

Attachment 'A' - Draft Conditions of Consent

PART A - ADMINISTRATIVE CONDITIONS

Development Description

- A1.** Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Condition A5(a) and the development must be carried out consistently with the Statement of Commitments.

Development in Accordance with Plan and Documents

- A2.** The proponent shall carry out the project generally in accordance with the:
- (a) Environmental Assessment for the Griffith Community Private Hospital and Murrumbidgee Clinical Teaching & Learning Centre, dated 8 June 2011;
 - (b) The following plans:

Architectural drawings prepared by Mode Design			
Drawing	Title	Issue	Date
09321SYD-DD001	Site plan	2	11/10/11
09321SYD-DD002	General Arrangement Plan	2	11/10/11
09321SYD-DD003	General 1 st floor plan	2	11/10/11
09321SYD-DD005	Landscape Plan	2	11/10/11
09321SYD-DD010	Phase One – Ground Floor	2	11/10/11
09321SYD-DD011	Phase One – First Floor	2	11/10/11
09321SYD-DD100	Ground Plan 1	2	11/10/11
09321SYD-DD101	Ground Plan 2	2	11/10/11
09321SYD-DD102	First Floor Plan	2	11/10/11
09321SYD-DD103	Ground Plan 3	2	11/10/11
09321SYD-DD200	Elevations	2	11/10/11
09321SYD-DD201	Elevations	2	11/10/11
09321SYD-DD202	Elevations	2	11/10/11

- (c) The conditions of this approval; and
- (d) The Proponents Statement of Commitments.

Inconsistency between plans and documents

- A3.** If there is any inconsistency between the plans and documents referred to above and the Statement of Commitments, the Conditions of this approval shall prevail to the extent of any inconsistency.

Development Expenses

- A4.**
- (a) It is the responsibility of the developer to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this approval.
 - (b) The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with *Council's Engineering Guidelines – Subdivisions*

and Development Standards December 2008 and relevant authorities specifications

Limits of Approval

A5.

- (a) Development consent includes the staged construction of a private hospital and teaching and learning facility.

Phase One of the development includes the construction of the Murrumbidgee Clinical Teaching and Learning centre and associated car parking facilities.

Phase Two of the development includes the construction of the private hospital and car parking facilities.

- (b) This approval will lapse five (5) years from the date of this approval unless the building works associated with the project have physically commenced.

Infrastructure

- A6.** All civil construction works such as; the installation of water main infrastructure, sewer main infrastructure, stormwater infrastructure, driveways and road works associated with the development are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008*. All requests for inspections are to be made to Council's Customer Service Department.

Apart from these inspections various tests are to be conducted in conjunction with the works. Test guidelines and type of tests required are identified in *Council's Engineering Guidelines - Subdivisions and Development Standards December 2008*.

PART B - PRIOR TO THE LODGEMENT OF THE CONSTRUCTION CERTIFICATE APPLICATION FOR CIVIL WORKS

Inspections

- B1. The applicant is required to pay for all inspections carried out by Council's Engineers. Payment must be paid for seven (7) inspections as per Council's current Revenue Policy **prior to the lodgement of a Construction Certificate for Civil Works application**. Any adjustments to the total amount must be paid in full **prior to the lodgement of an Occupation Certificate application**.

Car parking

- B2. An application for a Construction Certificate for Civil Works shall be submitted to Council and approved for the proposed car-park, vehicular manoeuvring areas, on-site stormwater detention and sewer works. Detailed engineering design plans shall be submitted and approved by Council and a **Construction Certificate for Civil Work is to be obtained prior to any works commencing**. Such plans shall include designs, calculations and specifications for all proposed works as required for acceptance and approval by Council. The requirements are to conform to *Council's Engineering Guidelines for Subdivisions and Development Standards – December 2008*.

