

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**Determination of the Auburn Community Hub Building
Hevington Road, Auburn**

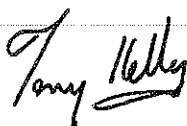
**Approval of Major Project No. 09_0173
(File No. S09/01860-1)**

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

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

The reasons for the imposition of conditions are to:

- (a) ensure the site is appropriately managed for the proposed use;
- (b) encourage ecologically sustainable development;
- (c) adequately mitigate the environmental impacts of the project;
- (d) protect the amenity of the local area; and
- (e) protect the public interest.



Tony Kelly MLC
Minister for Planning

Sydney,

22 MAR 2010

2010

SCHEDULE 1

MAJOR PROJECT NO. 09_0173

PART A—TABLE

Application made by:	Urban Planning Outcomes Pty Ltd on behalf of NSW Health Infrastructure
Application made to:	Minister for Planning
Major Project Application:	MP 09_0173
On land comprising:	Lots 7 and 8 DP 873, Hevington Road, Auburn
Local Government Area	Auburn
For the carrying out of:	Construction and operation of a Community Hub building including associated car parking, access, landscaping, engineering services, and site works.
Estimated Cost of Works	\$15,184,294
Type of development:	Project Approval under Part 3A of the EP&A Act.
Determination made on:	
Date approval is liable to lapse:	5 years from the date of determination unless the building works associated with the project have physically commenced.

PART B—DEFINITIONS

In this approval:

EP&A Act means the *Environmental Planning and Assessment Act, 1979*.

Advisory Notes means advisory information relating to the approved development but do not form a part of this approval.

BCA means the Building Code of Australia.

Certifying Authority has the same meaning as Part 4A of the EP& A Act.

Council means Auburn City Council.

Department means the Department of Planning or its successors.

Director General means the Director General of the Department or nominee.

Environmental Assessment means the Environmental Assessment dated November 2009 prepared by Urban Planning Outcomes Pty Ltd including all Appendices.

GFA means gross floor area.

Minister means the Minister for Planning.

MP No. 09_0173 means the Major Project described in the Proponent's Environmental Assessment Report.

NSWTI means New South Wales Transport and Infrastructure.

Proponent means NSW Health Infrastructure or any party acting upon this approval.

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

RTA means the Roads and Traffic Authority, NSW.

Statement of Commitments means the proponent's statement of commitments in Schedule 3.

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

SCHEDULE 2 CONDITIONS OF APPROVAL

MAJOR PROJECT NO. 09_0173

PART A—ADMINISTRATIVE CONDITIONS

A1 Project Description

Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 1.

A2 Project in accordance with plans and documents

The Proponent shall carry out the project generally in accordance with the following plans, documentation and recommendations made therein, except where varied by these conditions:

Environmental Assessment report for Auburn Community Hub prepared by Urban Planning Outcomes Pty Ltd dated November 2009 including appendices and attachments.			
Statement of Commitments dated February 2010			
Architectural (or Design) Drawings prepared by Silver Thomas Hanley			
Drawing No.	Revision	Name of Plan	Date
A-SK 1	-	Site Plan and Landscape Plan	27-08-2009
A-SK 2	-	Level 1 Floor Plan	03-09-2009
A-SK 3	-	Level 2 Floor Plan	03-09-2009
A-SK 4	-	Level 3 Floor Plan	03-09-2009
A-SK 5	-	Longitudinal Section	03-09-2009
A-SK 6[F]	-	North Elevation	27-08-2009
A-SK 7[E]	-	East Elevation	27-08-2009
A-SK 8[D]	-	South Elevation	20-08-2009
A-SK 9[E]	-	West Elevation	27-08-2009
A-SK 10	-	Shadow Diagrams	03-09-2009
A-SK 10.1	-	Shadow Diagrams	03-09-2009
A-SK 10.2	-	Shadow Diagrams	03-09-2009
A-SK 10.3	-	Shadow Diagrams	03-09-2009
Services Drawings prepared by Lincolne Scott			
C-9830	AA	Drainage Concept and OSD Details	25-11-2009
C-9831	B	External Pavement Types and Levels	03-11-2009

A3 Inconsistency between documents

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, including the Proponent's Statement of Commitments, the conditions of this approval prevail.

