
Determination made on:	
Determination:	Project approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse	5 years from the date of determination 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* (as amended).

Environmental Assessment means the document titled Royal North Shore Hospital and Community Health Facility Environmental Assessment and Project Application – Final for Public Exhibition (including all appendices) prepared by Urbis dated January 2009.

BCA means the Building Code of Australia.

Council means Willoughby City Council.

Department means the Department of Planning or its successors.

Director means the Director of the State Significant Sites branch (or its successors) of the Department of Planning.

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

Executive Director means the Executive Director of the Urban Renewal and Major Sites division (or equivalent) within the Department of Planning.

Major Project No. 08_0172 means the project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Condition A2, Part A, Schedule 2.

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.

Preferred Project Report means the documents titled Royal North Shore Hospital and Community Health Facility Preferred Project Report prepared by Urbis dated May 2009 and MP 08_00172 Royal North Shore Hospital Response to Submissions prepared by Urbis and dated May 2009.

Proponent means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

Regulations means the *Environmental Planning and Assessment Regulations, 2000* (as amended).

Statement of Commitments means the final Statement of Commitments submitted to the Department of Planning as part of the Preferred Project Report for this project.

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

SCHEDULE 2**CONDITIONS OF APPROVAL****MAJOR PROJECT APPLICATION NO. MP 08_0172****PART A – ADMINISTRATIVE CONDITIONS****A1 *Development Description***

Project Approval is granted for the following works:

- Staged demolition of Buildings 1,2,10 and 19 (part), within the development site;
- New Acute Hospital building;
- New Community Health Facility;
- Internal alterations to the existing Douglas Building;
- 2 new pedestrian bridges linking the Acute Hospital with the Douglas and Kolling Buildings;
- New multi storey car park for 576 vehicles;
- Public domain works including footpaths, lighting and street tree planting;
- Civil works including stormwater and drainage infrastructure, new roads and utilities.

A2 *Development in Accordance with Plans and Documentation*

The development shall be in accordance with the following plans, documentation and recommendations made therein:

Royal North Shore Hospital and Community Health Facility Environmental Assessment and Project Application – Final for Public Exhibition (including all appendices) prepared by Urbis dated January 2009;

and as amended by:

Royal North Shore Hospital and Community Health Facility Preferred Project Report prepared by Urbis dated May 2009 (including Statement of Commitments and Appendix A - Architectural Drawings) and MP 08_00172 Royal North Shore Hospital Response to Submissions prepared by Urbis and dated 14 April 2009 (including addendum dated 20 May 2009).

A3 *Inconsistency between plans and documentation*

In the event of any inconsistency between conditions of this project approval and the plans and documentation referred to above, the conditions of this project approval prevail.

A4 *Lapsing of Approval*

The project approval will lapse 5 years after the approval date in Part A of Schedule 1 of this project approval unless specified action has been taken in accordance with Section 75Y of the Act.

A5 *Compliance with Relevant Legislation and Australian Standards*

The proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project described in Condition A1, Part A, Schedule 2 of this approval.

PART B—PRIOR TO COMMENCEMENT OF WORKS

B1 *Notice of Commencement*

The proponent shall give written notice to Council and the Department at least 48 hours prior to works commencing on site.

B2 *Dilapidation Report*

Subject to the receipt of permission of the affected landowner/s, dilapidation report/s, including photographic surveys, are to be prepared by an appropriately qualified structural engineer prior to commencement of works. The dilapidation survey is to include all buildings, infrastructure and roads adjacent to the site. A copy of the dilapidation report/s together with the accompanying photographs must be given to the above property owners and Council prior to the commencement of works.

B3 *Traffic Management Plan*

The Traffic Management Plan, to be prepared as detailed in the Statement of Commitments, shall be submitted to the RTA for approval prior to the commencement of works.

B4 *Sydney Water Requirements*

The proponent is required to apply for a Section 73 Certificate from Sydney Water to enable Sydney Water to specify any works required as a result of the development and to assess whether amplification and/or changes are applicable. Permission is also to be obtained from Sydney Water for the discharging of trade waste into Sydney Water's wastewater systems

PART C—DURING CONSTRUCTION

C1 *Hours of Work*

All building work shall be restricted to within the hours of 7.00 am to 7.00 pm Monday to Friday, and on Saturday to within the hours of 7.00 am to 4.00 pm inclusive, with no work on Sundays and Public Holidays.

Works may be undertaken outside these hours where:

- Delivery of materials outside these hours is required by authorities or for safety reasons; or
- Where it is required in an emergency to avoid the loss of lives, property and/or prevent environmental harm; or
- Approval is granted by the Director General of Department of Planning, or his delegate.

C2 *Approved Plans to be On Site*

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.

C3 *Consultation*

Council is to be kept informed of the progress of significant components of the development to assist the Council in managing their work programs.

C4 *Site Management*

Precautionary measures to be put in place to ensure the safety and health of persons on private or public property in the vicinity of the development site, including the use of temporary fencing and signage.

C5 *Erosion and Sediment Control*

All erosion and sediment control measures are to be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

C6 Disposal of Seepage and Stormwater

All seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

C7 Dust Control Measures

Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- (1) Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- (2) Earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
- (3) All materials shall be stored or stockpiled at the best locations,
- (4) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- (5) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material,
- (6) All equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- (7) Gates shall be closed between vehicle movements and shall be fitted with shade cloth, and
- (8) Cleaning of footpaths and roadways shall be carried out regularly.

C8 Waste Management

- (a) All waste generated by the development shall be disposed to a facility to receive such waste. Hazardous materials including asbestos and leas shall be in accordance with WorkCover requirements and relevant Australian Standards.
- (b) Any asbestos waste generated by the development must be disposed of in accordance with the requirements of Clause 42 of the *Protection of the Environmental Operations (Waste) Regulation 2005*.

PART D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**D1 Works As Executed Plans**

Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation including further studies and revised plans required by this approval, shall be submitted to Council for information purposes only.

D2 Post-construction Dilapidation Report

- (1) The proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.
- (2) The report is to be submitted to the Council and adjoining property owners, and is to:
 - (a) Compare the post-construction dilapidation report with the pre-construction dilapidation report, identifying the nature and costs of damage (if any) which has occurred during and as a result of construction, and
 - (b) Have written confirmation from the relevant authority that there is no adverse structural damage to its infrastructure and roads (as far as reasonably practical) or that satisfactory arrangements have been made to remedy any damage. If this has been unreasonably delayed by the relevant authority, attempts to seek such confirmation shall be given to the satisfaction of the Department.

D3 Workplace Travel Plan

The Workplace Travel Plan to be prepared for the project (as detailed in the Statement of Commitments) shall be forwarded to the Department of Planning for approval prior to occupation.

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 Application for Hoardings and Scaffolding

A separate application shall be made to Council for approval under Section 68 of the *Local Government Act, 1993*, to erect a hoarding or scaffolding in a public place. Such an application shall include:

- (1) Architectural, construction and structural details of the design in accordance with Council's policies.
- (2) Structural certification prepared and signed by a suitably qualified practising structural engineer.

AN3 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.

AN4 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.

AN5 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.

AN6 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.

AN7 Excavation – Historical Relics

Should any historical relics be unexpectedly discovered then all excavations or disturbance to the area is to stop immediately and the Heritage Council of NSW shall be informed in accordance with Section 146 of the *Heritage Act, 1977*.