Sewer

- B3. The design for pipelines, as well as manholes and other associated components normally associated with sewerage main installations are to conform to the standards prescribed in Council's *Engineering Guidelines-Subdivisions and Development Standards December 2008* and the *Sewerage Code of Australia (WSA 03-2002)*. Details and designs are to be submitted to Council for approval **prior to the lodgement of a Construction Certificate for Civil Works application**.

Stormwater

- B7. A qualified Civil Engineer with experience in Hydraulic Analysis shall design and certify the Onsite Detention System, which shall be maintained for the life of the project. The consultant must sign off all drawings and calculations and provide details of Professional Indemnity insurance. Design drawings and details are to be submitted to Council **prior to the lodgement of a Construction Certificate for Civil Works application**.

PART C - PRIOR TO THE LODGEMENT OF THE CONSTRUCTION CERTIFICATE APPLICATION FOR BUILDING WORKS

Traffic and Parking

C1.

- (a) The driveway access to the lot is to be located a minimum of one (1) metre away from all services (e.g.: Stormwater pits, Electricity poles, Property boundaries).
- (b) The proposed painted pedestrian crossing at the northern most entrance off Warrambool Street is not to be installed. This is to prevent vehicle stacking onto Warrambool Street.
- (c) **Prior to the lodgement of an Construction Certificate application** an amended drawing is to be submitted to Council for approval detailing a blind aisle extension and manoeuvring area being located at the western end of the staff car park to comply with the requirements outlined in AS 2890.1:2004 Clause 2.4.2.
- (d) **Prior to the lodgement of a Construction Certificate application** a turning path diagram detailing the swept path of the largest sized vehicle manoeuvring through the loading/unloading area, in accordance with AS2890.2:2002 shall be submitted to Council for approval. This is to ensure all vehicles can enter and exit the site in a forward direction.

Compliances, Certificates and Statements

C2.

- (a) The following Codes, Standards, Treatments and Certificates shall apply to the development.

Details – Code, Certificate or Statement	Required
Building Code of Australia	All building work must comply with and be carried out in accordance with the requirements of the Building Code of Australia.
Construction Certificate (Building)	Site works are not to commence until such time as Council has received a construction certificate for the proposed works. Council or an Accredited Certifier may issue construction certificates.

- (b) **Prior to the lodgement of the Construction Certificate application** it will be necessary to demonstrate compliance with the Building Code of Australia to the satisfaction of the Principal Certifying Authority.

Potable Water Connection

- C3.** Connections to Council's potable water main system for both fire suppression systems and/or general domestic potable water supply is to comply with the nominated Australian Standards as required by the Building Code of Australia and Councils Engineering Guidelines.

Certification from a suitably qualified consultant is to be submitted to Council **prior to the lodgement of the Construction Certificate** verifying that the proposed development complies with the above requirements.

Essential Service Providers

C4.

- (a) Documentary evidence from Essential Energy is to be submitted to Council **prior to the lodgement of a Construction Certificate application**, confirming that satisfactory arrangements have been made for the provision of an electricity service for the development.
- (b) Documentary evidence from Telstra is to be submitted to Council **prior to the lodgement of a Construction Certificate application**, confirming that satisfactory arrangements have been made for the provision of a telephone service for the development.
- (c) Documentary evidence from AGL is to be submitted to Council **prior to the lodgement of a Construction Certificate application**, confirming that satisfactory arrangements have been made for the provision of a gas service for the development.

Stormwater

C5.

- (a) All stormwater run off shall be directed to Council's street system for disposal. Stormwater run off shall not be permitted to flow over property boundaries onto the adjoining properties unless easements are created in accordance with Section 88B of the Conveyancing Act. Design drawings of the stormwater system together with hydraulic calculations complying with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008* are to be submitted to Council and approved **prior to the lodgement of a Construction Certificate application**.
- (b) Stormwater detention is to be created onsite for the critical storm event for the entire development. The maximum developed discharge is to be 65 litres per second per hectare for the proposed development as approved by this Development Application. Design and details are to be submitted to Council and approved **prior to the lodgement of a Construction Certificate application**. Reason: To ensure the proper and efficient management of stormwater arising from the development does not adversely affect the existing properties within the Ortella Street catchment and the downstream stormwater system.