A4 Lapsing of Approval

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

A5 Compliance with Relevant Legislation and Australian Standards

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

Notes:

- Under Part 4A of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.

A6 Obligation to minimise harm to the environment

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

A7 Compliance with any reasonable requirements of the Director General

The Proponent shall comply with any reasonable requirement/s of the Director General arising from the Department's assessment of:

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

A8 Protection of Public Infrastructure

The Proponent shall:

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

A9 Operation of Plant and Equipment

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

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

PART B—PRIOR TO CONSTRUCTION CERTIFICATE

B1 Construction Management Plan

A Construction Environmental Management Plan shall be prepared in consultation with Council and approved by the Director General. This plan must detail:

- (a) Contact details of the site manager;
- (b) Air quality/dust control;
- (c) Noise and Vibration Management;
- (d) Waste management;
- (e) Community access and safety;
- (f) Site specific soil erosion and sediment control;
- (g) Traffic and pedestrian management;
- (h) Storage and handling of materials;
- (i) Environmental training and awareness;
- (j) Contact and complaints handling procedures;
- (k) Emergency preparedness and response;
- (l) Site induction, OHS&R management and training;
- (m) Services disruption planning and management; and
- (n) Site contamination review and remediation, hazardous materials and contamination management.

B2 Dilapidation Report

The proponent shall prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, power poles etc) to the satisfaction of Council and/or relevant agencies, prior to the commencement of construction.

B3 Car Park

The car park (including driveways, grades, turn paths, sight distance requirements, aisle lengths and parking bay dimensions) is to be designed so that:

- It complies with AS 2890.1-2004 and AS 2890-2002 as relevant.
- The proposed turning areas within the car park are to be kept clear of any obstacles, including parked cars, at all times.
- All vehicles enter and leave the site in a forward direction.
- The swept path of the longest vehicle entering and existing the subject site, as well as manoeuvrability through the site, is in accordance with AUSTROADS.

B4 Stormwater Plan

The proponent is to prepare and submit a detailed storm water and drainage works plan to Council for approval prior to the commencement of construction works.

B5 Disabled Access

Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy.

B6 Outdoor Lighting

All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*.

B7 Sight Lines

Vegetation and any proposed landscaping/fencing must be designed to not hinder sight lines to and from the proposed access driveways to motorists, pedestrians and cyclists.

B8 *Sydney Water*

A section 73 Certificate is to be obtained from Sydney Water prior to the issue of the first Construction Certificate.

PART C—DURING CONSTRUCTION

C1 *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 Certifying Authority.

C2 *Site Notice*

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:

- (1) Details of the Builder, Certifying Authority and Structural Engineer for all stages of the project;
- (2) The approved hours of work;
- (3) 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 complaints are to be displayed on the site notice; and
- (4) To state that unauthorised entry to the site is not permitted.

C3 *Hours of Construction*

All building work shall be restricted to within the hours of 7.00 am to 6.00 pm between Monday to Friday, and 8.00 am to 1.00 pm on Saturday, with no work on Sundays and/or Public Holidays. Measures shall be undertaken to ensure no adverse noise or amenity impacts occur to any residential premises.

C4 *Noise Control*

All work, including excavation and construction work must comply with the Australian Standard 2346-1981 'Guide to Noise Control on Construction, Maintenance and Demolition Sites'.

Noise and vibration emissions from equipment and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents or businesses and the relevant provisions of the *Protection of the Environment Operations Act 1997* must be satisfied at all times.

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 *Protection of Trees – Street Trees*

All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction of any stage of the project, shall be replaced, to the satisfaction of Council.

C7 *No Obstruction of Public Way*

The public way (outside of the work area) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

C8 *Setting Out of Structures*

The new building shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor shall submit a plan to the Certifying Authority certifying that structural works are in accordance with the approved project application.

