

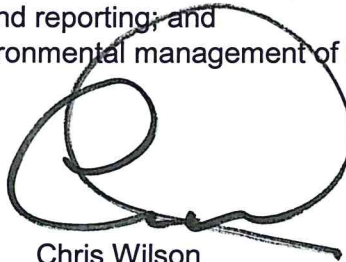
Development consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure, under delegation dated 27 February 2013, I grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Chris Wilson
Executive Director
Development Assessment Systems and Approvals

Sydney

7 November

2013

SCHEDULE 1

| | |
|---------------------------|--|
| Application No.: | SSD 5237-2012 |
| Applicant: | Health Infrastructure |
| Consent Authority: | Minister for Planning and Infrastructure |
| Land: | Wagga Wagga Base Hospital, corner Edward Street and Docker Street, Wagga Wagga (Lot 1 – 2 DP456951 and DP659184) |
| Development: | <p>Wagga Wagga Base Hospital Redevelopment Phases 2 and 3, including:</p> <ul style="list-style-type: none">• construction of a new eight storey acute hospital building, including rooftop helipad;• demolition of the existing Ward Block hospital building;• construction of new car parking and entry forecourt; and• integrated landscaping. |

DEFINITIONS

| | |
|--|--|
| Advisory Notes | Advisory information relating to the consent but do not form a part of this consent |
| Applicant | Health Infrastructure |
| Application | The development application and the accompanying drawings plans and documentation described in Condition A2. |
| BCA | Building Code of Australia |
| Construction | Any works, including earth and building works |
| Council | Wagga Wagga City Council |
| Certification of Crown Building works | Certification under s109R of the EP&A Act |
| Certifying Authority | Means a person who is authorised by or under section 109D of the EP&A Act to issue a construction certificate under Part 4A of the EP&A Act; or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works |
| Day time | The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays |
| Department | Department of Planning and Infrastructure or its successors |
| Director-General | Director-General of the Department of Planning and Infrastructure, or nominee/delegate |
| Director General's approval, agreement or satisfaction | A written approval from the Director- General (or nominee/delegate) Where the Director-General's approval, agreement or satisfaction is required under a condition of this consent, the Director-General will endeavour to provide a response within one month of receiving an approval, agreement or satisfaction request. The Director-General may ask for additional information if the approval, agreement or satisfaction request is considered incomplete. When further information is requested, the time taken for the applicant to respond in writing will be added to the one month period. |
| EEC | Endangered ecological community |
| Evening | The period from 6pm to 10pm |
| Environmental Impact Statement (EIS) | Environmental Impact Statement titled <i>Wagga Wagga Base Hospital Redevelopment (SSD 5237-2012) Development Application and Environmental Impact Statement</i> , prepared by LFA (Pacific) Pty Ltd, dated 15 March 2013. |
| EPA | Environment Protection Authority, or its successor |
| EP&A Act | <i>Environmental Planning and Assessment Act 1979</i> |
| EP&A Regulation or Regulation | Environmental Planning and Assessment Regulation 2000 |
| Minister | Minister for Planning and Infrastructure, or nominee |
| Night time | The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays |
| NOW | NSW Office of Water, or its successor |
| OEH | Office of the Environment and Heritage, or its successor |
| Reasonable and Feasible | Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build |
| Response to Submissions (RtS) | Response to Submissions report titled, <i>Wagga Wagga Base Hospital Redevelopment (SSD 5237-2012) Response to Submissions</i> , prepared by LFA (Pacific) Pty Ltd, dated 18 July 2013. |
| RMS | Roads and Maritime Services Division, Department of Transport or its successor |
| Sensitive receiver | Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility. |
| Subject Site | Wagga Wagga Base Hospital, corner Edward Street and Docker Street, Wagga Wagga (Lot 1 – 2 DP456951 and DP659184) |

SCHEDULE 2

A ADMINISTRATIVE CONDITIONS

Development Description

A1. Except as amended by the conditions of this consent, development consent is granted only to carrying out the development as described in Schedule 1.