AN8 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.

AN9 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales *Environmental Planning and Assessment Act, 1979*. This assessment has not involved any assessment of the application of the Commonwealth legislation. It is the proponent's responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

SCHEDULE 3
STATEMENT OF COMMITMENTS

7 STATEMENT OF COMMITMENTS

The following Statement of Commitments is offered to ensure that the proposed development will adequately mitigate any potential adverse environmental impacts during both the construction and operational stages of the development.

The proponent is responsible for the implementation and achievement of any Commitments made as part of this Project Application. The timing for the completion and/or implementation of these Commitments are as outlined below.

GENERAL COMMITMENTS

SC1 BCA

All building work shall accord with the provisions of the BCA.

SC2 Lighting

All lighting will comply with AS1518 with respect to lighting design for roads and public spaces and AS4282 on "The Control of the Obtrusive Effects of Outdoor Lighting"

SC3 Car parking and loading bays

All car parking spaces and service bays shall be designed to comply with AS2890.

SC4 Other Approvals

Any proposal for the erection of a structure of the public road reserve will be the subject of an application to Council under s.138 of the Roads Act 1993.

SC5 Reflectivity

The materials and external finishes of external façades and roofs of the buildings shall be selected to minimise any potential reflectivity impacts caused though reflectivity.

SC6 RTA Costs

All works and signposting are to be of no cost to the RTA.

PRIOR TO THE COMMENCEMENT OF WORKS

SC7 Comprehensive Construction Management Plan

Prior to the commencement of works a Comprehensive Construction Management Plan (CCMP) will be prepared for the development site as a whole, or if considered to be beneficial, for each particular stage dependant on any specific stage peculiarities.

The CCMP will combine all relevant operational and management construction-related methodologies and will be divided into three parts:

- General Construction Management – mitigation of potential environmental impacts, excavation;
- Traffic and Pedestrian Management – vehicular access for both private users, public buses, emergency vehicles, pedestrian access and safety;
- Construction Waste Management – treatment of waste, recycling.

The following criteria and/or objectives will be incorporated in the CCMP in order to satisfactorily address any potential impacts likely to arise during this period:

General Construction Management

- All work, including demolition, excavation and building work shall comply with Australian Standard AS2436: 1981 Guide to Noise Control on Construction, Maintenance and Demolition Sites and DECC Draft Construction Noise Guidelines (2008)
- All mitigation measures to address the impacts associated with noise and vibration from construction activities shall be in accordance with the Acoustic Statement of Commitments, prepared by ArupAcoustics, 23 October 2008.
 - Where practicable, the vibration resulting from construction and operation will not exceed the evaluation criteria presented in Environmental Noise Management – Assessing Vibration: A Technical Guideline (Dec, 2006).
 - Any specific management techniques to be adopted, such as site signs, with respect to the removal of asbestos.
 - Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction;
 - Review the visual impact of any noise mitigation measures proposed as part of the development to assess the adequacy and potential additional architectural treatments required in the hospital locality.
 - Contingency plans to be implemented in the event of non-compliances and/or noise complaints.
 - Machinery and equipment will be selected and well maintained to assist in minimising noise levels.
 - Mobile plant such as excavators and other diesel operated machinery will be fitted with mufflers and other silencing equipment as far as practical.
 - All entry and departure of heavy vehicles to and from the site would be restricted to the nominated construction hours.
 - Noisy activities would occur in as short a time space as possible with minimum delays.
 - Noise and vibration monitoring, reporting and response procedures.
- All excavation work, including the treatment of unsupported cuts, vertical excavations in rock, retaining walls and foundations shall be constructed in accordance with those relevant recommendations provided in the Supplementary Geotechnical Investigation, prepared by Coffey Geotechnics, dated 23 September 2008.
 - Adequate measures shall be taken to prevent dust from affecting the amenity of the surrounding area during the works. In particular, the following measures must be adopted:
 - Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed; around or over dust sources to prevent wind or activity from generating dust emissions,
 - Earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,

- All materials shall be stored or stockpiled at the best locations.
- The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material.
- All equipment wheels shall be washed before exiting the site
- Construction methodology and equipment will be selected to meet DECC requirements.
- Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan, contained Appendix L of the Project Application, and in accordance with Managing Urban Stormwater, Soil and Contamination 4th Edition March 2004.
 - At the completion of construction and stabilisation of the landsurface all stormwater control devices will be removed.
- A Tree Protection Plan/Zone will be devised for all trees that are being retained within the site, (refer to SC27 for proposed means of tree protection).
- Pedestrian and user safety including the management of vacant premises during construction.
- Appropriate OH&S procedures and protective equipment would be in place during construction and operation.
- A "1 800" number will be available during construction for members of the public to phone and lodge any complaints they may have in relation to the construction activity.

Traffic Management

A Traffic Management Plan will be prepared to minimise construction traffic impacts on the surrounding road network and disruptions from works within road reserves, as far as practicable, and ensure road safety is not compromised, including:

1. Maintaining access along Westbourne Street and liaising with emergency services to ensure emergency response plans are not compromised;
2. Provision of adequate spoil stockpiling capacity for spoil reuse where practicable to limit truck impacts;
3. Informing the local community and road users on changed conditions prior to work commencing and spoil transportation;
4. Arrangements for parking (onsite where practicable) and safe access to work areas from the adjacent road network;
5. Traffic control in accordance with RTA Traffic Control at Work Sites and AS 1742.3 1996, Traffic Control Devices for Works on Roads;
6. Initiatives to promote the use of public transport by construction workers;
7. Backfill trenches with cold-mix bitumen and provide funding for Council to complete the remediation of roads and footpaths after backfilling is completed;
8. Signage for emergency vehicles (NSW Police & NSW Fire Brigades), as well as other signage required throughout the construction phases. All necessary statutory approvals will be sought for the erection of signs.

Environmental Management

All waste disposal and storage will occur in accordance with the Protection of Environment Operations Act and Regulations and the EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

All wastes would be securely stored to minimise the risk of pollutants escaping.

SC 8 Stormwater

Stormwater drainage infrastructure shall be designed on the basis that flows leaving the site at critical points as a result of the proposed development will be no greater than those flow rates prior to the commencement of the Project.

To achieve such ends, on-site detention will be provided within the building footprint of the hospital to limit flows to no greater than existing in accordance with Council standards. Stormwater harvesting will be implemented to minimise adverse environmental impacts caused by increased stormwater runoff by reducing the total volume of runoff being discharged.

Detailed Stormwater Drainage and Infrastructure Plan, generally in accordance with the Stormwater Management Report and accompanying plans, prepared by Hyder, dated October 2008, except for the following amendments:

- The proposed construction of the underground stormwater drainage along Reserve Road South (Line C) into Council's existing pipe shall be extended to the southern property boundary of the site and be connected into Council's 1050mm diameter pipe.
- The proposed construction of the underground stormwater drainage along Herbert Street (Lines D and E) shall be in accordance with Willoughby Council's specifications (AUSPEC) and standards.

Such plans shall be prepared in consultation with Willoughby City Council and Sydney Water and shall be submitted for the approval of the Director General.

The main contractor shall lodge a security deposit in the sum of \$80,000 (GST exempt) against possible damage to Council assets during the course of development.