C9 *Waste Minimisation*

During the construction of the project the proponent shall implement all reasonable and feasible measures to minimise waste generated by the project.

C10 *Waste classification and management*

The proponent must ensure all waste generated by the project is classified in accordance with the DECCW's *Waste Classification Guidelines - Part 1: Classifying Waste*, and disposed of appropriately.

C11 *Traffic Movement*

- All loading and unloading associated with works must occur on site.
- All vehicles must enter and leave the site in a forward direction.
- The cost of all traffic management works shall be borne by the Proponent.
- No trucks associated with the approved works are permitted to park or stand on public roadways.
- Movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods.
- The Contractor shall make provision for safe, continuous movement of traffic and pedestrians in public roads and private roads accessible to the public and erecting traffic warning signs conforming to the Roads and Traffic Authority's General Specifications (RTA Spec. Part G10 "Control of Traffic" and RTA Spec. 3355). Traffic control is to be carried out only by flagmen with certification that they have been trained in accordance with Australian Standard 1742.3 – 2002.

C12 *Archaeologist engaged during excavation*

A suitably qualified archaeologist, trained in recognising Aboriginal artefacts, is to be engaged during any excavation works to look for sites on the surface prior to disturbance and during excavations.

PART D – PRIOR TO OCCUPATION CERTIFICATE

D1 Fire Safety Certificate

A Fire Safety Certificate shall be furnished to Council for all the Essential Fire or Other Safety Measures forming part of this approval.

An Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the approval authority initial Fire Safety Certificate is received.

D2 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.

D3 Work Place Travel Plan

A single Work Place Travel Plan combined with that for the Auburn Hospital shall be prepared in consultation with NSWTI and to the satisfaction of the Director General. This plan shall include:

- (a) Increased allocation of car parking for dedicated car share, car pool, small car and 'green' car use;
- (b) The provision of 'end of trip' facilities for staff and visitors cycling or walking to the proposal. These facilities should include amenities, staff lockers and secure bike parking in safe locations;
- (c) The development of a Travel Access Guide (TAG) in accordance with guidelines on producing TAGs prepared by the RTA, or a similar travel access guide; and
- (d) The creation of a travel coordinator position or committee within Auburn Hospital to monitor and implement the WPTP.

D4 Structural Inspection Certificate

A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after:

- (a) The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final Design Drawings; and,
- (b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

D5 Road Damage

Prior to issue of the Occupation Certificate, the PCA must be satisfied that any damaged public infrastructure caused as a result of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) is fully repaired to the satisfaction of Council's Development Engineer and at no cost to Council.

PART E – DURING OPERATIONS

E1 Work Place Travel Plan

The proponent is to provide the Department and NSWTI with a report on the progress of implementing the WPTP and potential actions planned for the next 12 months. This is to be undertaken within 12 months of commencing operations.

E2 Waste Management

During the operation of the project, the proponent shall:

- (a) implement all reasonable and feasible measures to minimise waste generated by the project;
- (b) ensure all waste generated by the project is classified in accordance with the DECCW's *Waste Classification Guidelines - Part 1: Classifying Waste*, and disposed of appropriately; and
- (c) ensure that waste collection occurs during normal business hours.

E3 Noise Control – Operational

The use of the premises shall not cause a nuisance, or an offensive noise as defined in the *Protection of the Environment Operations Act 1997*, to adjoining properties or the public.

E4 Annual Fire Safety Certificate

An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued. This must ensure that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard.

E5 Noise Control – Plant and Machinery

Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:

- Transmission of "offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy.
- A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute.
- Notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential property between the hours of 12.00 midnight and 7.00am.

E6 Lighting

The proponent shall ensure that lighting associated with the project:

- (a) complies with the latest version of Australian Standard *AS 4282(INT)-Control of Obtrusive Effects of Outdoor Lighting*; and
- (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, conservation areas or the public road network.

E7 Loading and Unloading

All loading and unloading, including deliveries to and from the site in connection with the use must be carried out in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality.

