

# Project Approval

## Section 75J of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, I approve the project application referred to in schedule 1, subject to the conditions in schedules 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting;
- to ensure sympathetic adaptive reuse of, and redevelopment in the vicinity of, heritage buildings.
- to adequately mitigate the environmental impact of the development.
- to maintain the amenity of the local area
- provide for the ongoing environmental management of the project.

  
Deputy Director-General  
Development Assessment & Systems Performance  
Department of Planning & Infrastructure

Sydney

15 May

2012

### SCHEDULE 1

#### PART A — TABLE

<b>Application made by:</b>	NSW Health – Greater West Area Health Service P O Box 1060 NORTH SYDNEY, NSW 2059
<b>Application made to:</b>	Minister for Planning
<b>Major Project Number:</b>	11_0087
<b>On land comprising:</b>	DP 659184, Lots 1-2 DP 456751, Lot 1 DP 668972, Lots 27-31 DP 7850, Lots 1-4 DP 13345 Section A, Lots 1-4 and 12-15 DP 13345 Section B, Lots 1-6 DP 13345 Section C Being land bounded by Edward and Docker Streets, Wagga Wagga
<b>Local Government Area</b>	Wagga Wagga City Council
<b>For the carrying out of:</b>	A detailed description of the development approved to is described in Condition A1, Part A, Schedule 2
<b>Capital Investment Value</b>	Approximately \$37.992 million
<b>Type of development:</b>	Project approval under Part 3A of the EP&A Act
<b>Determination made on:</b>	
<b>Determination:</b>	Project approval is granted subject to the conditions in the attached Schedule 2.
<b>Date of commencement of approval:</b>	This approval commences on the date of the Minister's approval.
<b>Date approval is liable to lapse</b>	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

## DEFINITIONS

In this approval the following definitions apply:

**Act** means the Environmental Planning and Assessment Act, 1979 (as amended).

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

**Approval Body** has the same meaning as within Division 5 of Part 4 of the Act.

**BCA** means the Building Code of Australia.

**Council** means Wagga Wagga City Council.

**Department** means the Department of Planning and Infrastructure or its successors.

**Development** means the development to which Major Project application MP11\_0087 applies

**Director General** means the Director General of the Department of Planning and Infrastructure

**Major Project No.11\_0087** 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 and Infrastructure.

**PCA** means the Principal Certifying Authority

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

**Proponent** means 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).

**RMS** means the Roads and Maritime Services.

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

**Works** means works undertaken during the construction of the development.

**SCHEDULE 2****PART A - ADMINISTRATIVE CONDITIONS****Terms of Approval****A1. Development Description**

Consent is granted for the construction of Wagga Wagga Base Hospital Phase 1, including:

- a new three storey hospital building accommodating the mental health facility;
- revised landscaped areas and soft landscaping;
- Provision of 14 additional car parking spaces (including 2 disabled);
- new pedestrian routes and pedestrian entry; and
- associated utility services, and the like,

as described by the Applicant's Environmental Assessment, prepared by LFA (Pacific) Pty Ltd, 8 March 2012, and all documentation submitted in support of the application, as amended and approved under Part A of this consent, including but not limited to:

- Flood impact Assessment prepared by WMAwater;
- Civil and Building Services Report prepared by Sinclair Knight Merz
- Traffic and Parking Report prepared by Sinclair Knight Merz
- Overland Flow Report prepared by Sinclair Knight Merz;
- Geotechnical Investigation prepared by Douglas Partners;
- Preliminary Contamination Assessment prepared by Douglas Partners;
- Heritage Impact Statement prepared by Weir Phillips;
- Archaeological Assessment prepared by AHMS;
- Wagga Wagga Health Service Cluster Waste Management Plan prepared by NSW Greater Southern Area Health Service;
- Construction management Plan prepared by Hansen Yuncken; and
- Construction Traffic Management Plan prepared by Hansen Yuncken.