Inspections during the construction of public drainage works shall be carried out by a competent professional engineer.

A suitably qualified and experienced consulting engineer (generally CP Eng. Qualification) must certify on Council's standard certification form that the as constructed OSD and stormwater harvesting systems complies with Council's relevant policies and specifications.

SC 9 Dilapidation Surveys

Design measures and management procedures will be developed for implementation during construction to prevent or suitably mitigate, damage to properties, structures and infrastructure (such as from vibration). This will include a process, prior to commencement, for conducting property inspections, and dilapidation surveys, if required, on all structures (including public infrastructure) at risk of impact during construction and formulation of measures to rectify property damage caused by construction at no cost to the owner.

SC 10 Community Consultation

A Stakeholder Identification and Engagement Strategy will be undertaken, to encompass Local Governments; community service providers; local institutions; business and residents and hospital users affected by the proposed development, for the purposes of more extensive consultation, input and feedback about the proposed development, impacts and issues, during construction.

A Communication Plan will be developed, to address consultation and communication needs at various stages in the development process, (drawing upon the above Stakeholder Strategy).

SC 11 Heritage

An archival recording of Building 10 will be carried out in accordance with NSW Heritage Office Guidelines by a suitably qualified person(s), prior to its demolition.

The use of the former Mortuary Building and Building 10 will be recognised in the site-wide Heritage Interpretation Plan.

The use of the former Mortuary Building and Building 10 will be recognised in the site-wide Heritage Interpretation Plan.

A Conservation Works Schedule, and On-going Maintenance Schedule, shall be prepared for the former Mortuary to accompany any future application to adaptively re-use the building.

A preliminary Site Interpretation Strategy shall be prepared with respect to buildings 10 & 19, to inform the overall campus-wide strategy.

SC 12 ESD

Both the Community Health Facility and Acute Hospital Building are to have a 4 star Green Star Rating under the pilot Green Building Council of Australia's Green Star (GBCA) Health Care Tool.

Prior to the construction of the hospital and community health buildings an ESD Strategy will be prepared outlining measures to be incorporated into the building designs to achieve the desired rating.

The Strategy will include, but may not be necessarily limited to the following matters:

- Façade treatments and thermal performance;
- The siting of rooms which are either to be occupied or in active use, to maximise solar access;
- Stormwater harvesting and re-use;

- Water efficient fixtures and fittings;
- Insulation;
- Air-conditioning management;
- Efficiency of central plant; and,
- Energy monitoring.

SC 13 Utilities

Prior to the commencement of work to utility services, the proponent will negotiate and attain approval (if required) with the utility authorities in relation to the location and/or adjustment of the services affected by the construction works.

SC 14 Contamination

Prior to the commencement of works a Hazardous Materials Survey shall be prepared and implemented.

The scope of any Remediation Action Plan (RAP) shall be informed by the Phase 2 Contamination Assessment Report, prepared by Coffey, dated 16 March 2007 and shall include, but not be necessarily limited to:

- methodologies for the treatment of localised areas of contamination; and,
- contingencies to deal with unforeseen circumstances, such as bulk waste contained in fill material and asbestos pipes.

The RAP shall be accompanied by a statement from a site auditor accredited by the Environmental Protection Authority.

All soil requiring off-site removal will be classified in accordance with the NSW DECC (2004) Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes.

All identified hazardous materials shall be removed from buildings prior to demolition.

All remediation, in accordance with the RAP shall be carried out prior to the commencement of construction of the approved buildings.

It is acknowledged that any new information which comes to light, during demolition, remediation, or preparatory site works which has the potential to alter previous conclusions about site contamination must be immediately notified to the Department of Planning and DECC where relevant.

SC 15 Access and Mobility

Prior to the commencement of works, an Access and Mobility Assessment of the detailed design of the buildings will be prepared. The Assessment will demonstrate how the proposed development satisfies the following statutory and regulatory guidelines to ensure effective appropriate and safe use by all people including those with a disability:

- a. Federal Disability Discrimination Act;
- b. BCA;
- c. NSW Health Facility Guidelines;
- d. DDS32; and,
- e. AS1428.1, AS1428.2, AS1428.4, AS1735.12 and AS 2890.1, as applicable

SC 16 Mechanical Ventilation

Mechanical ventilation shall be designed in accordance with:

1. BCA
2. AS1668.1-1998 – Mechanical Ventilation and Air Conditioning of Buildings
3. AS1668.2-1998 – Mechanical Ventilation and Air Conditioning of Buildings
4. Public Health Act 1991
5. Public Health (Microbial Control) Regulation 2000
6. AS3666.1 – 2002 – Air Handling and Water Systems in Buildings
7. AS3666.2 – 2002 – Air Handling and Water Systems in Buildings
8. AS3666.3 – 2002 – Air Handling and Water Systems in Buildings

SC 17 Copies of Approved Plans

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.

SC 18 Site Notice

A site notice 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 site notices are to satisfy the following requirements:

1. 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;
2. The notice is to be durable and weatherproof and is to be displayed throughout the works period;
3. 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 works/ noise complaint are to be displayed on the site notice; and

The notice 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.

SC 19 Landscaping Plans

Prior to the commencement of works, the submitted landscaping plans, prepared by Oculus, shall be amended as follows:

1. The proposed *Jacaranda Mimosifolia* trees located along the western side of Herbert Street are to be replaced with *Syncarpia Glomulifera* at 7m intervals, except directly in front of the proposed awning at the main entry to the Community Health Building.

DURING CONSTRUCTION

SC 20 Construction Hours

The hours of works, including the delivery of materials to and from the site, are as follows:

- (a) Between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;
- (b) Between 7:00 am and 4:00 pm, Saturdays;
- (c) No work on Sundays and public holidays.

Variations to these hours may be undertaken on written application to the Director General.

In the case of instances where extended work hours are required due to:

- the delivery of materials required outside these hours by the Police or other authorities; or,
- an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;

The applicant shall notify, as appropriate Willoughby City Council and the NSW Department of Planning as to the nature and duration of the extended hour works. In such instances no approval, as such, is required.

SC 21 Sanitary Facilities

Temporary site toilet facilities shall be provided.

SC 22 Demolition

The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard.

SC 23 Parking

Throughout the construction period, parking numbers, (including accessible spaces), will generally be retained at existing levels.

SC 24 Site Audit

A detailed Site Audit Summary Report, Site Audit Statement and Validation Report will be prepared. The site audit must be prepared in accordance with the Contaminated Land Management Act 1997 completed by a site auditor accredited by the Environmental Protection Authority to issue site audit The site audit must verify that the land is suitable for the proposed uses.

SC 25 Continuity of Function

The medicinal and clinical functions of the site, and the range of services available within, (with the exception of the hydrotherapy pool, which will be re-located off-site), will be retained during construction.

SC 26 Protection of Trees

Trees shall be protected in accordance with the Arboricultural Assessment, prepared by Urban Tree Management, dated 17 October 2008.

SC27 Monitoring during earthworks

If during the course of construction/excavation works, unexpected archaeological relics are discovered, all works likely to affects the relic(s) will cease immediately and the relevant State agency will be notified.

PRIOR TO OCCUPATION

SC28 Subdivision and land affectations

A draft Plan of Subdivision, indicating all proposed easements, accompanied by a report which addresses the means by which existing easements are to be addressed, shall be prepared and submitted to the Director General for approval.

