

Development consent

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

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.



Executive Director
Major Projects Assessment
Department of Planning and Infrastructure

Sydney

21 December

2012

SCHEDULE 1

Application No.:	SSD 5263
Applicant:	Health Infrastructure
Consent Authority:	Minister for Planning and Infrastructure
Land:	Blacktown Mt Druitt Hospital: Blacktown Campus, 18 Blacktown Road, Blacktown (Lots 300, 301, 306, 308 DP15914, Lot 1 DP128344, Lot 3 DP71010 and Lot 1 DP730307)
Development:	Blacktown Mt Druitt Hospital: Blacktown Campus Stage 1 Expansion, including: • construction of a new eight level clinical services building • alterations and additions to existing hospital buildings • construction of internal pedestrian hospital street • new permanent vehicle access to Blacktown Road • new parking and entry forecourt • site landscaping providing an integrated site landscape plan • associated building services

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Health Infrastructure, or anyone else entitled to act on this consent
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	Blacktown 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 approval, 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
EIS	Environmental Impact Statement titled <i>Blacktown Mt Druitt Hospital: Blacktown Campus – Stage 1 Expansion</i> , prepared by BBC Consulting Planners, dated August 2012
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
PCA	Principal Certifying Authority, or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
RTS	Response to Submissions report titled, <i>Blacktown Mt Druitt Hospital: Blacktown Campus – Stage 1 Expansion</i> , prepared by BBC Consulting Planners, dated November 2012
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
RMS	Roads and Maritime Services Division, Department of Transport or its successor
Subject Site	Blacktown Mt Druitt Hospital, Blacktown Campus, 18 Blacktown Road, Blacktown (Lots 300, 301, 306, 308 DP15914, Lot 1 DP128344, Lot 3 DP71010 and Lot 1 DP730307)
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.

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 project generally in accordance with the:

- a) Environmental Impact Statement titled *Blacktown Mt Druitt Hospital: Blacktown Campus – Stage 1 Expansion*, prepared by BBC Consulting Planners, dated August 2012
- b) Response to Submissions report titled, *Blacktown Mt Druitt Hospital: Blacktown Campus – Stage 1 Expansion*, prepared by BBC Consulting Planners, dated November 2012
- c) following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by SKM S2F (Sinclair Knight Merz Pty Ltd)			
Drawing No.	Revision	Name of Plan	Date
BIN-AR-DG-DA9505	2	SITE PLAN	18-07-2012
BSN-AR-DG-DA9511	3	CSB – FLOOR PLAN – LEVEL 1	14-08-2012
BSN-AR-DG-DA9512	3	CSB – FLOOR PLAN – LEVEL 2	14-08-2012
BSN-AR-DG-DA9513	3	CSB – FLOOR PLAN – LEVEL 3	14-08-2012
BSN-AR-DG-DA9514	3	CSB – FLOOR PLAN – LEVEL 4	14-08-2012
BSN-AR-DG-DA9515	3	CSB – FLOOR PLAN – LEVEL 5	14-08-2012
BSN-AR-DG-DA9516	3	CSB – FLOOR PLAN – LEVEL 6	14-08-2012
BSN-AR-DG-DA9517	3	CSB – FLOOR PLAN – LEVEL 7	14-08-2012
BSN-AR-DG-DA9518	4	CSB – FLOOR PLAN – LEVEL 8	14-08-2012
BSN-AR-DG-DA9519	3	CSB – ROO PLAN	25-07-2012
BSN-AR-DG-DA9541	2	CSB – ELEVATIONS – SHEET 1	17-07-2012
BSN-AR-DG-DA9542	2	CSB – ELEVATIONS – SHEET 2	17-07-2012
BSR-AR-DG-DA9611	2	EXISTING HOSPITAL – FLOOR PLAN – LEVEL 1	14-08-2012
BSR-AR-DG-DA9612	2	EXISTING HOSPITAL – FLOOR PLAN – LEVEL 2	14-08-2012
BSR-AR-DG-DA9613	1	EXISTING HOSPITAL – FLOOR PLAN – LEVEL 3	28-06-2012
BSR-AR-DG-DA9614	1	EXISTING HOSPITAL – FLOOR PLAN – LEVEL 4	28-06-2012
BSR-AR-DG-DA9651	2	EXISTING HOSPITAL – SOUTH ELEVATION	25-07-2012
BSD-AR-DG-DA9701	2	RENAL/DIABETES BUILDING – FLOOR PLAN	14-08-2012
BSR-AR-DG-0452	0	GAS STORE PLAN & SECTION	27-07-2012
BSR-AR-DG-0453	0	GAS STORE ELEVATIONS	27-07-2012
Unnumbered	N/A	BUILDING MATERIALS AND FINISHES	Undated