**A2. Development in Accordance with Plans and Documentation**

The development shall be carried in accordance with the following plans and documentation:

- Environmental Assessment Report Wagga Wagga Base Hospital Phase 1* prepared by LFA (Pacific) Pty Ltd, dated 06 September 2011, as amended;
- Preferred Project Report* prepared by LFA (Pacific) Pty Ltd, dated 08 March, 2012;
- The following plans prepared by Rice Daubney (Project No.10509-1) :

<b>Architectural (or Design) Drawings</b>			
<b>Drawing No.</b>	<b>Drawing Revision</b>	<b>Name of Plan</b>	<b>Date</b>
DA 1001	A	Location and Site Plan	29/08/2011
DA 1002	A	Site Setout Plan	29/08/2011
DA 1004	A	Phasing Plan	29/08/2011
DA 1201	A	Ground Floor Plan	29/08/2011
DA 1301	A	Upper Floor Plans – Level 01	29/08/2011
DA 1302	A	Upper Floor Plans – Level 02	29/08/2011
AR.MH.12.1401	B	Roof Plan	03/02/2012
AR.MH.15.1511	C	GA Elevations North	03/02/2012
AR.MH.15.1512	C	GA Elevations South	03/02/2012
AR.MH.15.1513	C	GA Elevations East-Sheet 01	03/02/2012
AR.MH.15.1514	C	GA Elevations East-Sheet 02	03/02/2012
AR.MH.15.1515	C	GA Elevations West-Sheet 01	03/02/2012
AR.MH.15.1516	C	GA Elevations West-Sheet 02	03/02/2012
AR.MH.15.1517	C	GA Elevations - Staff Courtyard	03/02/2012
AR.MH.15.1518	C	GA Elevations - Secure Courtyard	03/02/2012
DA 1510	A	GA Elevations – Site Context	29/08/2011
DA 1601	A	GA Sections – Sheet 01	29/08/2011

And the following plans prepared by Site Image, Landscape Architects (Project No.SS09-1846):

100	B	Landscape Plan	30/08/2011
101	B	Landscape Detail	30/08/2011
102	B	Landscape Detail	30/08/2011
501	B	Landscape Detail	30/08/2011
502	B	Landscape Detail	30/08/2011
503	B	Landscape Detail	30/08/2011

except for any

- (i) modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
- (ii) Otherwise provided by the conditions of this consent and the proponent's statement of commitments.

**A3. *Inconsistency Between Documentation***

In the event of any inconsistency between conditions of this project approval and the plans and documentation described in condition A2, Part A, Schedule 2 referred to above, the conditions of this project approval prevail.

**A4. *Lapsing of Approval***

Approval of Major Project No. 11\_0087 shall lapse 5 years after the determination date in Part A of Schedule 1 unless specified action has been taken in accordance with Section 75Y of the EP&A.

**A5. *Prescribed Conditions***

The Applicant shall comply with the prescribed conditions of project approval under Clause 75J (4) of the Act.

**A6. *General***

- 1.1 The proponent is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act 1979.
- 1.2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- 1.3 The proponent will continue to liaise with the local community during the development process.
- 1.4 The proponent will continue to liaise with Wagga Wagga City Council during the development process.

**PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE****B.1 Access for People with Disabilities**

The design of the facilities will permit effective, appropriate, safe and dignified use by all people, including those with disabilities and will be in accordance with:

- NSW Health Facility Guidelines, in particular Part B – Design for Access, Mobility, OH&S and Security.
- DDS32 Improved Access for Health Care Facilities.
- AS 1428.
- The Building Code of Australia.
- Commonwealth Disability Discrimination Act 1992 and NSW Anti-Discrimination Act 1977.

**B2. Heritage Measures**

1. Preparation and implementation of an interpretation strategy prior to the issue of occupation certificate for the proposed development;
2. If any significant archaeological relic is found the work must cease immediately and Heritage Branch, Office of Environment and Heritage must be consulted. A separate approval under the Heritage may be required under those circumstances;
3. If any significant Aboriginal relic is found the work must cease immediately and relevant consent authority must be consulted. A separate approval may be required under those circumstances.