SC29 Workplace Travel Plan

A Workplace Travel Plan shall be prepared and shall consider those initiatives included in the Traffic and Transport Report, prepared by Hyder, dated November 2008.

The Plan shall be informed by a Travel Demand Management assessment and shall be reviewed to further increase public transport use 1 year post occupation of the hospital.

SC 30 Public Infrastructure Restoration

All damaged footpath, nature strip, kerb and gutter or other public infrastructure arising as a direct result of the proposed development shall be replaced or rectified as appropriate, in accordance with Council specifications at no cost of Council.

SC 31 Underground Utility Services

The proponent shall install underground electrical and other utility services in accordance with Energy Australia and other utility company specifications along the full frontage of the development site where it fronts Herbert Street, Reserve Road and Westbourne Street.

SC 32 Operational Management Plan

An Operational Management Plan will be prepared prior to the opening of the hospital to the public. The plan will address, but will not be limited to, the following matters:

- Measures to ensure protection of heritage buildings and assets.
- Protection of flora and fauna.
- Minimisation of anti-social behaviour.
- Visitor safety.
- Site security.
- Noise management.
- Transport, Traffic and pedestrian management.

SC33 Disaster, Fire and Emergency Management Plan

To complement the Operational Management Plan, a Disaster, Fire and Emergency Management Plan shall be prepared in accordance with:

- Australian Standard AS 4083 – 1997 "Emergency Response for Healthcare Facilities"
- Australian Standard AS 4485.1 – 1997 "Security for Health Care Facilities"
- Australian Standard AS 3745 – 2002 "Emergency control organisation and procedures for buildings, structures and workplaces"
- Australian Standard AS 4083 – 1997 "Planning for Emergencies – Health Care Facilities"
- Australian Standard AS 2293 – 2005 "Emergency escape lighting and exit signs for buildings System design, installation and operation"

SC34 Crime Prevention through Environmental Design (CPTED)

Prior to the occupation of the hospital or the community health facility the proponent shall demonstrate, to the satisfaction of the Director General, how the following initiatives have been successfully incorporated into the development:

- (a) After hours management measures such as consideration of adequate levels of lighting, CCTV and security patrols at key locations such as building access points, courtyards, loading bays, basements and car park amenities.
- (b) Use of robust materials in finishes to minimise the impact of malicious damage
- (c) Use of clear signage in relation to pedestrian access clearly marking staff only areas
- (d) Installation of clear and prominent signage reminding users not to leave valuables in their cars
- (e) Restricting access to car park amenities after hours.

SC 35 Waste Management Plan

A fully detailed Waste Management Plan will be submitted prior to occupation of the hospital and community healthy facility. These plans will document waste management practices that comply with all relevant legislation relating to waste and resource recovery, environmental protection, and occupational health and safety, including:

- NSW Government Waste Reduction and Purchasing Policy,
- NSW DOH Infection Control Policy (02/45)
- NSW DOH Waste Management Guidelines for Health Care Facilities, Aug. 1998.
- ISO 14001:1996,
- ISO 9001:2000 and

Relevant Council and EPA requirements.

SC36 Substation Design

Any substations under the control of Energy Australia required as a result of the proposed development will be designed in accordance with Energy Australia requirements.

SC37 Splay Corners

At the intersections of Eileen Street, Blue Road and Westbourne Street with Herbert Street clear sight distances shall be provided in accordance with AS2890.1(2004).

SC38 Public Road signs and markings

On completion of the pavement works on public roads, all misplaced/damaged regulatory signs, road fixtures and markings must be replaced.

SC39 Footpath Kerb and Gutter

Prior to the staged completion of the buildings, the following works shall be completed in accordance with Willoughby Council's standards and specifications (SD15, Brick Paving Code and AUSPEC):

- New kerb and gutter on the western side of Herbert Street between Blue Road and Eileen Street, to include kerb returns, and pram ramps;
- New full width footpath in approved paving bricks along the Western side of Herbert Street between Blue Road and Eileen Street;
- Pavement reconstruction (Pavement type 4) of Reserve Road south of the round-a-bout to the southern site boundary
- The existing pavement on the south side of Westbourne Street, between Westside Road and Reserve Road shall be milled and repaved to a minimum depth of 100mm.

SC40 Signage - Strategy and Approvals

A Signage Strategy for land pertaining to the Project shall be prepared and submitted to the Director-General for approval prior to the occupation of the hospital and community health facility.

The Strategy will include a wayfinding rationale and will inform the design and location of signs across the campus.

On adoption of the Signage Strategy details of all signage will be provided to the Director General prior to the occupation of the hospital and community health facility, for approval.

DURING OCCUPATION

SC41 Noise

In order to mitigate and best manage potential impacts acoustic impacts associated with traffic, mechanical plant, helicopter noise and the like, the following criteria will be met:

- Internal Design Criteria:
 - Background noise levels – AS2107;
 - Reverberation – AS2107;
 - Building Envelope – Environmental Criteria for Road Traffic Noise (NSW EPA);
- Helicopter Noise:
 - Air Services Australia Principles and Procedures Guide;
- Fly Neighbourly Guide
- Mechanical Plant Noise – NSW DECC Industrial Noise Policy
- Traffic Noise (On-site) - NSW DECC Industrial Noise Policy
- Traffic Noise (Off-site) - Environmental Criteria for Road Traffic Noise (NSW EPA)

- Sleep disturbance - Environmental Criteria for Road Traffic Noise (NSW EPA and World Health Organisation Guidelines.
- Fixed Emergency Equipment – EPA Environmental Noise Control Manual

SC 42 Plant

All cooling towers and water heating systems shall be operated and maintained in accordance with AS3666: 2000, the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