BIN-CV-DG-0471	1	STAGING DIAGRAM PHASE 1	15-08-2012
BIN-CV-DG-0472	1	STAGING DIAGRAMS PHASE 2	15-08-2012
BIN-CV-DG-0473	1	STAGING DIAGRAMS PHASE 3	15-08-2012
BIN-CV-DG-0474	1	STAGING DIAGRAMS PHASE 4	15-08-2012
BIN-CV-DG-0475	1	STAGING DIAGRAMS PHASE 5	15-08-2012
Signage Drawings prepared by SKM S2F/ID LAB			
Drawing No.	Revision	Name of Plan	Date
BIN-AR-DG-9505	4	SITE PLAN	16-10-2012
Unnumbered	01	DDv0_1 BLACKT ENT 1_1 Campus Entry Statement.ai:2	25-10-2012
Unnumbered	01	DDv0_1 BLACKT ENT 1_1 Campus Entry Statement.ai:3	25-10-2012
Unnumbered	01	ENT 1_1 render5.psd	25-10-2012
Unnumbered	01	DDv0_1 BLACKT ENT 1_1 Campus Entry Statement.ai	25-10-2012
Landscape Drawings prepared by SITE IMAGE Landscape Architects			
Drawing No.	Revision	Name of Plan	Date
BSN-LA-EMMAIN_002	H	BLACKTOWN HOSPITAL MASTERPLAN	31-10-2012
BSN-LA-EMMAIN_004	H	NEW MAIN BUILD	31-10-2012
BSN-LA-EMMAIN_006	H	HOSPITAL STREET	31-10-2012
BSN-LA-EMMAIN_007	H	CENTRAL COURTYARD 1 AND 2	31-10-2012
BSN-LA-EMMAIN_008	H	ENTRY AVENUE/ BUFFER PLANTING	31-10-2012
BSN-LA-EMMAIN_009	H	STREETSCAPE	31-10-2012
BSN-LA-EMMAIN_0010	H	CAR PARK PLANTING	31-10-2012
BSN-LA-EMMAIN_0011	H	TREE PLANTING & SHRUB/GROUND COVER PLANTING	31-10-2012
Civil Works Drawing prepared by Robert Bird Group			
Drawing No.	Revision	Name of Plan	Date
BIN-CV-DG-DA0001	1	GENERAL NOTES	17-08-2012
BIN-CV-DG-DA0051	1	OVERALL SITE PLAN	17-08-2012
BIN-CV-DG-DA0101	1	GENERAL ARRANGEMENT PLAN – SHEET 1 OF 2	17-08-2012
BIN-CV-DG-DA0102	1	GENERAL ARRANGEMENT PLAN – SHEET 2 OF 2	17-08-2012
BIN-CV-DG-DA0221	1	PAVEMENT LAYOUT PLAN – SHEET 1 OF 6	17-08-2012
BIN-CV-DG-DA0222	1	PAVEMENT LAYOUT PLAN – SHEET 2 OF 6	17-08-2012
BIN-CV-DG-DA0223	1	PAVEMENT LAYOUT PLAN – SHEET 3 OF 6	17-08-2012
BIN-CV-DG-DA0224	1	PAVEMENT LAYOUT PLAN – SHEET 4 OF 6	17-08-2012
BIN-CV-DG-DA0403	1	P11 CARPARK BULK EARTHWORKS PLAN	17-08-2012

BIN-CV-DG-DA0404	1	NEW BUILD BULK EARTHWORKS PLAN	17-08-2012
BIN-CV-DG-DA0455	1	P11 CARPARK BULK EARTHWORKS SECTIONS – SHEET 1 OF 2	17-08-2012
BIN-CV-DG-DA0456	1	P11 CARPARK BULK EARTHWORKS SECTIONS – SHEET 2 OF 2	17-08-2012
BIN-CV-DG-DA0457	1	NEW BUILD BULK EARTHWORKS SECTIONS – SHEET 1 OF 2	17-08-2012
BIN-CV-DG-DA0458	1	NEW BUILD BULK EARTHWORKS SECTIONS – SHEET 2 OF 2	17-08-2012
BIN-CV-DG-SK24	B	BLACKTOWN ROAD INTERSECTION STORMWATER LAYOUT PLAN	08-10-2012
BIN-CV-DG-SK25	1	BLACKTOWN ROAD INTERSECTION BLACKTOWN ROAD CROSS SECTIONS	05-10-2012
BIN-CV-DG-SK24	1	BLACKTOWN ROAD INTERSECTION PAVEMENT LAYOUT PLAN	05-10-2012

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 approval 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 :
- 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 project, including expenses incurred in complying with conditions imposed under this approval.

