

Our Ref: F2012/00161

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17 December 2013

Development Assessment Systems & Approvals
Department of Planning & Infrastructure
GPO Box 39 Sydney NSW 2001

Attention: Director, Industry, Social Projects and Key Sites
Application No: SSD 6180

Dear Sir/Madam,

Re: Public exhibition of the EIS for Stage 2 of the Nelune Comprehensive Cancer Centre and Australian Advanced Treatment Centre (NCCC & AATC)

Randwick City Council appreciates the opportunity to comment on the proposal for Stage 2 of the NCCC & AATC development in the north-eastern quadrant of the Randwick Hospitals Campus (61 High St, Randwick), at the corner of High and Avoca Streets.

The Stage 2 proposal

The project has been separated into two stages: Stage 1, which includes excavation and construction of new bunkers and an underground tunnel corridor, was approved in July 2012 and is currently under construction. Stage 2, to which this EIS relates, comprises demolition of the existing Radiation and Oncology Building, construction of an 11 level building (including 2 underground levels), modifications to the staff car park and works relating to courtyards and landscaping.

The Stage 2 works have a CIV of approximately \$73 million and is classified as State Significant Development (SSD) pursuant to Schedule 1 of the SEPP SSD. The proposed NCCC consolidates existing cancer services and will result in a small growth in patient numbers with no anticipated staffing expansion. The new AATC will however generate 50 extra staff, and 20 visitors are expected to access the facility daily.

The proposal will facilitate the expansion of the hospital services and the need to restructure and reorganise the cancer services into a single location on the hospitals campus.

Council comments

Introduction

This submission specifically comments on issues including height, building envelope, overshadowing, heritage, transport and accessibility, landscaping and site permeability. A list of recommended specific conditions is attached for your consideration (see Attachment 1), while noting that general/standard conditions

are also relevant and will be provided on request to further assist with the assessment process.

General comments

Council generally supports the proposal, in particular:

- the siting of the development. This is a high public interface location with easy access to high frequency bus services and future light rail connections, which is considered a suitable location for the proposed medical facility;
- its positive social and economic impacts to the region, including improved cancer and blood disorder treatment services and increased education and training opportunities; and
- its proposed Ecologically Sustainable Development (ESD) features, such as energy conservation, materials reuse/recycle, indoor environmental quality, rainwater reuse and waste minimisation.

Council has reviewed all relevant components of the proposal and recommends the following issues be investigated for minimised adverse impacts on the local area.

Height

Issues

The proposed building height is 40.89m, an increase of 2.29m from the Stage 1 indicative height. Council notes that part of the building significantly exceeds the height limit (of 24m, along the perimeter of the Hospital site, from the boundary of High Street) in the Randwick LEP 2012 by 16.89m. In addition, the proposed building is identified to constitute a permanent penetration of the Airport Obstacle Limitation Surface (OLS).

The EIS states that the 40.89m height responds to the required GFA for cancer care research and treatment and shell space for co-location of affiliated services at a future time. The EIS further justifies that the scale of the building responds to the neighbouring buildings on and off the hospitals campus, being the Parkes Building to the west and 66 High St to the north, and respects the form and proportions of the nearby heritage buildings.

Council however notes that the 11 storey building bears little relationship to the two-storey Superintendents Cottage and Edmund Blacket building immediately adjacent. The proposed height and setbacks of the new development significantly dominates and overwhelms these nearby heritage items.

The EIS also references the Randwick Urban Activation Precinct (UAP) which (in preliminary draft material) proposes to remove the perimeter height controls on the hospitals campus. However, given that the Randwick UAP proposals have not been formally exhibited, it carries no weight and is therefore not a matter of consideration for this assessment.

Nevertheless, it is important to note that the proposal involves a significant variation to the stipulated development standard.

Recommendations

This non-compliance in height needs to be appropriately addressed to mitigate the resultant visual bulk of the building and its shadow impacts on neighbouring buildings/open space and visual dominance over the heritage buildings.

Council recommends consideration of measures that promote a cohesive presence along the High St frontage on the hospitals campus. It is also recommended that

the proposal reinforce an appropriate sense of legibility to better respond to its location close to active edges of Avoca and High Streets and within the overall circulation hierarchy of the hospitals campus.

Further, the inconsistent information in terms of the proposed building height (41.5m or 40.89m? - refer to the conflicting figures on pages 23, 36, 59, 61, 63) is recommended to be clarified.

