



Ref. No: 260-280 Edward Street
Contact: Cameron Collins

10 February 2012

Department of Planning
GPO Box 39
SYDNEY NSW 2001

ATTENTION: CHRIS KING

Dear Sir/Madam

**PROJECT APPLICATION – STAGE 1 AND 1A OF THE REDEVELOPMENT
OF WAGGA WAGGA BASE HOSPITAL, EDWARD STREET, WAGGA
WAGGA**

Your Reference: MP No. 11_0087

I refer to your letter dated 5 December 2011 and thank you for the opportunity to comment on this project application.

As previously advised to the Department, Council is aware of the issues surrounding our existing hospital and its inability to provide the necessary modern healthcare services that are essential to cater for the current and future needs of the region. The Wagga Wagga Base Hospital Redevelopment project is therefore critical to provide the necessary infrastructure to meet this demand.

In addition to the more obvious health related benefits, the provision of modern health infrastructure is also important for the continued economic growth and stability of our City and Region. As previously stated by Council, the hospital redevelopment has been identified as an important driver in both the 'Community Strategic Plan, Our City...Our Tomorrow, 2008/2018' and the 'Wagga Wagga Spatial Plan 2008'.

It is for these reasons that Council would be supportive of a conditional consent being granted to the concept plan application for Stages 1 and 1A of the redevelopment.

RECOMMENDATIONS

Whilst Council is supportive of the project application for Stages 1 and 1A, a number of recommendations are made below. This includes a series of recommended conditions of consent.

Building Requirements

Recommended Conditions

1. All building work must be carried out in accordance with the requirements of the Building Code of Australia.
2. 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.

3. 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.

Fire Safety Requirements

Recommended Conditions

4. 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.

5. Prior to occupation, the owner must submit to Council 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.

6. The owner must submit to Council 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).

7. 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.

8. An onsite fire hydrant; and booster facility at the street entrance to the site shall be installed in accordance with the requirements of Australian Standard 2419.1.2005 "Fire hydrant installations – system design, installation and commissioning." 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 Council, certifying that both the hydrant and booster installation are in accordance with AS 2419.1.2005.

Site Requirements During Construction

Recommended Conditions

9. 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:

- a) building work carried out inside an existing building, or
 - b) building work carried out on premises that must be occupied continuously (both during and outside work hours) while the work is being carried out.
9. 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.

10. 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.

11. 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.

12. The developer is to submit a soil and water management plan for the site in accordance with Wagga Wagga City Council's Engineering Guidelines for Subdivision and Developments. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time that Council has certified that the plan is in accordance with Council's Engineering Guidelines for Subdivision and Developments and Soils and Construction Volume 1, Managing Urban Stormwater. Upon certification, the measures in the Soil and Water Management Plan are to be implemented during the course of the development.
13. 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 Council's:-
- Development Control Plan 2010 (Section 2.8 and Appendix 2)
 - Erosion and Sediment Control Guidelines for Building Sites; and
 - Soils and Construction Volume 1, Managing Urban Stormwater
- NOTE: All erosion and sediment control measures must be in place prior to earthworks commencing.
14. 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 in subclause (1) 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.

Demolition Requirements

Recommended Conditions

15. Any demolition must be carried out in accordance with the provisions of Australian Standard AS2601-2001: The Demolition of Structures.
16. 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

Lighting Requirements

Recommended Conditions

17. Illumination of the car park must be in accordance with AS 1158.3.1.2005, as amended, lighting for roads and public spaces.
18. 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.

Acoustic impacts and Air Quality Requirements

Recommendation

It is recommended that the applicant be required to prepare and implement a Construction Noise Management Plan outlining measures to manage and minimise construction noise impacts. The plan should address:

- Identification of noise generating activities
- Details of the length and staging of construction

- Identification of all sensitive receivers
- Monitoring procedures
- Proposed noise mitigating procedures and treatments
- Notification procedures and complaint management
- Contingency measures

Recommended Condition

19. 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.

Waste Management Requirements

Recommendation

It is recommended that the applicant be required to prepare and implement a Construction Waste Management Plan outlining measures to manage and minimise impacts from construction waste. The plan should address:

- Identify the types and quantities of waste that will be generated during the construction phase.
- Outline the measures and standards for storing, processing and disposing this waste
- Outline the measures to minimise the production and impact of waste
- complaint management and contingency measures.

Recommended Condition

20. 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.