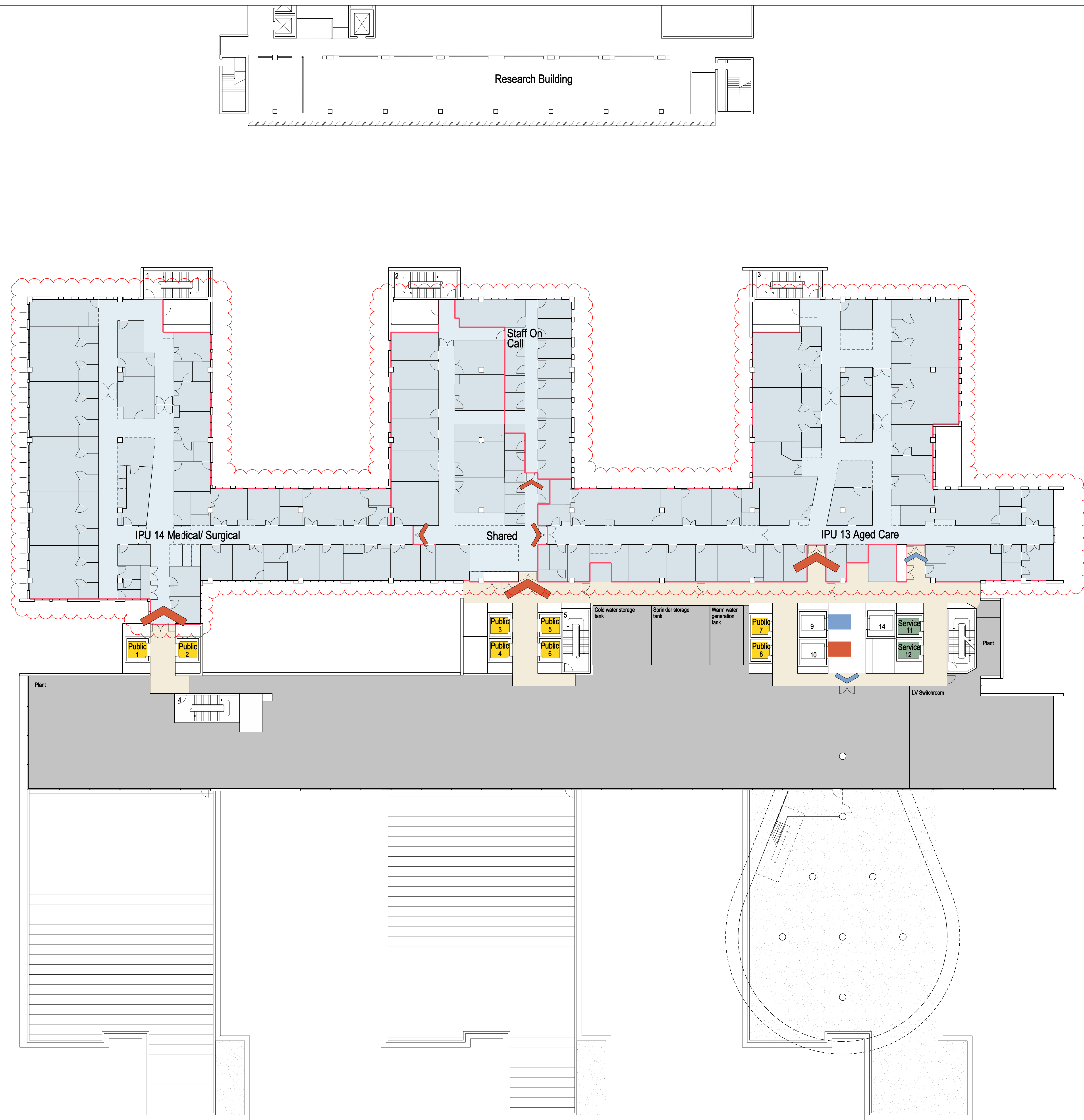
SC 43 OSD and Water Harvesting

The stormwater collection/harvesting and on site detention systems shall be maintained accordingly to meet their design intent.

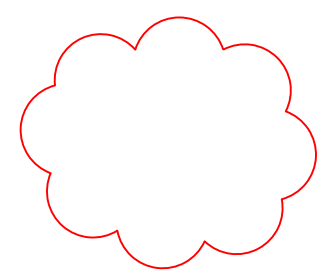
Appendix B

Proposed modification plans

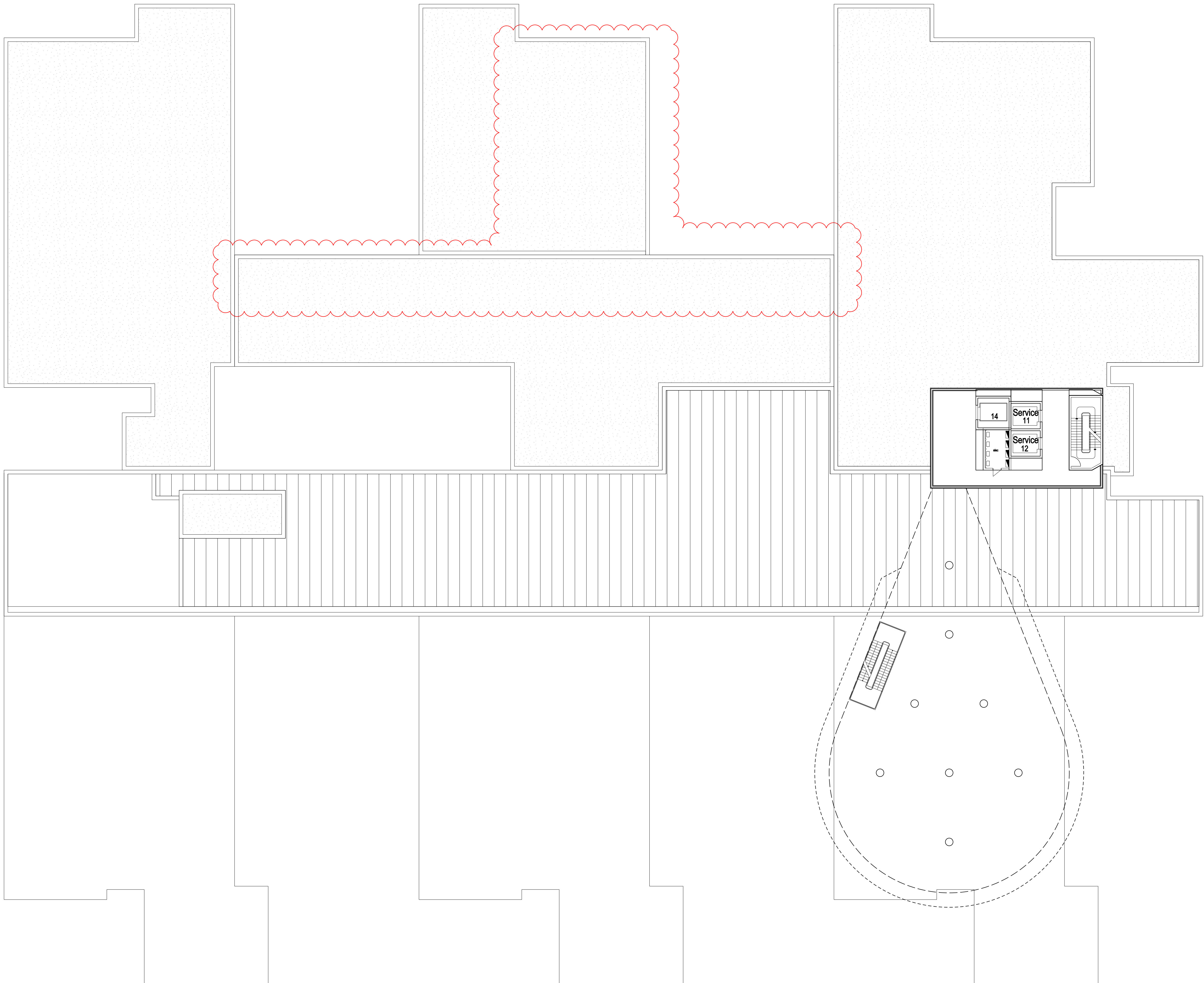
- Public/Visitor Lifts
- Inpatient/Staff Lifts
- Rapid Access Lift
- Service Lifts
- Public/Visitor Circulation
- Patient/Staff/Service Circulation
- Public Departmental Entry
- Service/Staff/Inpatient Entry
- Modifications to Project Approval