Development in Accordance with Plans and Documents

A2. The applicant shall carry out the development generally in accordance with the:

- a) Environmental Impact Statement titled *Wagga Wagga Base Hospital Redevelopment (SSD 5237-2012) Development Application and Environmental Impact Statement*, prepared by LFA (Pacific) Pty Ltd, dated 15 March 2013.
- b) Response to Submissions report titled, *Wagga Wagga Base Hospital Redevelopment (SSD 5237-2012) Response to Submissions*, prepared by LFA (Pacific) Pty Ltd, dated 18 July 2013.
- c) Landscape design report titled, *Wagga Wagga Base Hospital: Schematic Design, Landscape Design Report*, prepared by Arcadia Landscape Architecture, dated November 2012.
- d) following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) as otherwise provided by the conditions of this consent.
- e) the conditions of this consent.

| Architectural (or Design) Drawings prepared by Billard Leece Partnerships Pty Ltd | | | |
|---|-------|--|------------|
| Drawing No. | Issue | Name of Plan | Date |
| AR.AH3.00.0002 | 5 | ACUTE HOSPITAL PORTION B – COVER SHEET / LOCALITY MAP | 12/03/2013 |
| AR.AH3.01.0001 | 10 | ACUTE HOSPITAL PORTION B – LOCALITY PLAN | 08/03/2013 |
| AR.AH3.01.0002 | 10 | ACUTE HOSPITAL PORTION B – EXISTING SITE PLAN | 08/03/2013 |
| AR.AH3.03.1000 | 10 | ACUTE HOSPITAL PORTION B – SITE PLAN – END OF PHASE 03 | 12/03/2013 |
| AR.AH3.03.1005 | 4 | ACUTE HOSPITAL PORTION B – SITE PLAN – STAGING PLAN | 12/03/2013 |
| AR.AH3.03.0001 | 13 | ACUTE HOSPITAL PORTION B – SITE PLAN – PHASE 03 – GROUND FLOOR LEVEL | 12/03/2013 |
| AR.AH3.03.0101 | 11 | ACUTE HOSPITAL PORTION B – SITE PLAN – PHASE 03 – FIRST FLOOR LEVEL | 12/03/2013 |
| AR.AH3.03.0201 | 11 | ACUTE HOSPITAL PORTION B – SITE PLAN – PHASE 03 – SECOND FLOOR LEVEL | 12/03/2013 |
| AR.AH3.03.0301 | 11 | ACUTE HOSPITAL PORTION B – SITE PLAN – PHASE 03 – THIRD FLOOR LEVEL | Undated |
| AR.AH3.03.0401 | 11 | ACUTE HOSPITAL PORTION B – SITE PLAN – PHASE 03 – FOURTH FLOOR LEVEL | 12/03/2013 |
| AR.AH3.03.0501 | 11 | ACUTE HOSPITAL PORTION B – SITE PLAN – PHASE 03 – FIFTH FLOOR LEVEL | 12/03/2013 |
| AR.AH3.03.0601 | 11 | ACUTE HOSPITAL PORTION B – SITE PLAN – PHASE 03 – SIX FLOOR LEVEL | Undated |

| AR.AH3.03.0701 | 11 | ACUTE HOSPITAL PORTION B – SITE PLAN – PHASE 03 – SEVENTH FLOOR LEVEL | 12/03/2013 |
|--|--------------|---|-------------|
| AR.AH3.07.0001 | 14 | ACUTE HOSPITAL PORTION B – ELEVATION 01 – NORTH | 08/03/2013 |
| AR.AH3.07.0002 | 9 | ACUTE HOSPITAL PORTION B – ELEVATION 02 – SOUTH | 08/03/2013 |
| AR.AH3.07.0003 | 9 | ACUTE HOSPITAL PORTION B – ELEVATION 03 – EAST | 08/03/2013 |
| AR.AH3.07.0004 | 9 | ACUTE HOSPITAL PORTION B – ELEVATION 04 – WEST | 08/03/2013 |
| AR.AH3.08.0001 | 13 | ACUTE HOSPITAL PORTION B – SECTIONS SHEET SECTION A | 08/03/2013 |
| AR.AH3.08.0002 | 12 | ACUTE HOSPITAL PORTION B – SECTIONS SHEET SECTION B | 08/03/2013 |
| AR.AH3.08.0003 | 8 | ACUTE HOSPITAL PORTION B – SECTIONS SHEET SECTION C | 08/03/2013 |
| AR.AH3.08.0004 | 8 | ACUTE HOSPITAL PORTION B – SECTIONS SHEET SECTION D | 08/03/2013 |
| AR.AH3.08.0005 | 9 | ACUTE HOSPITAL PORTION B – SECTIONS SHEET SECTION E | 08/03/2013 |
| AR.AH3.85.0002 | 4 | ACUTE HOSPITAL PORTION B – EXTERNAL FINISHES COLOUR BOARD | 08/03/2013 |
| Landscape (or Design) Drawings prepared by Arcadia Landscape Architecture | | | |
| Drawing No. | Issue | Name of Plan | Date |
| 000 | A | COVER SHEET | 30.11.2012 |
| 001 | A | COLOUR LANDSCAPE PLAN FORECOURT AREA | 30.11.2012 |
| 101 | A | LANDSCAPE PLAN FORECOURT AREA & ENTRY DRIVE | 30.11.2012 |
| 501 | A | LANDSCAPE DETAILS | 30.11.2012 |
| 000 | A | SECOND FLOOR ROOFTOP COVER SHEET | 12.02.2013 |
| 001 | A | SECOND FLOOR ROOFTOP COLOUR LANDSCAPE PLAN | 12.02.2013 |
| 101 | A | SECOND FLOOR ROOFTOP LANDSCAPE PLAN | 12.02.2013 |
| 501 | A | SECOND FLOOR ROOFTOP LANDSCAPE DETAILS | 12.02.2013 |