Building envelope

Issues

The EIS notes that the proposed setbacks provide a ground plane space between the new building and surrounding heritage buildings, allowing for courtyard space and circulation. It is however noted that the new building, compared to the existing Radiation Oncology building, will have reduced setbacks to the neighbouring heritage buildings and provide inadequate curtilage for the heritage items.

The complex L-shaped footprint of the building competes with the simple rectangular forms of the adjacent heritage items. While the lowest two above ground floors present a single splayed wall to the east, the higher levels incorporate a projecting, overhanging element which will have an overbearing effect on the adjacent heritage items.

The detailing of the projecting, overhanging element which utilises a variety of materials and finishes, with a fenestration pattern reading as an inverted L-shape, emphasises the scale and verticality of this element and draws attention to its unsympathetic form.

The proposed building will overwhelm the heritage items in views from Avoca and High Streets, detracting from the ability of the public to appreciate their heritage significance.

Recommendations

Council recommends that the building setbacks to the two heritage buildings be reconsidered and adjusted to create an appropriate curtilage and a sensitive setting for these adjoining heritage items.

A further setback from High St (to align up with the Superintendents Cottage) is recommended to deliver a consistent building line along the street, while also facilitating the spatial needs for integration with any future/potential light rail stops and associated circulation needs.

As previously noted in Stage 1 submission, the new building should utilise a simple block form in order to provide a more neutral backdrop to the heritage items, and be subject to careful detailed design (including carefully selected materials and finishes).

Overshadowing

Issues

The EIS states that the development will have minimal shadow impacts to surrounding land uses although the overshadowing diagrams illustrate that the building will have substantial impacts on the Superintendents Cottage at the Summer solstice, and to High Cross Park and part of the Edmund Blacket Building (including the central courtyard) in mid-winter.

Recommendations

Council requests that the shadow impacts be further investigated to ensure the proposal maintains adequate solar access to the adjacent High Cross Park, heritage buildings and associated heritage open space (e.g. the central courtyard of Edmund Blacket Building), to respect and protect the integrity of these significant heritage areas/buildings.

Heritage

The proposed development is immediately adjacent to the Superintendents Cottage and the Edmund Blacket building. Both buildings are listed as heritage items under Randwick LEP 2012, as well as the Catherine Hayes building, the Avoca Street fence and gates, and the Destitute Children's Asylum Cemetery at the southern end of the site, adjacent to Easy Street.

European Heritage

The Heritage Impact Statement (HIS) reviewed the 1997 Graham Brooks CMP and notes consultation with the NSW Heritage Branch. The HIS argues that the proposal preserves spatial relationships with the Superintendents Cottage, the Edmund Blackett Building and surrounding heritage items and heritage conservation areas; reveals significant fabric by restoring view cones between the two adjacent buildings; and relates to significant fabric through articulation, openings, materials and finishes. The HIS argues that the level of detailed design has resulted in an acceptable and practical resolution of heritage and design matters, with no adverse impact on heritage items, and is sensitively designed with a form and scale appropriate to its context. Interpretation is proposed through the development of an Interpretative Strategy. The HIS argues that the proposal provides a simple base and definitive setbacks to the heritage items, and a simple façade as a backdrop to the Superintendents Cottage. The proposed landscape setting is to complement the setting and visual and spatial relationships of the heritage items.

European Archaeology

The European Archaeological Assessment (EAA) considers that the Stage 2 development area is substantially affected by the 1970s building and basement which will have removed all archaeology within its footprint, providing only limited archaeological potential. The EAA recommends consent conditions in relation to archaeological testing, reporting and permits.

Aboriginal Archaeology

The Preliminary Aboriginal Archaeological Assessment (PAAA) includes an Assessment of Archaeological Sensitivity and Management Recommendations. The PAAA assessed the site as an area of Low Aboriginal Archaeological Sensitivity, but notes that any surviving archaeological remains would be of considerable archaeological significance due to their rarity. The PAAA recommends consent conditions in relation to archaeological monitoring, consultation and approvals. An Aboriginal Archaeological Test Excavation Report prepared in June 2012 concluded that testing did not result in identification of any Aboriginal archaeological remains within the study area, nor were any such remains to be expected to occur in areas not tested.

Issues

In terms of physical impact, it appears that the proposed Stage 2 excavation for the 2 basement levels of the new building is around 3m from the southern and western walls of the Superintendents Cottage and the northern wall of the Edmund Blacket building. It is difficult to determine the exact dimensions given the lack of scaled drawings. There are concerns that the proximity of the new building could impact on the structural stability of the adjacent heritage items, particularly through vibration resulting from drilling into rock.