Lapsing of approval

- A6. This consent will lapse five years from the date of consent unless the works associated with the project 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.

Regulatory Signposting

- A10. All works/regulatory signposting associated with the proposed development are to be at no cost to RMS.

Legal notices

- A11. Any advice or notice to the consent authority shall be served on the Director-General.

B PRIOR TO COMMENCEMENT WORKS

Certified Plans

- B1. 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.

Temporary Blacktown Road Construction Access

- B2. The Blacktown Road construction access may be re-opened to perform its function to RMS's satisfaction prior to the commencement of works for the stage 1 expansion. The applicant shall submit a written request to RMS for review and approval prior to the commencement of works, in order to continue using the construction access for stage 1 of the development.
- B3. Access to/from the site via the Blacktown Road construction access road shall be restricted to construction vehicles only whilst it is functioning as a construction access road.
- B4.
- a) Separate Construction Traffic Management Plans (TMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements, maintenance of pedestrian and cyclist thoroughfares, and traffic control, should be submitted to and approved by RMS prior to the commencement of works for relevant stages.
 - b) Associated Traffic Control Plans (TCP) and 'Driver Codes of Conduct' shall be included in the TMPs.
 - c) Appropriate signage is to be installed on Blacktown Road in accordance with approved TMPs to warn motorists of trucks turning into and out of the site.
- B5. Any proposed temporary/partial road closures will require the applicant to apply for a Road Occupancy Licence (Form C & D) by contacting the Transport Management Centre's Planned Incidents Unit on (02) 8396 1513 during office hours (8am-4pm) or 131 700 after hours.
- B6. The applicant will be required to submit the Road Occupancy Licence forms/traffic management plan at least 10 working days prior to the start of works. Plans should be forwarded to the Supervisor Planned Incidents Unit, Transport Operations, Transport Management Centre or on facsimile (02) 8396 1530.
- Note: In due course, the applicant will need to obtain a Road Opening Licence. Details can be obtained from RMS's Sydney Project Services on 8849 2496.
- B7. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
- B8. The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site during construction, as well as manoeuvrability throughout the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to the RMS for approval, which shows that the proposed development complies with this requirement.
- B9. All ingress to, and egress from the construction site shall be restricted to left turn movements to/from Blacktown Road. All construction vehicle movements are to be supervised by accredited RMS approved traffic controllers.
- B10. Full time "No Stopping" restrictions should be implemented along the Blacktown frontage of the development site.

Permanent Blacktown Road Access

B11. The Blacktown Road construction access shall be closed to RMS's satisfaction and written advice obtained from RMS, prior to the start of works for the construction of the permanent Blacktown Road access.

B12.

- a) The permanent Blacktown Road access shall be designed to meet RMS's requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to RMS for consideration and approval prior to the commencement of road works.
- b) The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the Works Authorisation Deed (WAD) will need to be executed prior to RMS's assessment of the detailed civil design plans.
- c) RMS fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

B13. The existing shared path in the vicinity of the left in/left out access on Blacktown Road is to be reinstated as a reinforced concrete shared path to match existing and to RMS requirements.

B14. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to RMS for approval, prior to the commencement of any works. Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before RMS's approval is issued. With regard to the Civil Works requirement please contact the RMS's Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

B15. Any proposed temporary/partial road closures will require the applicant to apply for a Road Occupancy Licence (Form C & D) by contacting the Transport Management Centre's Planned Incidents Unit on (02) 8396 1513 during office hours (8am-4pm) or 131 700 after hours.

B16. The applicant will be required to submit the Road Occupancy Licence forms/traffic management plan at least 10 working days prior to the start of works. Plans should be forwarded to the Supervisor Planned Incidents Unit, Transport Operations, Transport Management Centre or on facsimile (02) 8396 1530.

Note: In due course, the applicant will need to obtain a Road Opening Licence. Details can be obtained from RMS's Sydney Project Services on 8849 2496.