Drainage Diagram

- C6. Drainage Diagram Where development includes the installation of sanitary plumbing and drainage works between the building and Council's sewer, the applicant is required to submit to Council a drainage diagram. This diagram shall be prepared and submitted to Council **prior to the issue of the Construction Certificate**. The diagram shall be drawn to scale at a ratio of 1:100 showing the location of the buildings and fittings and all pipelines, junctions, inspection openings and the like. Alternatively, Council can be requested to carry out the work upon payment of the fee listed in Council's current Revenue Policy.

Liquid Trade Waste

- C7.** The applicant is to enter into a liquid trade waste agreement with Council prior to the lodgement of the **Construction Certificate application**.

Phase One Management Plan

- C8.** Prior to the lodgement of the **Construction Certificate application**, the applicant is to submit to Council a plan of management for the site during and after construction of the teaching facility. This plan must specify the management and use of the remainder of the site prior to Phase Two commencing, such as sediment and erosion control and landscaping.

Landscape Plan

- C9.** The landscaped area shown on the plan submitted with the application shall be the subject of a detailed working plan by a suitably qualified person. Three (3) copies are to be submitted to and approved by Council **prior to the lodgement of the Construction Certificate application**.

This detailed plan should be drawn to scale (minimum 1:200) and include the location of tree and shrub species, height and spread at maturity and elevation of landscaped areas. Garden beds are to be fitted with trickle irrigation, bark chips and mounds. Curved lines and the footpath areas of the development are to be incorporated into the overall landscaped area of the development. Lawns are to have underground sprinklers.

Section 94A Development Contributions Plan 2010

- C10.** In accordance with Section 94A of the *Environmental Planning and Assessment Act 1979* and Council's Development Contribution Plan 2010, this development requires a payment of a contribution towards the cost of or the recoupment of the cost of the provision, extension or augmentation of public amenities, public services and infrastructure that will, or are likely to be, or that have been provided and are required to adequately serve the community. Copies of relevant plans may be viewed or purchased from Council's Customer Services Unit during normal business hours.

- Payment for Phase One shall be **\$44,520.00** (1% of the proposed cost of carrying out the development).
- Payment for Phase Two shall be **\$114,230.00** (1% of the proposed cost of carrying out the development).

The contribution is to be paid **prior to the lodgement of the Construction Certificate application for each stage** unless other arrangements acceptable to Council are made. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required. Note: the fee may be adjusted at the time of payment in accordance with the Consumer Price Index as published by the Australian Bureau of Statics and as valid at the time of payment.

Section 64 Contributions –Phase One & Two

- C11.** Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*. Council shall issue a certificate of compliance pursuant to S307 of this Act upon the applicant making a payment in accordance with S306 of this Act. The amount payable at the time of issue of this consent is set out in the table below.

Table of Contributions Required: Water & Sewerage – Phase One

Type of Contribution	Precinct Location	Amount per Tenement (ET)	Number of Tenements	Total Amount to be Paid
Water Supply Headworks	1	\$3602.00	0.12 ET	\$432.24
Sewerage Headworks	1	\$2080.00	0.19 ET	\$395.20
Totals				\$827.77

Table of Contributions Required: Water & Sewerage – Phase Two

Type of Contribution	Precinct Location	Amount per Tenement (ET)	Number of Tenements	Total Amount to be Paid
Water Supply Headworks	1	\$3602.00	22.2 ET	\$79 964.70
Sewerage Headworks	1	\$2080.00	35.3 ET	\$73 424.00
Totals				\$153 388.40

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the lodgement of the Construction Certificate for each stage** application unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Water Allocation transfer

- C12.** The applicant is to arrange for the transfer to Council of a water allocation of:
- Phase One - 0.084 ML;
 - Phase Two - 15.6 ML.