**B3 Traffic, Pedestrian and Carparking Management Measures**

1. The new internal road located to the east of the Mental Health Building between Yathong and Yabtree Streets is to be designed, constructed and line marked to provide for 2 way movement for all vehicles likely to access the hospital site.
2. Any off-street car park associated with the redevelopment of the hospital including driveway design and location, internal aisle widths, ramp grades, parking bay dimensions and loading bays are to be in accordance with AS 2890.1-2004 "Off-street car parking" and AS 2890.2-2002 "Off-street commercial vehicle facilities". Design details for the carpark shall be submitted to Wagga Wagga City Council prior to the issue of a construction certificate.
3. The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction and in a manner to allow all vehicles to be able to enter and exit the subject site in a forward direction.
4. Any landscaping, fencing and signage to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".
5. Pedestrian access into the site is to be provided separate to the vehicle driveways and is to cater for all forms of pedestrian mobility. Landscaping and/or fencing are to be provided along the frontages of the site to the public roads to direct pedestrians to the defined pedestrian access point.
6. The carpark is to be designated as a Pedestrian Share Zone and appropriately signposted. Entrance treatments to delineate the pedestrian shared zone and limit the speed of vehicles accessing the site is to be provided within the driveways from the public road network to the satisfaction of the Council.
7. Traffic calming devices are to be installed within the subject site to minimise conflict between pedestrians and vehicles within the subject site. Pedestrian crossing stripes are not to be placed in the site as these resemble pedestrian crossings on the road and creates confusion as to who has priority.
8. Appropriate directional signage and line marking is to be installed and maintained in respect to the new mental health facility site to enforce the required directions of vehicle travel through the site and to assist in directing vehicles around and through the facility.
9. All lighting for the illumination of carpark and pedestrian areas connected to the new Mental Health facility shall comply with AS1158 – "Lighting for roads and public spaces" and AS4282 – "Control of Obtrusive Effects of Outdoor Lighting". Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the certifying Authority prior to the issue of a Construction Certificate.
10. The provision of on-site car parking, including disabled parking, associated with the subject development is to be in accordance with site specific design documents (as per Condition A2) All car parking spaces required by the development are to be provided on-site and not to be compensated by the on-road parking in the vicinity. Parking, particularly disabled parking, is to be located with convenient pedestrian access to the entry doors of the premises.
11. Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose
12. All works associated with the proposed development shall be at no cost to Roads and Maritime Services.

**B4 Access**

Prior to commencement of works, the applicant must demonstrate that the building complies with the requirements of the Commonwealth Disability Discrimination Act 1992, the NSW Anti-Discrimination Act 1977 and the relevant provisions of the Disability (Access to Premises – Buildings) Standards 2010.

NOTE 1: The Disability Discrimination Act 1992 and the Anti-Discrimination Act 1977 provide that it is an offence to discriminate against a person in a number of different situations. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT THE BUILDING COMPLIES WITH THIS LEGISLATION.

NOTE 2: Guidelines in respect of disabled access and produced by the Human Rights and Equal Opportunity Commission, are available from the Commission. The applicant must ensure that these matters are addressed in the approved construction plans and specifications.

**B5. Waste Management Requirements**

Prior to the issue of Construction Certificate approval under Section 68 of the Local Government Act 1993 must be obtained from Council. The applicant shall submit detailed sewer layout plans including pre-treatment equipment to allow for the discharge of liquid trade waste to sewer. Trade waste material is not to be discharged into Council's sewer system and/or stormwater system, without first obtaining such written approval. All conditions of the approval must be complied with.

You are required to check with Council's Trade Waste section on 1300 242 442 to determine if an approval is required.

**B6. Carpark and Internal Roadways**

The Mental Health Facility car park and all associated facilities must be laid out in accordance with Australian Standards AS2890.1.2004 AS2890.2 2002 and AS/NZS2890.6.2009.