The Godden Mackay Logan heritage investigations recommended that a Conservation Management Plan (CMP) be prepared for the Superintendents Cottage and the Edmund Blacket building, as well as Maintenance Schedules. Stage 1 heritage comments suggested that CMPs be prepared for each of the former Destitute Children's Asylum buildings, to guide short term and long term conservation of these State significant buildings. Heritage Impact information which has been submitted to date provides no information on the physical condition or maintenance regime for either of the heritage buildings, with the current HIS stating that no work is proposed to either of the buildings.

Recommendations

It is recommended that strict consent conditions be included to monitor and protect the current condition and status of the heritage buildings from any damages/impacts caused by the demolition, excavation or building works.

The Godden Mackay Logan heritage investigations recommended that an Interpretation Strategy be prepared for the heritage items and that the former Destitute Children's Asylum buildings and grounds be meaningfully interpreted to the public. It is recommended that interpretation of the heritage significance of the Superintendents Cottage and the Edmund Blacket building be installed in conjunction with the development which will change the settings of these heritage buildings. The HIS includes an Interpretation Strategy which recommends naming open spaces after the architects who designed the adjacent heritage items - John Horbury Hunt and Edmund Blacket, and the installation of open space information plaques which describe the design and history of the Superintendents Cottage and the Blacket Building. Further detail is requested on the design and location of these plaques.

Transport and accessibility

Issues

A draft Construction Traffic Management Plan (CTMP) has been provided with the Stage 2 Application. The draft CTMP proposes a "works zone" on the southern side of High St (west of Avoca St), with construction materials to be lifted from vehicles using a crane. This will require temporary removal of about 10 existing on-street parking and diverting of pedestrians walking on the southern side of High St to the northern side. Council notes that this proposed "works zone" would potentially conflict with the light rail construction (anticipated to commence in late 2014), which might also involve closure of High St completely. It is however noted that the assessment of the impact of the light rail construction during the construction phase of the NCCC & AATC is not included in the EIS given that the construction timeframe of the light rail project has not yet been finalised.

The proposal includes the retention of vehicular access from Gate 6 on Avoca St, providing access for patient pick-up/drop-off and staff car parking. The development upon completion will result in a loss of 35 staff car spaces, while creating 20 spaces (including two disabled spaces) for cancer patients pick up and drop off. This equates to a net loss of 15 spaces. The EIS notes that this loss of staff parking will be accommodated in the new staff car park (with 60 spaces) recently completed in front of the Mental Health Intensive Care Unit. Council supports in principle the consolidation of staff parking and provision of patient pick-up/drop-off facilities.

The proposal estimates that the AATC will generate additional 42 staff vehicle movements (for 50 staff) and 20 visitor movements (one-way) daily while no extra on-site parking is proposed for these building users. The EIS notes that these staff and visitors are expected to park in the main car park or on street, while also noting that the increased and improved public transport facilities (e.g.

future light rail network) will reduce the need for parking. Council considers that the EIS provides insufficient evidence or justification for the lack of additional on-site parking. While improved use of public and active transport modes in preference to private vehicles is supported, Council does not support unjustified assumptions of public transport use as the basis for reduced parking provision. The Traffic Assessment Report (TAR) appended to the EIS recommends a detailed campus-wide parking study, and a sustainable travel plan to encourage increased public and active transport. This is strongly supported.

Recommendations

Council supports the continuous and close liaison between Transport for NSW (TfNSW) and NSW Health Infrastructure (HI), to ensure the two projects are delivered with minimal disruptions to each other and surrounding road network. Council also recommends that the NCCC & AATC development be designed and managed in a manner that provides potential opportunities for future integration with the light rail project.

Council requests that the southern section of High St remain open to pedestrians during the course of the proposed works. Appropriate pedestrian safety measures will need to be incorporated in the CTMP.

Council considers that any reduced car parking provision contingent on increased public transport mode share must be based on a sound analysis and detailed travel demand management strategy. It is recommended that specific conditions of consent are included to:

- require a detailed campus-wide parking study as suggested in the TAR; and
- require development of a campus-wide sustainable travel plan, including implementation and ongoing monitoring and reporting. The sustainable travel plan should be developed in consultation with Council.

Landscaping and public domain

New landscaping will be installed above the Stage 1 works, around the heritage buildings and along the street frontages to Avoca and High Streets. The landscaping, together with the drop-off & pick-up areas proposed at the entrance of the building and the re-arranged carpark area, is proposed to create a new setting that unifies and connects the new building, the Stage 1 works and the existing heritage buildings.

The proposed landscape elements, such as outdoor patient/staff seating areas and public garden at the corner of High and Avoca Streets are strongly supported.