Documentary evidence of the transfer must be submitted to Council **prior to the lodgement of the Construction Certificate application for each stage.**

Where the allocation of water to be transferred is 2ML or less, the applicant may make a pro-rata payment based on market value, plus an administration fee to Council. The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Lease Agreement

- C13. Prior to the lodgement of the Construction Certificate application for Stage One,** the applicant shall make formal written application to Council to enter into a lease agreement for the car parking spaces proposed to be located on Council's road reserve along Animoo Avenue.

Schedule of Finishes

- C14.** An external schedule of finishes of the proposed facility is to be submitted to Council for concurrence **prior to the lodgement of the Construction Certificate application.**

Pedestrian Ramps & Crossings

- C15. Prior to the lodgement of a Construction Certificate application** an amended plan is to be submitted to Council for approval detailing that the pedestrian ramps for the internal pedestrian crossing directly face the line of travel as specified in AS1428.1.

Bicycle Parking

- C16.** It is recommended that the development install bicycle parking facilities on site. It is requested that details and location of these are provided **prior to the lodgement of the Construction Certificate application.**

PART D - PRIOR TO THE COMMENCEMENT OF WORKS

Traffic Control

- D1. A traffic control plan is to be submitted to Council satisfying the provisions of Australian Standard 1742.3, for acceptance **prior to the commencement of work**. Strict compliance to the traffic control plan is to be maintained throughout the duration of the construction work.

Reporting of damage

- D2.
- (a) If any damage is occasioned to Council property during building construction, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before construction be immediately notified to Council to avoid later conflict.
 - (b) If any damage is occasioned to Council property, particularly concrete kerbing and guttering and footpaving during building construction, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before construction be immediately notified to Council to avoid later conflict.

Traffic and Parking

- D3. Driveway construction is subject to *Council's Engineering Guidelines - Subdivisions and Development Standards December 2008*. The finished level of the driveway at the property boundary shall be 130mm above the top of kerb. Upon completion of the formwork and string lines for the driveway, the applicant shall arrange for Council's Surveyors to inspect these works **prior to the pouring of concrete for the driveway**. In the event that this level is unachievable, documentary evidence, including a detailed design is to be submitted and approved by Council **prior to the commencement of driveway construction application**.

Failure to construct to the given levels or without Council approval will render the owner liable for any necessary reconstruction costs to alter work not in conformity with such levels.

Stormwater

- D4. Where required, kerb outlets for stormwater to be saw cut with suitably approved kerb adaptors to be installed using 20 MPa concrete.

Sewer

- D5. Application is to be made to Council's Engineering Department by the appointed licensed plumber **prior to the commencement of work** on Council's sewer main.

Floor Levels

- D6. Floor levels are subject to Council's *Flood Plain Management Policy*. The floor levels for the proposed development are to be no less than 410mm above the surrounding ground level. This shall be verified by the submission of a certificate from a registered surveyor **prior to the concrete slab being poured**.

Appointment of Principal Certifying Authority

- D7. Site works are not to commence until the person having the benefit of the development consent has appointed a Principal Certifying Authority (PCA) (Note:- this can be Council or an Accredited Certifier) and has notified Council of the appointment. Should the applicant elect to nominate Council as the PCA it will be necessary to complete Form 7 and pay the required inspection fees.

An Accredited Certifier who has been appointed as a Principal Certifying Authority (PCA) must not be replaced, except with the approval of the relevant accreditation body. A replacement PCA must ensure that notice of his or her appointment, together with the relevant Accreditation Body's approval of the appointment, is given to Council within 2 days of the appointment.

Notification of Commencement

- D8. A copy of Notification of PCA/Commencement of Work; and Occupation Certificate (enclosed) **must be completed and submitted to Council when the project is ready to proceed**.

Toilet Facilities

- D9. Adequate toilet facilities are to be provided on the site throughout the demolition/construction phase of the development. Such toilet facilities are to be provided, at the ratio of one (1) toilet for every twenty (20) persons (or part thereof) employed/working on the site. Each toilet provided must be a standard flushing toilet and must be connected to a public sewer, or an accredited sewage management facility approved by council. If connection to either a public sewer or an accredited sewage management facility is not practicable, it shall be connected to some other sewage management facility approved by council. Toilet facilities must be provided and functioning **prior to the commencement of work**.