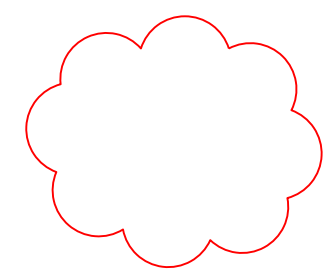
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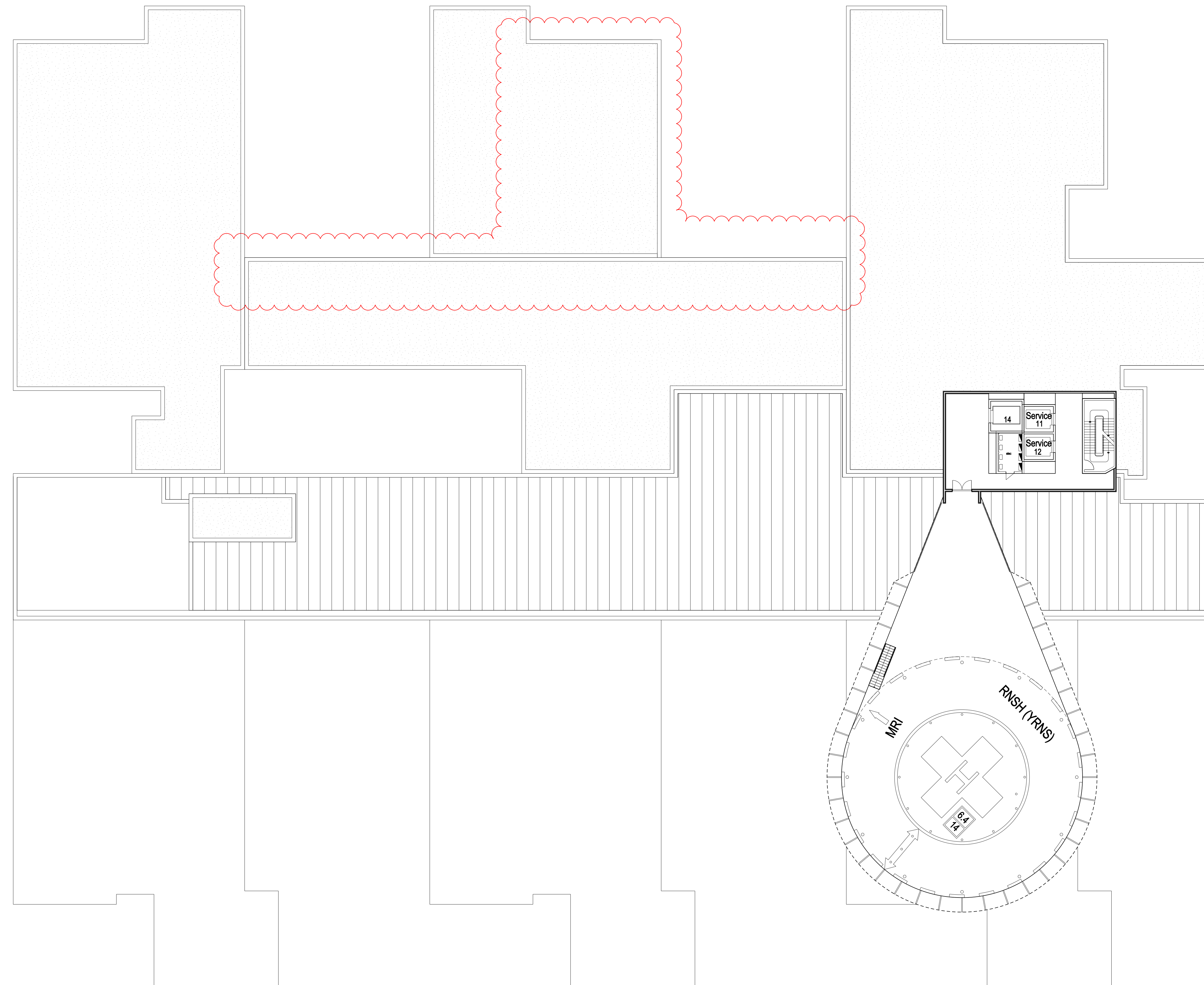
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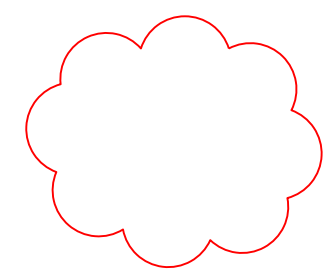


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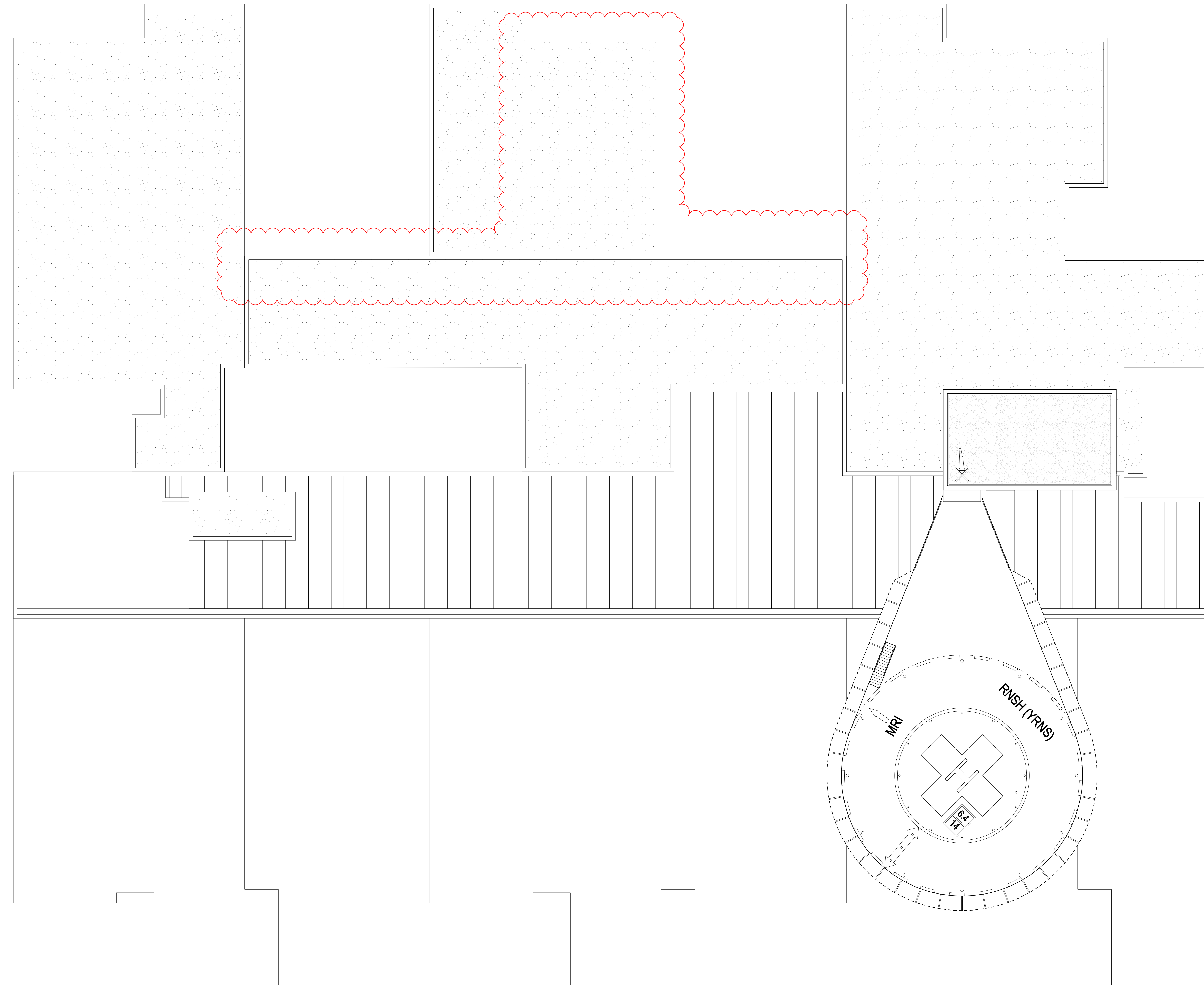