**B7. Stormwater Discharge Design**

Stormwater discharge from the completed development shall not exceed pre-development flows. Prior to the issue of the Construction Certificate the applicant shall submit to the PCA details prepared by an appropriately qualified person that pre-development flows will be maintained.

NOTE: Council acknowledges that this may vary and exceed the requirements of this condition at various stages of development. The completed development shall comply with this condition.

**B8. Plumbing Permit**

A Section 68 Approval and Plumbing Permit must be obtained by a Licensed Plumber and Drainer prior to any sewer or stormwater work being carried out on the site. Further, a final inspection must be carried out upon completion of plumbing and drainage work prior to occupation of the development.

Prior to the commencement of any work, the applicant must supply all associated sewer and or stormwater plans for assessment and approval. The plans must indicate that pipe and pit sizing meets the requirements of AS3500 and the Plumbing Code of Australia

All plumbing and drainage work must be carried out by a Licensed Plumber and Drainer and to the requirements of AS/NZS 3500.2003 and Plumbing Code of Australia.

**B9. Engineering Guidelines for Subdivisions and Development**

Wagga Wagga City Councils Engineering Guidelines for Subdivisions and Development shall be referred to for the design of engineering requirements. Any aspect of the design which is not covered in Councils document should reference relevant specifications selected from other sources. Any aspect of the design that is not in accordance or not covered in council's document shall be listed and submitted with the plans for separate approval.

**B10. Site Contamination**

In accordance with the recommendations of the Preliminary Contamination Assessment Report, prepared by Douglas Partners dated May 2011, a further investigation assessment shall be undertaken prior to the commencement of construction to identify any potential contamination issues and any remediation measures that should be implemented. The Assessment report shall be referred to the Department for information purposes and works shall be undertaken in accordance with any specific recommendations of the Report.

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**PART C – PRIOR TO CONSTRUCTION****C1. Signage – Work Site**

Prior to works commencing, appropriate signage must be erected in a prominent positions around the work site on which work involved in the erection or demolition of a building is being carried out:

- stating that unauthorised entry to the site is prohibited;
- showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside work hours; and
- the development consent number and details.

Any sign must be removed when the work has been completed.

NOTE: This condition does not apply to:

- building work carried out inside an existing building, or
- building work carried out on premises that must be occupied continuously (both during and outside work hours) while the work is being carried out.

**C2. Waste Storage**

Prior to works commencing appropriate containers must be erected on site for the enclosure of all building rubbish and debris, including that which can be windblown. The enclosure shall be retained on site at all times prior to the disposal of rubbish at Wagga Wagga City Council's Waste Management Centre.

**C3. Soil and Water Management**

The developer is to implement soil and water management measures for the site in accordance with the Environmental Management Plan proposed as part of the Construction Management Plan submitted with the application. Upon certification, the measures in the Environmental Management Plan are to be implemented during the course of the development.

**C4. Erosion and Sediment Control Measures**

Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with the Environmental Management Plan proposed as part of the Construction Management Plan submitted with the application.

NOTE: All erosion and sediment control measures must be in place prior to earthworks commencing.

**C5. Excavation**

For the purposes of Section 80A (11) of the *Environmental Planning and Assessment Act 1979*, it is a prescribed condition of the development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- protect and support the adjoining premises from possible damage from the excavation, and
- where necessary, underpin the adjoining premises to prevent any such damage.

The condition referred to above does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

**C6. Existing Public Utilities**

The existing public utilities that are currently within the section of Lewis Drive which is proposed to be closed shall be relocated or made redundant prior to building works commencing within that part of the site.

**C7. Land Consolidation and Public Road Closure**

All allotments the subject of this application shall be consolidated into one title prior to the occupation of the building.

The section of Lewis Drive which is to be closed shall be subject to a temporary road closure until gazetted is finalised prior to occupation of the building.