In this clause:

accredited sewage management facility means a sewage management facility to which Division 4A of Part 3 of the Local Government (Approvals) Regulation 1993 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 95B of the Regulation.

approved by the council means the subject of an approval in force under Division 1 of Part 3 of the Local Government (Approvals) Regulation 1993.

public sewer has the same meaning as it has in the Local Government (Approvals) Regulation 1993.

sewage management facility has the same meaning as it has in the Local Government (Approvals) Regulation 1993.

Unauthorised Entry to the Site

- D10. Prior to commencement of works**, a sign must be erected in a prominent position stating that unauthorised entry to the site is not permitted. The sign must also name the builder or other person responsible for the site and a telephone number at which the builder or other person can be contacted outside working hours. The sign is to be removed when the building works have been completed.

Waste Management Plan

- D11.** A Waste Management Plan shall be prepared for the development, submitted to Council and approved **prior to commencement of work on the site**. The plan shall address all waste collection, processing and disposal issues associated with waste generated by the development during construction.

Waste Containment Area

- D12.** A secure waste containment area or skip bin is to be provided on site **prior to the commencement of works**.

PART E - DURING CONSTRUCTION

Amenity

- E1.** Effective dust/noise/erosion control measures are to be maintained during construction to maintain public safety/amenity.

Traffic

- E2.** All construction activity associated with the proposed development is to be implemented in accordance with the submitted Construction & Traffic Management Plan, Issue No. 2.0, Date 19/12/2011 prepared by Griffith City Council.

Sedimentation and Erosion Controls

- E3.** Sedimentation and erosion controls are to be implemented prior to the commencement of site works. This is to include (as a minimum) the installation of a sediment fence with returned ends across the low side of the works and a temporary gravel driveway into the site.

Hours of Work

- E4.** All building, excavation and demolition work is to be carried out between 7:00am and 6:00 pm Monday to Saturday with no work to be undertaken on Sundays or Public Holidays. Variation to these times may be permitted on submission of a written request to Council indicating the date/s and time/s of the proposed work.

It is also recommended that you liaise with occupants of any surrounding dwellings prior to carrying out work outside these hours.

Plumbing and Drainage Inspections

- E5.** The carrying out of Water Supply Work, Sewerage Work and Stormwater Drainage Work requires an approval under Section 68 of the Local Government Act 1993. Approval and Inspection is required by the Regulatory Authority being Griffith City Council. The following inspections are required to be carried out.

- (a) Internal / External sanitary drainage (including sanitary plumbing) prior to covering.
- (b) Stormwater Drainage. - External drains connection from base of down pipes to designated disposal point.

Note: All plumbing and drainage work is to be carried out by licensed tradesman and necessary S68 approval permits obtained through Council prior to works commencing. Inspection fees will apply in accordance with Councils revenue policy and are required to be paid prior to inspection.

Should adequate notice not be given for cancellation of an inspection, or if works have not progressed to a stage where an inspection can be completed, a default penalty may be imposed upon the applicant by Council. Twenty four (24) hours notice is to be given to Council's Customer Service by telephoning (02) 6962 8100 to arrange for an inspection to be carried out.

Inspections during Construction

E6. Should Council be engaged as the Principal Certifying Authority, the following inspections are required to be carried out by Council's officers.

- (a) Piers, pads or post holes prior to the placement of concrete;
- (b) Footing trenches, with reinforcement steel in position, before concrete is poured;
- (c) Concrete slabs, with reinforcement steel in position before concrete is poured;
- (d) Wall and roof framework - including damp-proofing, water plumbing "rough-in" and floor, wall and roof construction prior to fixing any linings;
- (e) Waterproofing of wet areas;
- (f) Roof water drainage before backfilling;
- (g) Structural steelwork;
- (h) Completion of work before the building is occupied or used;

Should adequate notice not be given for cancellation of an inspection, or if works have not progressed to a stage where an inspection can be completed, a default penalty shall be imposed upon the applicant by Council.