Traffic Requirements

Recommendation

It is recommended that the applicant be required to prepare and implement a Construction Traffic Management Plan outlining measures to manage and minimise construction traffic impacts. The plan should:

- Identify the traffic volumes and movement that will occur during construction
- Identify strategies and procedures for the parking of construction worker vehicles that will minimise impact on existing parking requirements within the area.
- Detail the proposed measures to minimise the impact of construction traffic on the surrounding road network
- Complaint management and contingency measures.

Recommended Condition

21. Prior to works commencing approval under Section 138 of the Roads Act 1993 is required as the work involves joining onto an existing trafficable road. The applicant must submit a written submission and certified Temporary Traffic Management Plan (TTP) for approval. Works shall be carried out in accordance with the approved details.

Vehicular Access and Carparking Requirements

Recommended Conditions

22. The 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.
23. Prior to occupation, the paving of all vehicular movement areas must be either hotmix sealed or 150mm of reinforced concrete as a minimum.

Public Roadway Construction

Recommended Conditions

24. The proposed new Lewis Drive shall have a 6.5m wide carriage way between face of kerbs, 0.4m wide nature strip on the eastern side and

2.5m wide nature strip on the western side. Street lighting shall be included and constructed to the relevant Australian Standard.

25. The new section of Lewis Drive shall be designed and constructed in accordance with Councils Engineering Guidelines for Subdivision and Developments at full cost to the developer prior to dedication which shall occur at the completion of the development subject to this application.

Stormwater Requirements

Recommended Conditions

26. Stormwater mains must be extended to the site, at full cost to the developer, in accordance with Council's standards and policies. The works must be carried out by Council or a licensed approved contractor under Council supervision.
27. An easement to drain stormwater 2.5m wide must be created over the existing/proposed drainage line.
28. An easement to drain stormwater 2.5m wide shall be created over the proposed drainage line from Yabtree Street to Edward Street.
29. 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 Council for approval details prepared by an appropriate 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.

Plumbing

Recommended Conditions

30. 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.

31. 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.

32. 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.

33. 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. |

34. 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.

Other Infrastructure RequirementsRecommended Conditions

35. 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.
36. A \$15,000.00 contingency deposit is required prior to commencement of works to guarantee no damage is done to Council's infrastructure.
37. 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 Council's 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.
38. 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.
39. 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.

Public Health RequirementsRecommended Conditions

40. 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.
41. 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.

42. The installation and operation of all cooling towers and warm water systems are to comply with the Public Health (Microbial Control) Regulations and Australian Standard 3666. The applicant is required 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.

Land Consolidation and Public Road Closure Requirements

Recommendation

It is recommended that all allotments the subject of this application be consolidated into one title prior to the occupation of the building.

Recommended Conditions

43. The subject section of Lewis Drive which is to be closed shall be gazetted prior to commencement of works.
44. 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.

Monetary Contributions

Recommendation

The Wagga Wagga Base Hospital Redevelopment Project will be subject to contributions in accordance with the following documents:

1. City of Wagga Wagga S94A Levy Contributions Plan 2006
2. Wagga Wagga City Council Development Servicing Plan – Stormwater - November 2007
3. City of Wagga Wagga Development Servicing Plan for Sewerage - February 2006

It is recommended that contributions be calculated in accordance with the provisions of these plans and that the following conditions of consent be used to impose the requirements for such contributions:

- Pursuant to s94A of the *Environmental Planning and Assessment Act 1979* and City of Wagga Wagga Section 94A Levy Contributions Plan 2006, prior to the commencement of works, the applicant must pay to Council a levy in the amount of \$..... towards the cost of one or more of the public facilities specified in the Works Schedule to that Plan. This amount must be indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 11 of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006. A copy of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006, is available for inspection at Council Chambers, corner Baylis and Morrow Streets, Wagga Wagga.
- Pursuant to s64 of the Local Government Act 1993, and Division 10 of Part 2 of Chapter 6 of the Water Management Act 2000, prior to the commencement of works, a Compliance Certificate must be obtained for water management works (as defined in s283 of the Water Management Act 2000) relating to the development.

Alternatively, this condition is satisfied by virtue of payment of the figure nominated within this condition. Evidence of payment receipt shall be provided to Council prior to the commencement of works.

DSP Sewer contribution:

DSP Stormwater contribution:

NOTE: The total Section 64 contribution required is

10 February, 2012

Thank you for the opportunity to respond to the subject Project Application. If you have any questions regarding the above information, please contact Council's Development Services section.