Inconsistency between documents

- A3. If there is any inconsistency between the plans and documentation referred to above the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.

Building Code of Australia Compliance

- A4. All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:

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- a) complying with the deemed to satisfy provisions, or
 - b) formulating an alternative solution which :
 - i) complies with the performance requirements, or
 - ii) is shown to be at least equivalent to the deemed to satisfy provision, or
 - iii) a combination of a) and b).

Development Expenses

- A5. It is the responsibility of the applicant to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this consent.

Lapsing of approval

- A6. This consent will lapse five (5) years from the date of consent unless the works associated with the development have physically commenced.

Prescribed Conditions

- A7. The applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Regulation.

Director General as Moderator

- A8. Where this consent requires further approval from public authorities, the parties shall not act unreasonably in preventing an agreement from being reached. In the event that an agreement is unable to be reached within 2 months or a timeframe otherwise agreed to by the Director-General, the matter is to be referred to the Director-General for resolution. All areas of disagreement and the position of each party are to be clearly stated to facilitate a resolution. The Director-General's resolution of the matter will be binding on the parties.

Long Service Levy

- A9. For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

Legal notices

- A10. Any advice or notice to the consent authority shall be served on the Director-General.

B PRIOR TO COMMENCEMENT WORKS

Hazardous Material

- B1. Prior to demolition of any existing buildings or structures on the Subject Site, an assessment will be undertaken to investigate the existence of any asbestos and other hazardous materials which may have been used as building materials.

Contamination

B2.

- a) Prior to the demolition of any existing buildings or structures on the Subject Site, the applicant shall undertake all recommendations contained in the report titled *Preliminary Contamination Assessment, Wagga Wagga Base Hospital Redevelopment, Phase 2/3, Portion A and Proposed Loading Dock, Edward Street, Wagga Wagga* prepared by Douglas Partners dated December 2012 and submitted with the Environmental Impact Statement titled *Wagga Wagga Base Hospital Redevelopment (SSD5237-2012) Development Application and Environmental Impact Statement*, prepared by LFA (Pacific) Pty Ltd, dated 15 March 2013.
- b) The applicant shall undertake further investigation of potential contamination within the Subject Site, including soil sampling in areas where buildings have been demolished, as appropriate. Should the findings from the detailed assessment identify a requirement for remediation works, the applicant shall undertake remediation works in accordance with State Environmental Planning Policy No. 55 – Remediation of Land and Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land.
- c) If required, prior to issue of an occupation certificate or commencement of use, the applicant is to obtain a Section A Site Audit Statement from an EPA accredited site auditor stating that the site has been remediated (if remediation was required under (b) above), and that the site is suitable for hospital use. The Section A Site Audit Statement must be provided to the certifying authority prior to the issue of any occupation certificate or commencement of use.

Note: Words and expressions used in these conditions have the same meaning as in the Contaminated Land Management Act 1997.

Note: The remediation of asbestos contamination must be undertaken in accordance with the licensing and notification requirements of WorkCover NSW and the Work Health and Safety Regulation 2011.

Note: The remediation works must be undertaken in accordance with any relevant special waste procedures detailed in the Protection of the Environment Operations (Waste) Regulation 2005.

Demolition

B3.

- a) The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of works.

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- b) Demolition material is to be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan.
 - c) In the event that asbestos materials are identified in the Hazardous Materials investigation required by Condition B1, the removal of the material must be undertaken by a contractor that holds an appropriate licence issued by WorkCover NSW in accordance with Chapter 10 of the Occupational Health and Safety Regulation 2001 and Clause 29 of the Protection of the Environment Operations (Waste) Regulation 2005 and the material must be disposed in accordance with the guidelines for asbestos work published by WorkCover NSW at a licensed waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines.
 - d) On construction sites where buildings contain asbestos material, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm must be erected in a prominent position visible from the street.