Twenty four (24) hours notice is to be given to Council's Customer Service by telephoning (02) 6962 8100 to arrange for an inspection to be carried out.

Work Cover Authority

E7. The developer is required to comply with any and all requirements of the NSW Work Cover Authority

Clearing and Mulching of Vegetation

E8. No vegetation shall be burned on the site. All vegetation that must be cleared to allow the development shall be chipped and/or mulched and removed from the site for disposal at an approved waste recycling or management depot.

Suitable Hoarding

E9. A suitable hoarding is to be erected between the site and the public places for the duration of the building works. The hoarding is to be removed when the building works have been completed.

Plant, Equipment and Waste to be Contained

E10.

All plant and equipment used in the erection of the building, including concrete pumps, wagons, lifts, mobile cranes, etc, shall, unless otherwise authorised by Council, be situated entirely within the boundaries of the site and so placed that all concrete slurry, discharged water, debris and the like shall be discharged onto the building site.

PART F - PRIOR TO THE LODGEMENT OF THE OCCUPATION CERTIFICATE

Building Code of Australia

- F1. Prior to the lodgement of an Occupation Certificate application** it will be necessary to provide required documentation as requested by the Principle Certifying Authority (PCA) to demonstrate compliance with the Building Code of Australia (BCA).

Works as Executed

- F2. Works as Executed plans** for approved Civil Engineering works are to be submitted to Council upon completion of the development **prior to the lodgement of an Occupation Certificate application.**

Traffic & Parking

- F3. (a) Prior to the lodgement of an Occupation Certificate application for each stage,** the development shall provide:

- **Phase One:** Eighteen (18) off-street parking spaces; and
- **Phase Two:** Twenty-eight (28) additional off-street parking spaces, resulting in a total of forty-six (46) onsite parking spaces.

Each parking space is to be of dimensions 2.6 metres x 5.5 metres in accordance with Council's Parking Code, including a minimum of one (1) car parking space in accordance with Australian Standard 2890.6:2009 for disabled persons to serve the proposed development. Parking bays are to be clearly identified by pavement markings. Spaces adjacent to walls or other obstructions, which may affect door openings or vehicle manoeuvring, are to be widened by an additional 300mm on the side of the obstruction(s).

In respect of parking for disabled persons, approval does not guarantee compliance with the Disability Discrimination Act and the developer should investigate their liability under the Act. The applicant's attention is drawn to the Australian Standard AS 2890.6:2004 in respect of acceptable standards of design and requirements.

- (b) Parking bays, aisle widths, line marking and directional arrows** must be implemented substantially in accordance with the approved plans and Australian Standard 2890.1:2004. Parking bays, line marking and directional arrows are to be maintained by the owner of the site for the lifetime of the development and are to be installed **prior to the lodgement of an Occupation Certificate application.**