The applicant must obtain a Subdivision Certificate, pursuant to Section 109C of the *Environmental Planning and Assessment Act 1979*, as amended from Council, prior to its lodgement with the Lands Titles Office.

The Final Survey Plan (two paper copies and an electronic copy) must be submitted to Council along with the application for Subdivision Certificate and associated checklist.

NOTE: Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of development consent relating to the subdivision have been complied with and the appropriate fee paid.

**C8. *Disabled Carparking Spaces***

Prior to the commencement of any works amended plans shall be submitted which identifies provision for adequate disabled carparking spaces, both the number and location of such facilities, within the buildings, carpark or landscaped areas.

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## **PART D – DURING CONSTRUCTION**

### **D1    *Acoustic impacts and Air Quality Management***

The applicant must take all reasonable steps to minimise dust and noise generation during the demolition and/or construction process. No offensive noise must be emitted during either process. Such activities must only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays

### **D2.    *Use of Public Footpath and Roadway***

Materials, machinery/equipment and temporary buildings to be used in association with the construction of the building must not be located or stored on the surrounding public footpath, nature strip or roadway.

- NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.
  - NOTE 2: The applicant must retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation must include quantities and nature of the waste. This documentation must be made available to Council upon request.
  - NOTE 3: The suitable container for the storage of rubbish must be retained on site until completion of all building works on the site.
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**PART E – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE / PRIOR TO OPERATIONS****E1. Access**

Provision must be made in the building and on the site for:

- access to the building for people with disabilities in accordance with the Building Code of Australia;
- toilet facilities for people with disabilities in accordance with the Building Code of Australia, and such toilet facilities must be accessible to all persons working in, or using, the building; and
- motor vehicle parking spaces on the site for the exclusive use of people with disabilities in accordance with Table D3 of the Building Code of Australia.

**E2. Fire Safety Requirements**

1. Prior to occupation, the building must comply with the Fire Safety Schedule, attached.

NOTE: The Fire Safety Schedule supersedes any earlier Fire Safety Schedule and will cease to have effect when any subsequent Fire Safety Schedule is issued.

2. Prior to occupation, the owner must submit to PCA a final Fire Safety Certificate stating that each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates:

- has been assessed by a properly qualified person; and
- was found, when it was assessed, to be capable of performing to a standard not less than that required by the current Fire Safety Schedule for the building.

Further, the assessment must be carried out within a period of three (3) months of the date on which the final Fire Safety certificate was issued. The owner of the building must forward a copy of the certificate to the New South Wales Fire Brigades and must prominently display a copy in the building.

NOTE: A final Fire Safety Certificate must be provided before occupation of the building and must be provided if a Fire Safety Order is made in relation to the building premises.

3. The owner must submit to PCA an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement (copy attached).
4. Prior to occupation, the building shall be suitably protected from a fire by the installation of a fire hydrant and fire hose reel system.

NOTE: A fire hydrant and fire hose reel system is required to be installed to protect the proposed premises. The details of the system must be compiled by a suitably qualified person and must be sufficient to demonstrate that the installation of the fire hydrant and fire hose reel system has been thoroughly investigated. These details may include the results of flow rate and pressure tests, any assumptions made or concessions applied from Australian Standard 2419.1. 2005 and a scaled drawing of the proposed system. The drawing may include the type and diameter/s of all pipes, the location of the proposed system on the site and the type of water meter installed or to be installed.

5. An onsite fire hydrant and booster facility, in a form acceptable to the NSW Fire and Rescue, shall be installed in accordance with the requirements of Australian Standard 2419.1.2005 "Fire hydrant installations – system design, installation and commissioning" or in a form agreed to by the NSW Fire and Rescue. The hydrant and/or booster installation must be at full cost to the developer. A letter from an appropriately qualified Hydraulic Engineer must be submitted to the PCA, certifying that both the hydrant and booster installation are in accordance with AS 2419.1.2005.

**E3. Carpark Pavement Finishes**

Prior to occupation, the paving of all vehicular movement areas associated with the Mental Health facility and subject to this Project Application, must be either hotmix sealed or 150mm of reinforced concrete as a minimum.