Certified Plans

- B4. Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority and the department prior to commencement of each stage of the works and shall include details as required by any of the following conditions.

Reflectivity

- B5. The building materials used on the facades of the buildings shall have a maximum normal spectral reflectivity of visible light of 20 percent and shall be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works.

Safety/Health/Amenity

- B6. Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site and maintained throughout development. Each toilet provided shall be:
- a) a standard flushing toilet, and
 - b) connected:
 - i) to a public sewer, or
 - ii) if connection to a public sewer is not practicable, to an accredited sewage management facility provided by the council, or
 - iii) if connection to a public sewer or an accredited sewage management facility is not practicable to some other sewage management facility approved by council.
- B7. A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:
- a) the name, address and telephone number of the principal certifying authority for the work, and
 - b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the work site is prohibited.

This condition does not apply to:

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

B8. Should the development work:

- a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

Outdoor Lighting

B9. All outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works.

Access for People with Disabilities

B10. The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia. The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any construction drawings.

Erosion and Sedimentation Control

B11. A soil erosion and sediment control plan must be developed and implemented accordance with the document *Managing Urban Stormwater–Soils & Construction Volume 1* (2004) by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works involving vegetation removal or soil disturbance.

Pre-Construction Dilapidation Reports

B12. The applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, structures and infrastructure (including all public infrastructure) within the 'zone of influence'. This zone is to be defined as the precinct bounded by Edward Street, Docker Street, Brookong Avenue and Murray Street. Any entry into private land is subject to the consent of the owner(s) and any inspection on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'.

The report shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the commencement of works. A copy of the report is also to be forwarded to the council.

Number of Car Spaces

B13. The applicant shall provide a minimum 70 at-grade car parking spaces for the development. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior the occupancy or commencement of use.

Car Park and Service Vehicle Layout

B14. Plans demonstrating compliance with the following traffic and parking requirements shall be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works:

- a) all vehicles should enter and leave the subject site in a forward direction. In the event that site constraints do not permit heavy rigid vehicles to enter and leave the subject site in a forward direction, then all reversing movements should be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing
- b) car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) should be in accordance with AS 2890.1-2004 and AS 2890.6 for accessible spaces
- c) all car parking areas must be illuminated in accordance with AS 1158.3.1.2005, as amended, lighting for roads and public spaces
- d) the layout, design and security of bicycle facilities off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities except that:
 - i) all bicycle parking for staff / employees of any land uses must be Class 2 bicycle facilities; and
 - ii) all bicycle parking for visitors of any land uses must be Class 3 bicycle rails.
- e) appropriate pedestrian and cyclist advisory signs are to be provided at the egress from the car park
- f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority

Structural Details

B15. Prior to the commencement of works, the applicant shall submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that comply with:

- a) the relevant clauses of the BCA
- b) the development consent.

Mechanical Ventilation

B16. All mechanical ventilation systems shall be installed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 *Microbial Control of Air Handling and Water Systems of Building*, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works.

Storage and Handling of Waste

B17. The building plans and specifications submitted to the principal certifying authority prior to the commencement of any works shall demonstrate that an appropriate area will be provided within the premises for the storage of garbage bins and recycling containers and all waste and recyclable material generated by this premises, including:

- a) All internal walls of the storage area are rendered to a smooth surface, covered at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning
- b) Include provision for the separation and storage, in appropriate categories, of material suitable for recycling
- c) include provision for separate storage and collection of organic/food waste.

NOTE:

No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

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.

The waste handling and storage area must be retained on site until occupation of the building.

Stormwater, Drainage Works and Sewage Design

- B18. Stormwater mains must be extended to the site, at full cost to the applicant, in accordance with council's standards and policies. The works must be carried out by council or a licensed approved contractor under council supervision.
- B19. An easement to drain stormwater 2.5 m wide must be created over the existing proposed drainage line and proposed drainage line from Yabtree Street to Edward Street.
- B20. Stormwater discharge from the completed development shall not exceed pre-development flows. Prior to the certification of Crown Building works, 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.

- B21. Any sewer or stormwater works resulting from the development are to meet the requirements of the AS3500 and the Plumbing Code of Australia. Where works are required, it will be necessary to contact a licensed plumber and drainer.