E8 Unobstructed Driveways and Parking Areas

All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

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:

- a. erect a structure or carry out a work in, on or over a public road, or
- b. dig up or disturb the surface of a public road, or
- c. remove or interfere with a structure, work or tree on a public road, or
- d. pump water into a public road from any land adjoining the road, or
- e. 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

MP09_0173**AUBURN COMMUNITY HUB BUILDING
AUBURN****PROPONENT'S STATEMENT OF COMMITMENTS***Auburn Community Hub**February 2010***6. Final Statement of Commitments****6.1 General Commitments**

- G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.
- G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- G3 The development will comply with the Building Code of Australia 2008.
- G4 The proponent will continue to liaise with the local community through Auburn City Council during the development process.
- G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.
- G6 Car parking and associated facilities will comply with AS 2890.1-2004 and AS 2890-2002 as relevant.
- G7 Turning areas within the car park will be kept clear of any obstacles at all times.
- G8 The swept path of the longest vehicle entering and exiting the site as well as manoeuvrability on site will be in accordance with AUSTROADS.
- G9 A separate application will be made to Auburn City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.
- G10 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

- P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.
- P2 All utility adjustments or relocation as a result of the project will be the responsibility of Health Infrastructure or its agents.
- P3 A Water Servicing Coordinator¹ will be used to obtain a s73 Certificate from Sydney Water and managing these servicing aspects.

- P4 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.
- P5 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:
- Contact details of the site manager;
 - Air quality/dust control;
 - Noise and Vibration Management;
 - Waste management;
 - Community access and safety;
 - Site specific soil erosion and sediment control;
 - Traffic and pedestrian management;
 - Storage and handling of materials;
 - Environmental training and awareness;
 - Contact and complaints handling procedures;
 - Emergency preparedness and response;
 - Site induction, OHS&R management and training;
 - Services disruption planning and management;
 - Site contamination review and remediation, hazardous materials and contamination management.
- P6 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.
- P7 A Traffic and Pedestrian Management Plan will be prepared that will identify:
- The number and location of car parking spaces required by construction workers,
 - Ingress and egress of vehicles to the site,
 - Loading and unloading, including construction zones,
 - Predicted traffic volumes, types and routes, and
 - Pedestrian and traffic management methods.
- P8 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.
- P9 All electrical and mechanical services plans will be submitted to the Department for information prior to construction.

6.3 During Construction

- D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).

- D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan which will be submitted to DoP prior to construction and these measures will 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.
- D3 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:
- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
 - Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,
 - All materials will be stored or stockpiled at the best locations,
 - The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
 - All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
 - All equipment wheels will be washed or other action taken to avoid soil leaving site before exiting the site,
 - Gates will be closed between vehicle movements and will be fitted with shade cloth, and
 - Cleaning of footpaths and roadways will be carried out as required.
- These will also be documented in the CEMP.
- D4 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.
- Works will only be undertaken outside these hours where:
- The delivery of materials is required outside these hours by the Police or other authorities;
 - It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
 - The work is approved through the Construction Environmental Management Plan; and
 - Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.
- D5 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Construction Environmental Management Plan committed to above:
- D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

- D7 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and 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.
- D8 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.
- D9 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.
- D10 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
 - The Building Code of Australia.
- D11 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.
- D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.
- D13 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.
- D14 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.
- D15 All buildings will be ventilated in accordance with relevant codes.
- D16 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

- O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.
- O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.

- O3 Up to 10 spaces will be allocated and designed as small car spaces.
- O4 Bicycle parking facilities will be provided within the car park.
- O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.
- O6 Up to 8 parking spaces will be allocated across the Auburn Hospital campus as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- O7 **A Work Place Travel Plan will be implemented for the Hospital/Community Hub.**
- O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors.
- O9 **Vegetation will be managed by the Area Health Service to ensure sightlines are not obstructed.**
- O10 **Within 12 months of commencing operations, a report will be forwarded to NSW Transport and Infrastructure outlining progress in implementing the Work Place Travel Plan.**