B17. On completion of the Blacktown Road permanent left in/left out access road, it is to be dedicated as public road and opened to all traffic.

B18. The access driveway to the area containing services located at the egress on Blacktown Road is to be constructed to RMS requirements. All vehicles are to enter and leave this area in a forward direction.

B19. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

Road Deposit/Bond

B20. The following current fee and bond (which is subject to periodic review and may vary at time of payment) shall be lodged with council:

- a) Road inspection fee
- b) Road maintenance bond.

The bond is required to cover the cost of any damage to council's public assets (eg: road, guttering, footpaths, drainage systems) arising from development works. The bond (less an administration fee) will be refunded upon the completion of the development should there be no damage to council's assets as a result of the development works.

The road inspection fee covers council's costs to inspect public assets adjacent to the development site before and after development work.

Car Parking

B21.

- a) Prior to the commencement of bulk excavation works associated with the approved State significant development, car parking identified as P5, P10 and the additional 216 off-site parking spaces on Drawing Number. BIN-CV-DG-0471, Revision 1, titled Stage Diagram Phase 1, dated 15-08-2012, is to be completed and be operational. Existing car parking area P4 is to remain operational and no bulk excavation works impacting on its function are to commence until car parking areas identified as P7 and P12, identified in condition B21.b), are complete. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to commencement of bulk excavation works.
- b) Prior to the commencement of above ground building works associated with the clinical services building (CSB) of the approved State significant development, car parking identified as P5, P7, P10, P12 and the additional 216 off-site parking spaces on Drawing Number. BIN-CV-DG-0471, Revision 1, titled Stage Diagrams Phase 1, dated 15-08-2012, is to be completed and be operational. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to commencement of above ground CSB building works.

Reflectivity

B22. 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

B23. 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.

B24. 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.

B25. 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

B26. 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

B27. 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

B28. 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.

Number of Car Spaces

B29. A minimum 28 car spaces are to be provided within at-grade car park, P11. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to commencement of above car parking works.

Car Park and Service Vehicle Layout

B30. 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, AS2890.6 for accessible spaces and AS 2890.2-2002 for heavy vehicle usage
- c) appropriate pedestrian advisory signs are to be provided at the egress from the car park
- d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority
- e) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Subject Site, as well as manoeuvrability through the Subject Site, shall be in accordance with AUSTROADS.

Structural Details

B31. Prior to the commencement of works, the applicant shall submit to the satisfaction of the PCA 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

B32. 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.

Design of Food Premises

B33. The fitout of the food premises shall be carried out in accordance with AS 4674 Design, *construction and fit-out of food premises*. Details of compliance with the relevant provisions of the Code shall be prepared by a suitably qualified person and submitted to the satisfaction of the Certifying Authority prior to commencement of above ground works.

Storage and Handling of Waste

B34. 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, coved 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.

Stormwater and Drainage Works Design

B35. Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance and with the requirements of and in consultation with Blacktown City Council, shall be submitted to the certifier prior to the certification of Crown Building works. In particular the design shall comply with Council's Engineering Guide for Development and Part R of DCP 2005. Only water quality devices approved by the Crown Certifier are to be used. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

Demolition

B36. 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 PCA prior to the commencement of works.

Notice of Commencement of Works

B37. The PCA 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

B38.

- a) Prior to the commencement of any works on the subject site, a Construction Environmental Management Plan (CEMP) shall be submitted to the PCA. 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 local 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.
- 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.
- c) The applicant shall submit a copy of the CEMP to the department and to the council, prior to commencement of work.

Waste Management Plan during construction

B39.

- 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 PCA. 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 PCA 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.

Air Quality Management Plan

B40. 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. This plan must be implemented at all stages of the project to minimise impacts on nearby sensitive receivers.

Utility Services

B41. 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.

B42. 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 8:00 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;
 - ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
 - 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.

Disposal of Seepage and Stormwater

- C3. 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

- C4. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval 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 PCA.

Site Notice

- C5.
- a) A site notice(s) shall be prominently displayed at the boundaries of the subject site for the purposes of informing the public of project details including, but not limited to the details of the Builder, PCA and Structural Engineer.
 - b) The notice(s) is to satisfy all but not be limited to, the following requirements:
 - 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

C6.

- 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

- C7. 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.
- C8. 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.
- C9. 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 12.00 pm, Saturday
 - d) 1.00 pm to 4.00 pm, Saturday
- C10. 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.
- C11. 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

- C12. 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 6841- 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

C13. 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

C14. 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

C15. All construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Blacktown Road.