A section 68 approval must be obtained from council 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/use of the development.

- B22. The licenced plumber must submit to council, at least two days prior to the commencement of any plumbing and drainage works on site a "Notice of Works".

NOTE: A copy of the Notice of Works form can be found on council's website.

- B23. The applicant must obtain a Compliance Certificate from council for the plumbing and drainage work identified in Column 1 at the times specified in Column 2

| | COLUMN 1 | COLUMN 2 |
|---|-------------------|--|
| A | Internal Drainage | When all internal plumbing work is installed and prior to concealment. |
| B | External Drainage | When all external plumbing work is installed and prior to concealment. |

| | | |
|---|---------------------|---|
| C | Stormwater Drainage | When all external stormwater drainage work is installed and prior to concealment. |
| D | Stack Work | When all work is installed and prior to concealment. |
| E | Final | Prior to occupation of the building. |

B24. A Certificate of Compliance and Works as Executed Diagram shall be submitted to and approved by council 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.

B25. Prior to the commencement of works a person wishing to discharge liquid trade waste to the sewerage system must under Section 68 of the Local Government Act 1993 and Council's Liquid Trade Waste Regulation Policy, obtain prior approval from Council. Discharging liquid trade waste without an approval is an offence under section 626 of the Act. Further information is available from Council's Trade Waste section on 1300 242 442 regarding the application process.

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.

B26. All plumbing and drainage work must be carried out by a Licensed Plumber and Drainer and to the requirements of the Plumbing and Drainage Act 2011.

Notice of Commencement of Works

B27. The Certifying Authority and council shall be given written notice, at least 48 hours prior to the commencement of building works on the subject site.

Construction Environmental Management Plan

B28.

- a) Prior to the commencement of any works on the subject site, a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority, a copy of which shall be submitted to the department and to council prior to the commencement of work. The Plan shall address, but not be limited to, the following matters where relevant:
 - i) hours of work
 - ii) 24 hour contact details of site manager
 - iii) traffic management, in consultation with council
 - iv) construction noise and vibration management, prepared by a suitably qualified person
 - v) management of dust to protect the amenity of the neighbourhood
 - vi) erosion and sediment control
 - vii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the subject site
 - viii) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting
 - ix) flora and fauna management.

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- b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.

Waste Management Plan during construction

B29.

- a) Prior to the commencement of any works on the subject site, a Construction Waste Management Plan prepared by a suitably qualified person in consultation with the council, shall be submitted to the Certifying Authority. The Plan shall address, but not be limited to, the following matters:
 - i) recycling of demolition materials including concrete
 - ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.
- b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials.
- c) The applicant shall submit a copy of the Plan to the department and to the council, prior to commencement of work.
- d) The applicant must notify the Roads and Maritime Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the subject site.

Construction Noise and Vibration Management Plan

B30. Prior to the commencement of any works, a Construction Noise and Vibration Management Plan shall be prepared and submitted to the Certifying Authority, that includes but is not limited to the following:

- a) Identification of each work area, site compound and access route (both private and public);
- b) Identification of specific activities that will be carried out and associated noise sources at the premises and access routes;
- c) Identification of all potentially affected sensitive receivers;
- d) The construction noise and vibration objectives identified in accordance with the NSW Interim Construction Noise Guideline and Assessing Vibration: A technical Guideline;
- e) Assessment of potential noise and vibration from construction methods (including noise from construction traffic) against the objectives identified in (d);
- f) Where the objectives are predicted to exceed an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce noise impacts;
- g) Description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including early erection of operation noise control barriers;
- h) Procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity; and
- i) Measures to monitor noise performance and respond to complaints.

The applicant shall submit a copy of the plan to the department and to the council, prior to commencement of work.

Construction Traffic Management Plan

B31. Prior to the commencement of any works, a Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control shall be prepared in consultation with council and the Roads and Maritime Services (RMS) and submitted to council. The plan is to address access and parking and maintain safe access for pedestrians and cyclists and access and parking for vehicles to meet the continued operational needs of the current hospital facility. The plan shall include, but not be limited to, the following matters which are to be addressed by suitably qualified person(s):

- a) strategies to manage traffic volumes and movement anticipated during construction and demolition;
- b) management of loading and unloading of materials on the site and not from the adjoining road reserves;
- c) Identify strategies for the provision of displaced on-site parking during these activities;
- d) identify strategies and procedures for the parking of construction worker vehicles that will minimise impact on existing parking requirements within the area;
- e) measures to minimise the impact of construction traffic on the surrounding road network including the restriction on access for large vehicles during the morning and afternoon peak traffic periods from and/or to Edward Street and Docker Street; and
- f) complaint management and contingency measures.