- (c) **Prior to the lodgement of an Occupation Certificate application** all car parking and vehicular manoeuvring areas shall be sealed and maintained to Council's satisfaction.
- (d) **Prior to the lodgement of an Occupation Certificate application** a blind aisle extension and manoeuvring area is to be constructed at the western end of the staff car park to comply with the requirements outlined in AS 2890.1:2004 Clause 2.4.2.
- (e) Traffic flow for all vehicles is to be limited to a one-way direction throughout the site for the public car parking area. Directional arrows are to be implemented substantially in accordance with the approved plans and Australian Standard 2890.1:2004. Directional arrows are to be maintained by the owner of the site for the lifetime of the development and are to be installed **prior to the lodgement of an Occupation Certificate application.**
- (f) **Prior to the lodgement of an Occupation Certificate application**, the width and location of the proposed driveway/s are to be constructed in accordance with the approved plans (Mode Design, Job No: 09321SYD, Drawing No: DD-002, Issue: 2, Received by Council 17 January 2012). Driveway/s and layback crossings are to be installed in accordance with Council's Engineering Guidelines - Subdivisions and Development Standards December 2008. The property owner remains responsible for the upkeep and maintenance of the access-way and associated facilities.
- (g) **Prior to the lodgement of an Occupation Certificate application**, the applicant shall install an 'Entry Only' sign within the driveway located off Warrambool Street in accordance with AS1742. The location of the sign is to be approved by Council prior to the sign being installed. All costs associated with these works are to be borne by the applicant and the sign maintained for the life of the development.
- (h) **Prior to the lodgement of an Occupation Certificate application**, the applicant shall install a 'No Entry' sign within the area that separates the public car parking area from the drop off bay in accordance with AS1742. This is to ensure vehicles are not impeded in the drop off bay and that vehicles do not exit the public car parking area via Warrambool Street. The location of the sign is to be approved by Council prior to the sign being installed. All costs associated with these works are to be borne by the applicant and the sign maintained for the life of the development.
- (i) **Prior to the lodgement of an Occupation Certificate application**, the applicant shall install a 'No Entry' sign within the public car parking area at the exit point which intersects with the existing access road off Animoo Avenue to the Griffith Base Hospital. The sign is to be in accordance with AS1742. This is to ensure vehicles do not access the public car parking area via Animoo Avenue. The location of the sign is to be approved by Council prior to the sign being installed. All costs associated with these works are to be borne by the applicant and the sign maintained for the life of the development.
- (j) **Prior to the lodgement of an Occupation Certificate application**, the applicant shall install an informative sign at the existing access road off

Animoo Avenue which stipulates 'Service Vehicle Entrance Only' in accordance with AS1742. This is to ensure public vehicles do not access the public car parking area via Animoo Avenue. The location and type of the sign is to be approved by Council prior to the sign being installed. All costs associated with these works are to be borne by the applicant and the sign maintained for the life of the development.

- (k) **Prior to the lodgement of an Occupation Certificate application** a right of carriageway (easement) shall be established pursuant to Section 88B of the Conveyancing Act for access of vehicles from Animoo Avenue to Lot 1 DP 1043580 and Lot 2 DP 1043580. Matters to be addressed in the instrument should include the width and location of the easement. This is for the purpose of identifying and protecting the right of carriageway for vehicles.

Stormwater

- F4. Prior to the lodgement of an Occupation Certificate application** the existing damaged stormwater pipes from the previous development are to be removed. In the event that the existing stormwater pipe locations are not utilised for this development the kerb and gutter is to be reinstated to Council's satisfaction.

Sewer

F5.

- (a) **Prior to the lodgement of an Occupation Certificate application** the proposed development is to connect to Council's sewer system. All works shall be in accordance with the specifications outlined in Council's Engineering Guidelines – Subdivision and Development Standards 2008 and the Sewerage Code of Australia (WSA 03-2002).
- (b) **Prior to the lodgement of an Occupation Certificate application** a three (3) metre easement shall be established pursuant to Section 88B of the Conveyancing Act over any Council sewer infrastructure that is located within the subject allotment. The 88B instrument shall identify Council as a benefited authority. Matters to be addressed in the instrument should include the width and location of the easement. This is for the purpose of identifying and protecting the sewerage infrastructure.

Water

- F6. Prior to the lodgement of an Occupation Certificate application** any works to be conducted on Council's reticulated water system will require a separate application to Council. Details are to be in accordance with Council's Engineering Guidelines – Subdivisions and Development Standards December 2008.

Footpaths

F7.

- (a) **Prior to the lodgement of an Occupation Certificate application** the applicant shall construct a 2.5 metre wide, shared concrete footpath along Animoo Avenue and Warrambool Street for the full frontage of the subject

allotment. Footpath construction is to comply with Council's Engineering Guidelines – Subdivisions and Development Standards December 2008.