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RL +128.70



Modifications to Project Approval

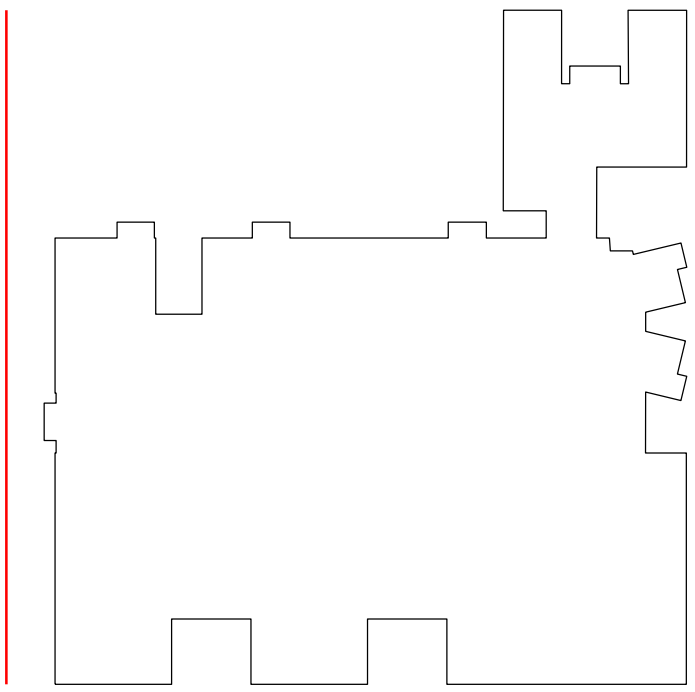


12 RL +134.50

Facade Materials Legend

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- B COMPOSITE ALUMINIUM PANEL - MATT
- C PROFILED METAL SHEETING - COLORBOND FINISH
- D PRE-FINISHED FC SHEET - MATT
- E HONED BLOCKWORK
- F POWDERCOATED ALUMINIUM LOUVRE
- G PERFORATED POWDERCOATED ALUMINIUM SUNSCREEN

MODIFICATIONS TO PROJECT APPROVAL



RECEIVING ROOM ROOF FFL 134.500

LEVEL 11 FFL 128.700

PLANT ROOF FFL 127.250

LEVEL 10 FFL 124.500

LEVEL 9 FFL 120.300

LEVEL 8 FFL 116.100

LEVEL 7 FFL 111.900

LEVEL 6 FFL 107.700

LEVEL 5 FFL 103.200

LEVEL 4 FFL 98.700

LEVEL 3 FFL 94.200

LEVEL 2 FFL 90.000

LEVEL 1 FFL 84.800

RESEARCH BUILDING

MAIN HOSPITAL ENTRY

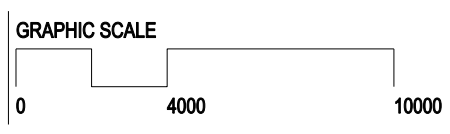


Bligh Volle-Nield Architecture

ISSUE	DATE	FOR
T03	20.10.08	PROJECT APPLICATION
T04	08.08.10	TSM APPLICATION
T04	04.08.10	TSM APPLICATION

T05 04.03.11 TSM APPLICATION

PROJECT
ROYAL NORTH SHORE HOSPITAL AND
COMMUNITY HEALTH SERVICES PPP PROJECT



SCALE
1:200 @ A0

DRAWING
WEST ELEVATION

DRAWING NO
DWG-MHAR-401

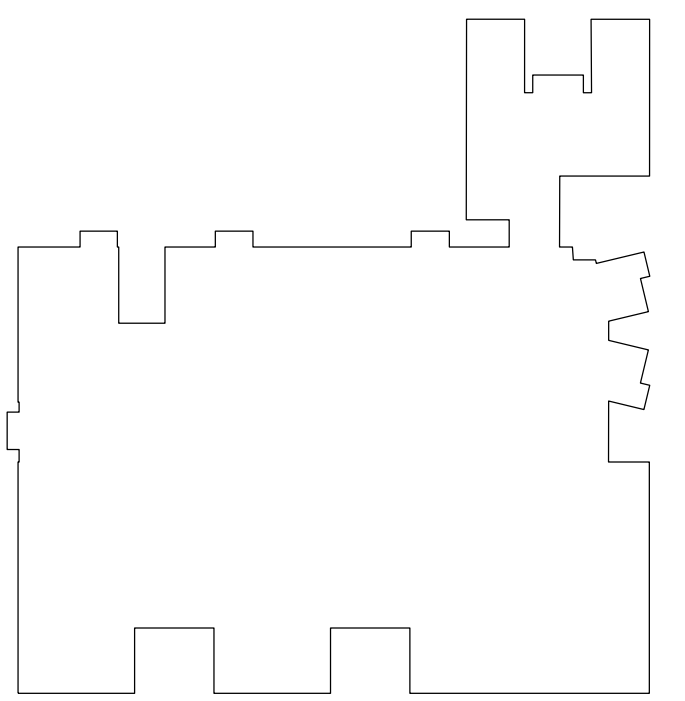
DATE
NOV 2007

ISSUE
T05

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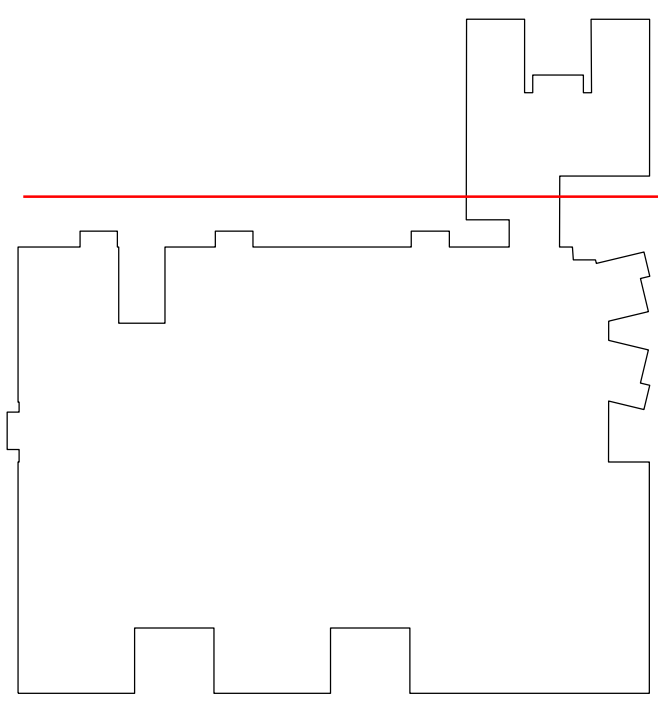
SERVICE ENTRY