Yours sincerely



Colby Farmer
Development Services Manager



FIRE SAFETY SCHEDULE

Division 2, Section 168 - 168A

Environmental Planning & Assessment Amendment Regulation 2000

| PROPERTY DETAILS | |
|--------------------------------|----------------------------|
| Property Address | Edward Street, Wagga Wagga |
| Legal Description | |
| Application No. | |
| Application Description | Hospital |
| Applicant | |
| Owners Details | |

Fire Safety Measures

The following are the fire safety measures proposed to be installed in the building:

| Essential Fire Safety Measures | Standard of Performance Design & Installation Standard | Existing | Proposed |
|--|---|--------------------------|-------------------------------------|
| Access panels, doors and hoppers to fire resisting shafts | NCC 2011 Clause C3.13; & AS 1530.4-2005 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Automatic fail-safe devices (electro Magnetic devices, doors releases etc) | NCC 2011 Clause D2.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Automatic fire detection & alarm Systems | NCC 2011 Clause C2.5, 3.4, D2.21, G4.8, Spec. C3.4, Spec. E2.2a, Spec G3.8; AS1670.1-2005 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Emergency Lighting | NCC 2011 Clause E4.2, E4.4, AS2293.1-2005 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Emergency Lifts | NCC 2011 Clause E3.4, AS1735.2-2001 or AS 1735.1-2003 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Exit Signs (illuminated) | NCC 2011 Clause E4.5, E4.8; AS2293.1-2005 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | |
|--|--|--------------------------|-------------------------------------|
| Fire alarm monitoring (Alarm Signalling Equipment) | BCA 2011 Spec. E2.2a Clause 7; AS4428.6-1997, AS3013-2005, AS1670.3-2004 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire blankets | AS2444-2001; AS3504-2006 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire control room / centre | BCA 2011 Clause E1.8; Spec. E1.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire dampers | BCA 2011 Clause C3.15; AS1668.1-1998, AS1682.1 & 2 – 1990 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire doors | NCC 2011 Clause C3.4, AS1905.1 -2005 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire hose reel system | NCC 2011 Clause E1.4; AS2441-2005 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire hydrant system | BCA 2011 Clause E1.3; AS2419.1-2005 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire safety & emergency evacuation Procedure (evacuation plan) | AS3745-2002 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire seals (protecting openings in fire-Resisting components of the building i.e. fire stopping, collars etc. | NCC 2011 Clause C3.15, Spec. 3.15; AS4072.1-2005, AS1530.4-2005 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Mechanical air handling system (i.e. Operating as a Zone Smoke Control System, or Smoke Exhaust System, or an Automatic Air Pressurisation System for fire-isolated exits) Automatic Shut down | NCC 2011 Clause E2.2, AS/NZS 1668.1-1998 BCA 2009 clause C2.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Portable fire extinguisher | NCC 2011 Clause C2.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Paths of Travel | EP&A Regulations Clause 186 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Required (automatic) exit doors | NCC 2011 Clause D2.19(b) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Smoke alarms and heat alarms | NCC 2011 Table E2.2a, Spec.E2.2a; AS3786-1993 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Smoke and heat vents | NCC 2011 Clause E2.2(c), E2.2(a) Table E2.2b, Spec. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | |
|---|---|--------------------------|-------------------------------------|
| | E2.2c, NSW H101.22; as2665-2001 | | |
| Smoke dampers | NCC 2011 Clause C2.5, E2.2; AS1668.1-1998, AS1682.1 & 2 - 1990 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Smoke detectors and heat detectors | NCC 2011 Table 22a, Spec. E2.2a Clause 4; AS1670.1-2004 NCC 2011 Table 22a, Spec. E2.2a Clause 4; AS1670.1-2004 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Smoke doors | NCC 2011 Clause C2.5, C2.14, D2.6 Spec. C3.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Solid core doors | BCA 2009 Clause C3.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sound Systems and Intercom Systems For Emergency Purposes | NCC 2011 Clause E4.9; AS1670.4 -2004, 4428.4- 2004 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sprinklers | NCC Clause E1.5, table E1.5, AS2118.2-1995 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Warning and Operational Signs | NCC 2011 Clause D2.23, E3.3 & H2.14, Section 183 of the EP&A Regulation 2000, AS1905.1-2005 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Wagga Wagga City Council, Cnr Baylis & Morrow Streets, WAGGA WAGGA
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