Issues

Coloured exposed aggregate insitu concrete paving is proposed for the forecourt plaza and major pedestrian walkways while simple treatment with asphalt paving is proposed for the parking court and access road. It is also noted that the banded concrete paving for the forecourt area has much wider interval width than the adjoining pedestrian space near the Superintendents Cottage and public park (as shown on the Landscape Plan). Council is concerned that this inconsistent paving treatment will have adverse visual and aesthetic impacts to the overall settings of the entire site.

The proposal notes that the Superintendents Cottage is to be surrounded by a raised lawn. There are serious concerns in relation to potential damage to the fabric of the Cottage which is likely to result from increased damp caused by raised soil levels and interrupted subfloor ventilation. The changing of the ground level around the heritage item will also adversely impact on the traditional siting and proportions of the building.

The north east pedestrian gate along the Avoca Street frontage is proposed to be widened, which involves relocating the existing sandstone piers, cutting the sandstone base and the metal palisades and replacing the existing single gate. The fence was dismantled and recorded prior to the commencement of Stage 1 works to avoid damage. It is critical to ensure the heritage significance of this pedestrian gate is not compromised through the widening process.

The proposal seeks to open up two new pedestrian entry/exit points on High St and widen an existing pedestrian gate along Avoca St. The proposal during construction may impact the public footpath adjoining the development site. It is also noted that the EIS for the proposed CBD and South East Light Rail (CSELR) is currently being considered by DoPI. The HI needs to liaise with TfNSW to ensure the public footpath is restored to appropriate standards.

Recommendations

Council recommends that the paving treatment for the entire site be further considered to achieve a consistent paving pattern with high quality materials and finishes at such a significant location that visually complements the heritage buildings and the new contemporary medical facility.

The landscape aspect, which proposes raised lawn around the Superintendents Cottage is suggested to be revised, to provide level access from surrounding public domain and to ensure no increased risk of damp affecting the Cottage.

In relation to the proposed widening of the heritage gateway, Council requests details of the widened opening and use of any new gates be provided. Additionally, the original gate should be salvaged and stored, displayed or reused on site.

Council requests that species for the proposed tree planting behind the Avoca St fence be carefully selected to maintain the visibility of the main front elevation of the heritage buildings.

Council recommends that the HI closely liaise with TfNSW to reconstruct/restore the footpaths fronting High and Avoca Streets to appropriate standards.

Site permeability and legibility

The development proposes two public entry points at High St and widened heritage gateway along Avoca St. The widened heritage gateway will be used as the main pedestrian entry connecting with the pedestrian spine to the main entry of the NCCC & AATC and further west through the covered link to the rest of the campus. The two north-south links from High St both connect to the main pedestrian spine and the forecourt.

Existing access and circulation around the campus is complex and multi-layered. Given the scale and location of the proposal, it offers limited opportunities for improvement of the overall movement network of the wide campus. However, as an integral component of the proposal, this north-eastern section of the campus will become more permeable and accessible, through increased and improved public pedestrian/vehicular links to and from such a high public interface location. This is largely supported by Council.

Recommendations

Council recommends that further measures be considered to ensure the pedestrian safety in the forecourt (shared pedestrian/vehicle zone), such as legible direction signs that direct pedestrians to various key destinations using the designated pedestrian pathways.

Other comments


While not included in this EIS, Council supports in principle the improved activation and useability of the Superintendents Cottage and Edmund Blacket Building. The evolving use of the heritage buildings will better respond to their spatial relationships with the Randwick Junction Town Centre and the new contemporary medical facility. It will also provide the opportunity to foster public appreciation, understanding and enjoyment of their heritage significance.

Recommendations

It is recommended that any proposal seeking change of use of these buildings incorporate quality landscape design and integrate the landscape elements with other design aspects, e.g. circulation, new building entries and connections, to maximise the potential of these heritage buildings while appreciating and preserving their heritage values.

I trust that Council's comments will be taken into consideration. Should you have any questions regarding Randwick City's submission, please contact Ting Xu, Environmental Planning Officer, on 9399 0890.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sima Truuvert', with a stylized, flowing script.

Sima Truuvert
Director, City Planning

Attachment 1 Recommended specific conditions

The following conditions are recommended to be considered:

European Heritage

- A report shall be prepared by a *professional engineer* and submitted to the certifying authority prior to the issuing of a construction certificate, detailing the proposed methods of excavation, shoring or pile construction, including details of potential vibration emissions. The report, must demonstrate the suitability of the proposed methods of construction to overcome any potential damage to nearby premises including the Superintendents Cottage and the Edmund Blacket building.