- (b) **Prior to the lodgement of an Occupation Certificate application**, the existing footpaths from the previous Aged-Care Facility and Nursing Home development to Animoo Avenue and Warrambool Street are to be removed and reinstated with landscaping to match the surrounding streetscape.

The pedestrian ramps which have been made redundant are to be removed and reinstated with kerb and gutter. This will entail the removal of the current pedestrian ramps inclusive of the gutter component with the replacement kerb and gutter poured as an integral unit over a prepared sub-base of 100mm thickness of compacted road building gravel or fine crushed rock and to suit the adjoining profile. The existing kerb and guttering is to be clean cut by a concrete saw.

Works associated with the removal of the footpath and reinstatement of the kerb and gutter are to be completed at the applicant's expense.

- (c) **Prior to the lodgement of an Occupation Certificate application** all pedestrian crossings for pedestrian access associated with the development, including off-site footpaths, are to be constructed in accordance with AS1428.1 and to Council's satisfaction.

Landscaping

F8.

- (a) **Prior to the lodgement of the Occupation Certificate application** for each stage, the landscaping shall be installed according to the approved landscaping plan and maintained to the satisfaction of Council.
- (b) The nature strip on Council's footway is to be incorporated in the overall landscape plan and is to be maintained at the applicant's expense at all times.

Inspections and Certificates – Final

- F8. On completion of these conditions, the applicant shall contact Council's Customer Service Officers to arrange an inspection to be carried out and the development finalised, and appropriate Compliance, Subdivision or Occupation Certificate issued.

Management Plans

F9.

- (a) An environmental waste management plan shall be prepared for the health care facility, submitted to Council and approved **prior to the lodgement of the Occupation Certificate application for each phase**. The plan shall address the handling, storage and disposal of clinical and related waste generated during on-going operations, as well as hazardous substances.

Note: The plan is to be developed in accordance with the *Protection of the Environment Operations Act 1997*, the *Protection of the Environment (Waste)*

Regulation 2005 and the NSW Health: Waste Management Guidelines for Health Care Facilities.

- (b) A copy of the proposed Emergency and Evacuation Plan shall be submitted to Council **prior to the lodgement of the Occupation Certificate application.**

Water Systems

- F10. Prior to the lodgement of the Occupation Certificate application** water-cooling systems and warm-water systems installed on the premises must be registered with Council's Environmental Health Officer. Installation, operation and maintenance of water-cooling systems and warm water systems must be in accordance with provisions of the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

PART G - ON-GOING REQUIREMENTS

Traffic & Parking

G1.

- (a) All vehicular loading and unloading is to be carried out within the site to prevent interference with the use of the public road by vehicles and pedestrians.
- (b) All vehicles are required to enter and leave the site in a forward direct to ensure traffic and pedestrian safety.

Sewer

- G2.** All existing and proposed sewer manholes must be kept free of any obstructions so that their positioning and maintenance are easily accessible.

Amenity

G3.

- (a) The premises and operations being conducted in such a manner so as not to interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, or otherwise.
- (b) Adequate external lighting is to be provided for pedestrian safety.
- (c) Any outdoor display/security lighting is to be so located or shielded so that no additional light is cast on adjoining land or that it will distract traffic. The intensity, period of intermittency and hours of illumination shall be varied if, in the opinion of the Council, injury is being caused to the amenity of the neighbourhood.

Outdoor Advertising

- G4.** No advertising matter is to be erected, painted or displayed without the prior consent of Council unless it is "Exempt or Complying Development" in accordance with relevant legislation. Council's road reserve and nature strip is to be clear of all advertising material at all times.

Protection of the Environment Legislation

G5.

- (a) The health care facility must comply with the Protection of the Environment Operations Act 1997 and the Protection of the Environment (Waste) Regulation 2005.

- (b) The use of the premises including plant and machinery, must be controlled so that any emitted noise is at a level so as not to create an "offensive noise" as defined in the Protection of the Environment Operations Act 1997.