The applicant shall submit a copy of the plan to the department prior to commencement of work.

B32. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.

Archival Recording

B33. Prior to demolition, the Ward Block hospital building and its setting is to be archivally recorded in accordance with NSW Heritage Branch guidelines in accordance with the recommendations contained within the heritage impact statement titled *Heritage Impact Statement: Wagga Wagga Base Hospital, Phase 2-3 Acute Hospital Development*, dated December 2012 and prepared by Weir Phillips Architects and Heritage Consultants. A copy of the archival recording shall be submitted to council for their records.

Air Quality Management Plan

B34. Prior to the commencement of any works on the subject site, an Air Quality Management Plan is to be prepared which describes project specific mitigation measures and safeguards to control dust and exhaust emissions and shall be submitted to the Certifying Authority. This plan must be implemented at all stages of the development to minimise impacts on nearby sensitive receivers.

Utility Services

B35. Prior to the commencement of works the applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the

relocation and/or adjustment of the services affected by the construction of the underground structure.

- B36. Prior to the commencement of works written advice shall be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

C DURING CONSTRUCTION

Hours of Work

- C1. The hours of construction, including the delivery of materials to and from the subject site, shall be restricted as follows:
- a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive
 - b) between 7:00 am and 5:00 pm, Saturdays
 - c) no work on Sundays and public holidays
 - d) Works may be undertaken outside these hours where:
 - i) the delivery of materials is required outside these hours by the Police or other authorities; or
 - ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or
 - iii) variation is approved in advance in writing by the Director General or his nominee.

Erosion and Sediment Control

- C2. All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Engineering Guidelines for Subdivision and Development

- C3. 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.

Road Works

- C4. The proposed extension of the raised central median in Edward Street (the Sturt Highway) to the eastern extremity of the development site and the Channelised Right Turn (CHR) intersection treatment at the intersection of the access driveway (Lewis Drive) and Edward Street 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 (RMS). Details are to be submitted and approved by RMS prior to the commencement of road works.
- C5. Right turn from Lewis Drive to Edward Street is to be denied. A raised median structure is to be constructed within Lewis Drive at its intersection with Edward Street directing vehicles exiting Lewis Drive to turn left into Edward Street. This turn restriction is to be appropriately signposted at the intersection and within the subject site. Details are to be submitted to the satisfaction of the RMS.
- C6. 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 RMS 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 RMS. However, the developer is encouraged to submit concept plans of the layout of the proposed works for checking by RMS prior to undertaking the detailed design phase.

- C7. To provide for safe connections to the Wagga Wagga Base Hospital, a signalised pedestrian facility is to be constructed in Docker Street. To ensure that the installation of the signalised pedestrian facility does not impact on the operation of the existing road network, the final design and location of the signalised pedestrian facility shall be subject to agreement with council and the RMS and designed and constructed in accordance with the relevant Australian Standards and the guidelines for signalised facilities adopted by RMS.

NOTE: Where the final location of the signalised pedestrian facility on Docker Street intersects another street, the final design shall explore the signalisation of that intersection in agreement with council and the RMS.

- C8. Works are to be undertaken within the road network to provide for convenient and smooth access for emergency vehicles. As a minimum kerb extensions and gutter replacement is to be undertaken at the intersection of Docker Street with Rawson Lane and Brookong Avenue with Lewis Drive. The works are to be designed and constructed to the satisfaction of the council.
- C9. 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 RMS under section 138 of the *Roads Act 1993* prior to commencement of any works.

Excavation

- C10. All excavation and backfilling associated with the erection/demolition of buildings must be properly guarded and protected to prevent them from being dangerous to life or property.

Excavations must be undertaken in accordance with the terms and conditions of Section 2.7 of the Wagga Wagga Development Control Plan 2010.

Disposal of Seepage and Stormwater

- C11. Any seepage or rainwater collected on-site during construction or ground water shall not be pumped to the street stormwater system unless separate prior approval is given in writing by council.

Approved Plans to be On-site

- C12. A copy of the approved and certified plans, specifications and documents incorporating conditions of consent and certification shall be kept on the subject site at all times and shall be readily available for perusal by any officer of the department, council or the Certifying Authority.