MENTAL HEALTH ENTRY

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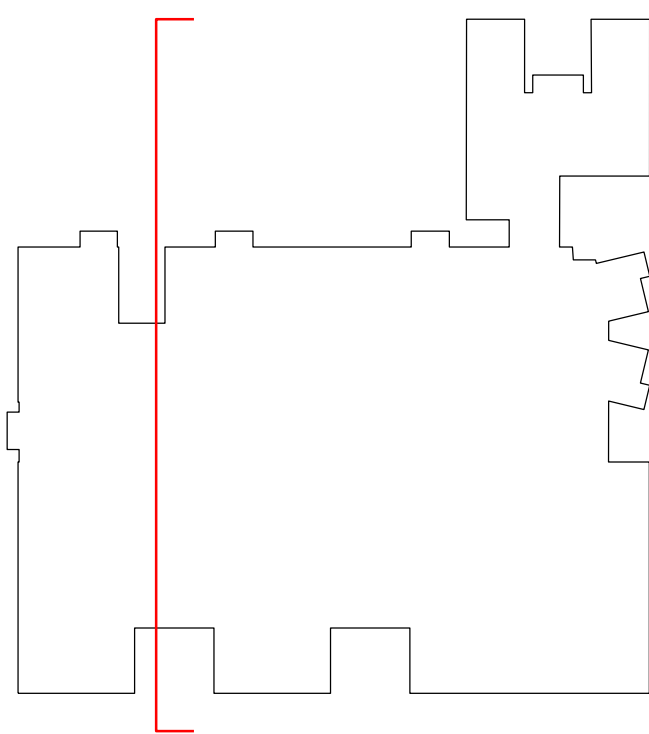
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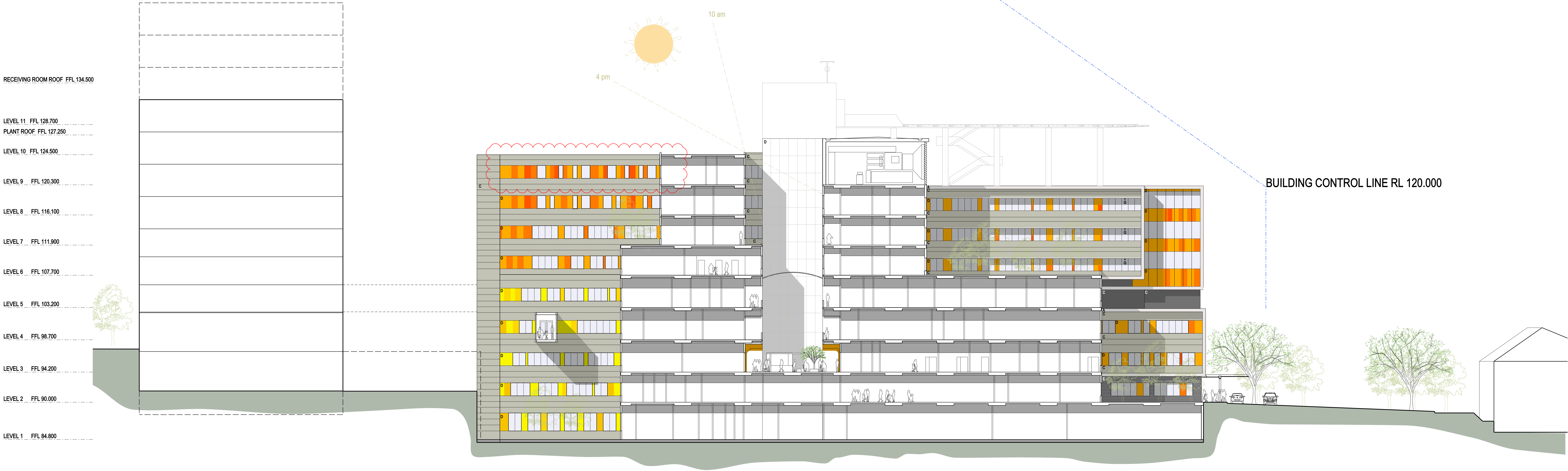
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MODIFICATIONS TO PROJECT APPROVAL



BUILDING CONTROL LINE RL 160.000

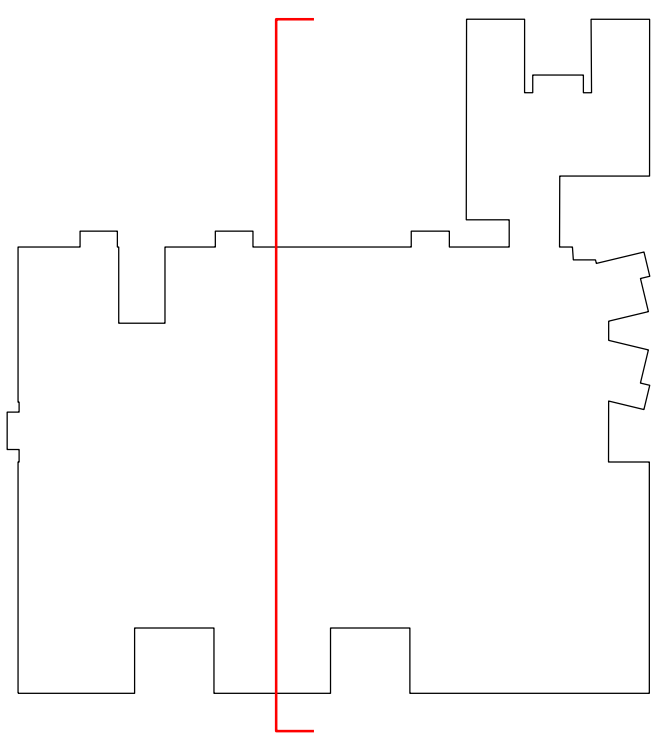
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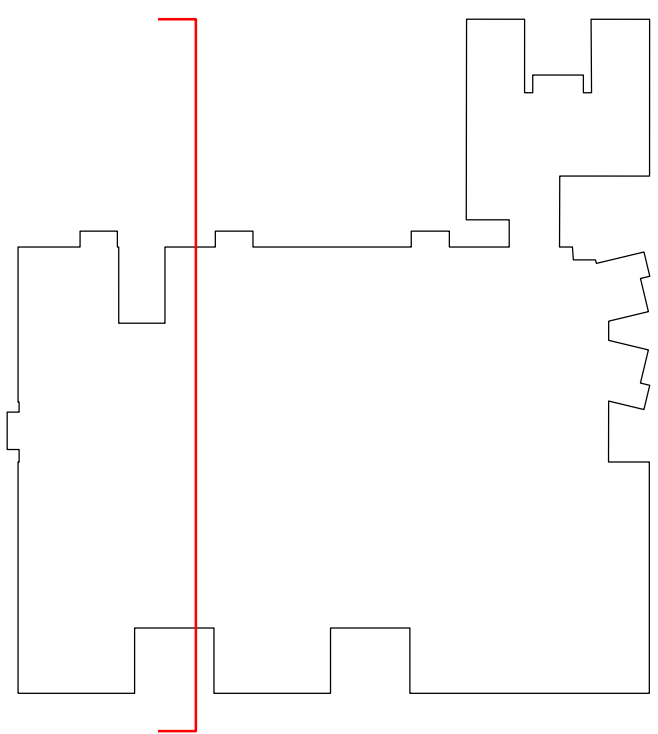
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