Main Entry Signage

C16. The proposed pylon sign near the access road is to meet the requirements of State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage, particularly Clause 23 Freestanding Advertisements. The design of the signage should take into account the Department of Planning and Infrastructure's Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007).

- a) Signs shall be constructed entirely within private property and shall not encroach or overhang, into the road reserve.
- b) The proposed sign must not have/use:
 - flashing lights
 - electronically changeable messages
 - animated display, moving parts or simulated movement
 - complex displays that hold a drivers attention beyond "glance appreciation"
 - displays resembling traffic signs or signals, or giving instruction to traffic by using words such as 'halt' or 'stop'
 - a method of illumination that distracts or dazzles.

No Obstruction of Public Way

C17. 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

C18. 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

- C19. If Aboriginal objects are uncovered during work, excavation or disturbance of the area, work must stop immediately. The Environmental Protection and Regulation Group of the OEH is to be contacted. Aboriginal archaeological excavation must be co-ordinated with any proposed investigation of non-indigenous material.

D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Blacktown Road Construction Access

- D1. The Blacktown Road construction access shall be closed to RMS's satisfaction and written advice obtained from RMS, prior to the occupation or commencement of use for the stage 1 expansion of the hospital.

Blacktown Road Permanent Access

- D2. The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability throughout the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to the satisfaction of the Certifying Authority, which shows that the proposed development complies with this requirement.
- D3. All ingress to, and egress from the site shall be restricted to left turn movements to/from Blacktown Road.
- D4. Full time "No Stopping" restrictions should be implemented along the Blacktown frontage of the development site.

Mechanical Ventilation

- D5. Following completion, installation and testing of all the mechanical ventilation systems, the applicant shall provide evidence to the satisfaction of the PCA, 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.

Car Parking

- D6. Prior to the occupation or commencement of use of the approved Stage significant development, car parking identified on Drawing Number. BIN-CV-DG-0474, Revision 1, titled Stage Diagrams Phase 4, dated 15-08-2012, is to be completed and be operational. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority.

Blacktown Road Bus Stop

- D7. Prior to the occupation or commencement of use of the approved Stage significant development, a new sheltered bus stop, located on the northern side of Blacktown Road (eastbound) within the vicinity of the Blacktown Road/Marcel Crescent signalised intersection, must be provided to the satisfaction of Transport for NSW. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority.

Road Damage

- D8. 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, is to be met in full by the applicant/developer prior to the issue of any Occupation Certificate.
- D9. 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.

Sydney Water Compliance

D10. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

The Section 73 Certificate must be submitted to the PCA prior to issue of the occupation certificate in the case of buildings or works or issue of a subdivision certificate, in the case of subdivision.

Fire Safety Certification

D11. Prior to 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 and council. And prominently displayed in the building

Structural Inspection Certificate

D12. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA 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.

E POST OCCUPATION

Compliance with Food Code

- E1. The applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 *Design, construction and fit-out of food premises*. The applicant shall provide evidence of receipt of the certificate to the satisfaction of the PCA prior to the occupation of the building(s) or commencement of the use.

Loading and Unloading

- E2. 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

- E3. 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

- E4. 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.
- E5. Details demonstrating compliance with the project specific noise levels are to be verified within six months of commencement of operations and submitted to the satisfaction of the Director-General.

Storage of Hazardous or Toxic Material

- E6. 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% of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

Public Way to be Unobstructed

- E7. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

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.

Council Covenants

- E9. Positive Covenants in favour of council are to be provided over the on-site detention system and water quality devices in accordance with the requirements of council's Engineering Guide for Development. The Positive Covenant must be registered with Land & Property Information.

Works-as-Executed Plans

E10. Works-as-executed drainage plans are to be provided to council on completion of works.

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 council 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*.

Responsibility for other consents / agreements

AN3. 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

AN4. 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.

Street Numbering

AN5. Street numbers and the building name(s), if any, will need to be clearly displayed at either end of the ground level frontages in accordance with the council's policy, prior to the occupation of the building(s) or commencement of the use. If street numbers or a change to street numbers is required, a separate application shall be made to the council.

Temporary Structures

AN6.

- 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.
- 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

AN7. 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

AN8.

- 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

AN9. All excavation 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 NOHSC: "Code of Practice for the Safe Removal of Asbestos"

Site contamination issues during construction

AN10. 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.