Site Notice

- C13.
- a) A site notice(s) shall be prominently displayed at the boundaries of the subject site for the purposes of informing the public of the development details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.
 - b) The notice(s) is to satisfy all but not be limited to, the following requirements:
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- i) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size
 - ii) The notice is to be durable and weatherproof and is to be displayed throughout the works period
 - iii) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice
 - iv) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the subject site is not permitted.

Protection of Trees

C14.

- a) No street trees are to be trimmed or removed unless it forms a part of this development consent or prior written approval from council is obtained or is required in an emergency to avoid the loss of life or damage to property.
- b) All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, shall be replaced, to the satisfaction of council.
- c) All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.

Construction Noise Management

- C15. The development shall be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the Construction Noise and Vibration Management Plan.
- C16. If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.
- C17. The applicant shall schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved in the Construction Noise and Vibration Management Plan.
- a) 8.00 am to 12.00 pm, Monday to Friday
 - b) 2.00 pm to 5.00 pm Monday to Friday
 - c) 9.00 am to 1.00 pm, Saturday
- C18. Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a Construction Noise and Vibration Management Plan.
- C19. Any noise generated during the construction of the development must not be offensive noise within the meaning of the *Protection of the Environment Operations Act, 1997* or exceed approved noise limits for the subject site.

Vibration Criteria

C20. Vibration caused by construction at any residence or structure outside the subject site must be limited to:

- a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and
- b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.
- c) Vibratory compactors must not be used closer than 30 metres distance from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.
- d) These limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved by the Director-General.

Work Cover Requirements

C21. To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.

Hoarding Requirements

C22. The following hoarding requirements shall be complied with:

- a) no third party advertising is permitted to be displayed on the subject hoarding/fencing
- b) the construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.

Construction Vehicles

C23. All construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.

No Obstruction of Public Way

C24. The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

Impact of Below Ground (sub-surface) Works – Non-Aboriginal Relics

C25. If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the OEH Heritage Branch contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the NSW Heritage Act 1977 may be required before further works can continue in that area.

Discovery of Aboriginal Heritage

C26. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The applicant must consult with the Aboriginal community representatives,

the archaeologist and OEH to develop and implement management strategies for all objects/sites.

D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Structural Inspection Certificate

- D1. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to occupation of the building. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the council after:
- a) The site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings.
 - b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

Mechanical Ventilation

- D2. Following completion, installation and testing of all the mechanical ventilation systems, the applicant shall provide evidence to the satisfaction of the Certifying Authority, prior to the issue of any occupation or commencement of use, that the installation and performance of the mechanical systems complies with:
- a) The Building Code of Australia;
 - b) Australian Standard AS1668 and other relevant codes;
 - c) The development consent and any relevant modifications; and,
 - d) Any dispensation granted by the New South Wales Fire Brigade.
- D3. 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.

Post-construction Dilapidation Report

- D4. Prior to the commencement of use or occupation of the building:
- a) The applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads within the zone of influence defined in condition B13.
 - b) The report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must:
 - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and
 - ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
 - c) A copy of this report is to be forwarded to the council.

Fire Safety Certification

- D5. Prior to commencement of use or occupation of the building, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant

authority, council and a copy forwarded to the New South Wales Fire Brigades and prominently displayed in the building.

Road and Infrastructure Damage

- D6. The cost of repairing any damage caused to council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development and as identified within the Post-construction Dilapidation Report required in accordance with condition D4, is to be met in full by the applicant/developer prior to the commencement of use or occupation of the building.

Note: Should the cost of damage repair work not exceed the road maintenance bond, council will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount, a separate invoice will be issued.

- D7. The applicant shall also ensure that all redundant kerb laybacks within the adjoining public streets are replaced with conventional barrier kerbing, and council's footway rehabilitated prior to the commencement of use, in accordance with council's Engineering Guidelines for Subdivisions and Developments.
- D8. A \$100,000.00 contingency deposit is required prior to commencement of works to guarantee no damage is done to council's infrastructure.

Completion of Landscape and Public Domain Works

- D9. Prior to the prior to the commencement of use or occupation of the building, the Certifying Authority is to be satisfied that all landscape and public domain works, including the removal of all noxious and/or environmental weed species, has been undertaken in accordance with the approved plan(s) and conditions of consent.

Wagga Wagga Base Hospital Site Access

- D10. Vehicular access into the site from Edward Street (the Sturt Highway) via Lewis Drive and through the Channelised Right Turn (CHR) treatment is to be restricted to light vehicles and light commercial vehicles (such as patient transport vehicles and ambulances) only. This restriction is to be appropriately signposted, evidence of which shall be submitted to the satisfaction of the Certifying Authority prior to commencement of use.