**E6. New Lewis Drive Construction**

The new section of Lewis Drive shall be designed and constructed in accordance with Council's Engineering Guidelines for Subdivision and Developments (subject to further design consultation being undertaken with regard to the installation of a mutually agreeable stormwater pit and pipe system), at full cost to the developer prior to dedication, which shall occur at the completion of the development subject to this application.

**E7. Stormwater Mains**

Stormwater mains must be extended to the site, at full cost to the developer, generally in accordance with Council's standards and policies. Where these standards/policy requirements may not be achieved due to the site constraints/nature then the works shall be designed and submitted for approval by Council. The works must be carried out by Council or a licensed approved contractor under Council supervision.

**E8. Stormwater Easement**

Subject to a suitable design of the internal roadways and services infrastructure, an easement to drain stormwater 2.5m wide must be created over the existing/proposed drainage line and the drainage line from Yabtree Street to Edward Street.

**E9. Plumbing "Works as Executed"**

A "Works as Executed Diagram" shall be submitted to and approved by a Council Plumbing Inspector, prior to the issue of a Final Plumbing Certificate.

The Works as Executed Diagram must be submitted in electronic format in either AutoCAD or PDF File in accordance with Council requirements

The applicant must obtain a Compliance Certificate pursuant to Section 109C of the *Environmental Planning and Assessment Act 1979*, as amended from Council or an accredited certifying authority certifying that the plumbing work identified in column 1 has been installed in accordance with AS/NZS 3500.2003 and Plumbing Code of Australia. For the purposes of obtaining the Compliance Certificates the plumbing works must be inspected by the accredited certifying authority at the times specified in Column 2.

	COLUMN 1	COLUMN 2
	Internal Drainage	When all internal plumbing work is installed and prior to concealment.
	External Drainage	When all external plumbing work is installed and prior to concealment.
	Stormwater Drainage	When all external stormwater drainage work is installed and prior to concealment.
	Stack work	When all work is installed and prior to concealment.
	Final	Prior to occupation of the building.

**E10. Kerb/Layback Works**

Prior to occupation, the applicant shall ensure that all redundant kerb laybacks within the adjoining public streets are replaced with conventional barrier kerbing, and Council's footway rehabilitated, in accordance with Council's Engineering Guidelines for Subdivisions and Developments.

**E11. Works Damage Guarantee**

A \$15,000.00 contingency deposit is required prior to commencement of works to guarantee no damage is done to Council's infrastructure.

**E12. Public Utility Authorities**

The requirements of other public utility authorities, being Country Energy (electricity and gas) and Riverina Water must be satisfied, prior to Council issuing a Survey Certificate and releasing of the Plan of Subdivision.

**E13. Installation and Operation of Cooling Towers and Warm Water Systems**

Where the proposal includes the installation and operation of cooling towers and warm water systems they are required to comply with the Public Health (Microbial Control) Regulations and Australian Standard 3666. The applicant is required, when such facilities are proposed, to register with Council's Environment and Community Services Directorate any and all water cooled cooling towers and/or warm water mixing systems which are installed on the land.

## **PART F – DURING OPERATIONS**

### **F1. *Building Code of Australia***

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

### **F2. *Lighting Requirements***

Illumination of the car parking provided as part of this Project Application must be in accordance with AS 1158.3.1.2005, as amended, lighting for roads and public spaces.

All exterior lighting associated with the development must be designed and installed so that no obtrusive light will be cast onto any adjoining property.

NOTE: Compliance with Australian Standard AS4282.1997 "Control of the Obtrusive Effects of Outdoor Lighting" will satisfy this condition.