Wagga Wagga Base Hospital Wayfinding Signage

- D11. To ensure that the operation of the Wagga Wagga Base Hospital provides a safe environment for pedestrians and motorists, wayfinding signage shall be installed in prominent positions within the hospital campus consistent with the Wayfinding Strategy prepared and details within the applicant's Response to Submissions report titled, *Wagga Wagga Base Hospital Redevelopment (SSD5237-2012) Response to Submissions*, prepared by LFA (Pacific) Pty Ltd, dated 18 July 2013. Evidence of which shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of use.

Stormwater, Drainage Works and Sewage Design

- D12. Prior to occupation a Water Plumbing Certificate from Riverina Water County Council shall be submitted to council.

NOTE: The applicant is to obtain an approval from Riverina Water County Council before any water supply plumbing works commence and a Compliance Certificate upon completion of works. Contact Riverina Water on 6922 0634.

- D13. A final inspection must be carried out upon completion of plumbing and drainage work and prior to occupation of the development. Prior to issuing final plumbing certificate

council must be in possession of Notice of Works, Certificate of Compliance and Works as Executed Diagrams for the works.

NOTE: Additional fees for inspections at the Plumbing Interim Occupancy / Plumbing Occupation stage may apply. This will depend on the number of inspections completed at this stage of the works.

Food Preparation Areas

- D14. 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.
- D15. Two days prior to the commencement of use, 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.

E POST OCCUPATION

Loading and Unloading

- E1. All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the subject site at all times.

Unobstructed Driveways and Parking Areas

- E2. All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

Noise Control – Plant and Machinery

- E3. Noise associated with the operation of any plant, machinery or other equipment on the subject site, shall not exceed 5dB(A) above the background noise level when measured at the boundary of the subject site.
- E4. Details demonstrating compliance with the development specific noise levels are to be verified within 60 days and then one year after the occupation of the building and commencement of operations. These details are to be submitted to the satisfaction of the Director-General verifying that the operational noise levels do not exceed the operation noise level goals identified in the *Wagga Wagga Base Hospital Redevelopment: Phases 2/3 Works – Noise and Vibration Impact Assessment* prepared by Acoustic Logic, dated 20 June 2013. The noise monitoring program shall also verify compliance with the acceptable noise criteria in the NSW Industrial Noise Policy, January 2000. Should the noise monitoring program identify any exceedence of the noise criteria referred to above, the applicant is required to implement appropriate noise attenuation measures so that operational noise levels comply with the criteria.

Storage of Hazardous or Toxic Material

- E5. Any hazardous or toxic materials must be stored in accordance with Workcover Authority requirements and all tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110 per cent of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

Public Way to be Unobstructed

- E6. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

Works-as-Executed Plans

- E7. Works-as-executed drainage plans are to be provided to council on completion of works.

External Lighting

- E8. External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the applicant shall submit to the consent authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.

Fire Safety Certification

- E9. 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.

ADVISORY NOTES

Appeals

AN1 The applicant has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

Other Approvals and Permits

AN2 The applicant shall apply to the relevant authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the *Local Government Act, 1993* or *Section 138 of the Roads Act, 1993*.

Use of Mobile Cranes

AN3 The applicant shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied with:

- a) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from council:
 - i) At least 48 hours prior to the works for partial road closures which, in the opinion of council will create minimal traffic disruptions, and
 - ii) At least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of council, will create significant traffic disruptions.
- b) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30 am without the prior approval of council.

Responsibility for other consents / agreements

AN4 The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Movement of Trucks Transporting Waste Material

AN5 The applicant must notify the Roads and Maritime Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the subject site, prior to the commencement of the removal of any waste material from the subject site.

Building Identification

AN6 The building name and number, if any, should be clearly displayed at either end of the ground level frontages prior to the occupation of the building or commencement of the use.

Temporary Structures

AN7

- a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from the council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

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- b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.

Disability Discrimination Act

AN8 This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

AN9

- a) The *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.
- b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

Asbestos Removal

- AN10 All excavation and demolition works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with Work Health and Safety Regulation 2011, the NSW Government and WorkCover document titled *How to Safely Remove Asbestos: Code of practice* and NOHSC: "Code of Practice for the Safe Removal of Asbestos"
- AN11 Five days prior to the commencement of licensed asbestos removal, WorkCover must be formally notified of the works. All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone number and email address.

Site contamination issues during construction

- AN12 Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the department.