### **F3. *Food Preparation Areas***

In the event that a commercial style kitchen is proposed, accommodating food preparation areas, the works are required to be constructed and operated as follows::

1. The construction and finished area used for the manufacture, preparation, storage, packing, carriage or delivery of food for sale shall be constructed and maintained in accordance with the Food Act 2003 and Regulations 2004.
  2. Prior to the issue of the Occupation Certificate, and two (2) days prior to the premises opening, the Applicant must contact Council's Environmental and Community Services Directorate for a Health Inspection and registration of the premises in accordance with the Food Act 2003 and the NSW Food Regulations 2010, Food Safety Standards Code.
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**APPENDIX 1****ADVISINGS****A1. Future Traffic Management Measures**

The NSW Transport – Roads and Maritime Services have advised that the following issues require consideration as part of any future applications for development of the Hospital facility:

1. A raised central median is to be constructed in Edward Street (the Sturt Highway) extending from its intersection with Docker Street to the eastern extremity of the development site. A Channelised Right Turn (CHR) facility is to be constructed within this median at its intersection with the one-way access driveway (Lewis Drive) into the development site. This raised median and intersection treatment is to be designed and constructed in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services.
2. The Channelised Right Turn (CHR) treatment providing for right turn movement from Edward Street into the development site via Lewis Drive is to be restricted to use by emergency vehicles only. This restriction is to be appropriately signposted.
3. Vehicular access into the site from the Sturt Highway is to be restricted to light vehicles only. This is to be appropriately signposted.
4. The proposed four-way signalised intersection treatment of the intersection of the new internal access with Docker Street and Hardy Avenue is to be designed and constructed in accordance with the Austroads Guide to Road Design as amended by the Roads and Maritime Services supplements.
5. The Sturt Highway is part of the State Road network. For works on the State Road network the developer is required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services before finalising the design or undertaking any construction work within or connecting to the road reserve. The applicant is to contact the Land Use Manager for the South West Region on Ph. 02 6938 1111 for further detail. The developer will be required to submit detailed design plans and all relevant additional information including cost estimates and pavement design details for the works, as may be required in the Works Authorisation Deed documentation, for each specific change to the state road network for assessment and approval by Roads and Maritime Services. However, the developer is encouraged to submit concept plans of the layout of the proposed works for checking by Roads and Maritime Services prior to undertaking the detailed design phase.
6. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed development and as required by the various public utility authorities and/or their agents. It should be noted that any works within the road reserve of a classified road will require concurrence from Roads and Maritime Services under section 138 of the Roads Act 1993 prior to commencement of works.
7. All works associated with the proposed development shall be at no cost to Roads and Maritime Services.

**A2. Demolition**

1. If the work involved in the erection or demolition of a building or structure:
  - a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
  - b) building involves the enclosure of a public place,a hoarding or fence must be erected between the work and the public place prior to works commencing on site.

If necessary, an awning must be erected, sufficient to prevent any substance, from or in connection with the work, falling into the public place. Further the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

NOTE 1: Any such hoarding, fence or awning must be removed when the work has been completed.

NOTE 2: Any external lighting required by this condition must be designed and positioned so that at no time, will any light be cast upon any adjoining property.

NOTE 3: Prior to any hoarding being erected, the applicant must ensure that application for a Hoarding Permit is made with Council's Development Services business unit.

2. Any demolition must be carried out in accordance with the provisions of Australian Standard AS2601-2001: The Demolition of Structures.
3. The Applicant is to ensure that should asbestos material be found, that it is handled, transported and disposed of in accordance with the legislative requirements and standards determined by NSW WorkCover.

NOTE: All asbestos material needs to be double wrapped in 200µm thick plastic and disposed of at an EPA licensed facility. In this regard it should be noted that Wagga Wagga City Council's Gregadoo Waste Facility is the only EPA licensed facility within the Local Government Area to accept asbestos material. Council's Waste Management Supervisor requires 24 hours notice prior to disposal of this material

A3 ***Heritage Measures***

1. Archival recording before, during and after completion of the proposed works;
2. Relocation of moveable heritage items to other public parts of the hospital site to assist with interpretation of the demolished and altered areas;
3. Implementation of a naming policy commemorating those associated with the hospital;