Any practices or procedures specified in the engineer's report in relation to the avoidance or minimisation of structural damage to nearby premises, must be fully complied with and incorporated into the documentation for the construction certificate.

A copy of the engineers report is to be submitted to the Council, if the Council is not the certifying authority.

- A dilapidation report prepared by a *professional engineer* or suitably qualified and experienced building surveyor shall be submitted to the certifying authority prior to the commencement of demolition, excavation or building works detailing the current condition and status of the Superintendents Cottage and the Edmund Blacket building.

The report is to be supported with photographic evidence of the status and condition of the buildings and a copy of the report must also be forwarded to the Council and to the owners of each of the abovestated premises, prior to the commencement of any works.

- Details are to be provided of the widened opening and any new gates in order to minimise impact on the heritage significance of the original fence.
- The original pedestrian gate from the Avoca Street fence is to be salvaged and stored, displayed or reused on site.
- A raised lawn is not to be provided around the Superintendents Cottage, in order to avoid damage to building fabric which is likely to result from increased damp caused by raised soil levels and interrupted subfloor ventilation. The raised lawn will also adversely impact on the traditional siting and proportions of the building. Amended landscape details are to be prepared and submitted.
- Species for the proposed tree planting in front of the Superintendents Cottage and the Edmund Blacket building should be carefully selected to ensure visibility of the main front elevation of the building is retained.
- Further detail is to be provided on the design and location of proposed information plaques which are to be installed in open space areas on the site, describing the design and history of the Superintendents Cottage and the Blacket Building. These plaques are to be installed in conjunction with the development.

- A Schedule of essential short term conservation works to the Superintendents Cottage and the Edmund Blacket building is to be prepared by a heritage/conservation architect. The Schedule shall be to be submitted to and approved by Council's Director City Planning, in accordance with Section 80A (2) of the Environmental Planning and Assessment Act 1979 prior to a construction certificate being issued for the development.
- The Schedule of short term conservation works is to be implemented in conjunction with the proposed development. An architect suitably qualified and experienced in heritage conservation shall be engaged to oversee the implementation of the Conservation Schedule to ensure the use of technically sound and appropriate techniques.

European Archaeology

- An archaeological research design and appropriate methodology is to be prepared to guide any archaeological program for the site.
- Testing to determine the presence or absence of archaeological remains may be undertaken as part of the Environmental Assessment, and a report on the results of the testing is to be prepared. Archaeological remains are not to be removed without prior State Significant Development Application approval by the Minister for Planning.
- A S.140 application to the Heritage Branch of the Office of Environment and Heritage could be applied for in relation to the proposed works to excavate, record and remove the remains prior to State Significant Development Application approval under Part 4, Division 4.1 of the EP and A Act.
- A report on the results of the archaeological program is to be prepared. Reporting is to include cataloguing and analysis of any artefact deposits.
- The archaeological program is to be directed by a qualified archaeologist, able to hold a permit under the Heritage Council, Excavation Director Guidelines.

Aboriginal Archaeology

- No additional Aboriginal archaeological works are required in relation to the current proposal in areas outside the identified Area of Low Aboriginal Sensitivity. (indicated in Figure 11 of the PAAA).
- Within the Area of Low Aboriginal Sensitivity (Figure 11), archaeological monitoring of the removal of the current surfaces (eg- asphalt), underlying service infrastructure and recent fill should be undertaken by a suitably qualified archaeologist in conjunction with the La Perouse Aboriginal Land Council.
- If no deposit with Aboriginal archaeological potential is identified as a result of the architectural monitoring within the identified area of Low Aboriginal sensitivity, no further Aboriginal archaeological works are required in relation to the current proposal with the area of Low Aboriginal sensitivity (Figure 11).
- If deposits of Aboriginal archaeological potential are identified as a result of archaeological monitoring with the area of Low Aboriginal sensitivity, further investigations are to be undertaken by a suitably qualified

archaeologist in conjunction with the La Perouse Aboriginal Land Council, consisting of Aboriginal archaeological excavations of a form appropriate to the extent and location of the identified deposits and any applicable approvals or methodologies. These excavations will inform final Aboriginal archaeological management recommendations for the Aboriginal archaeological significance of the study area in relation to the current proposal.

- Consultation with the La Perouse Aboriginal Land Council should be undertaken if opportunities for historical interpretation are proposed within the context of future development, to enable appropriate Aboriginal culture and heritage information to form part of any such interpretation.

Sustainable Travel Plan

- A sustainable travel plan shall be prepared in consultation with staff, the public and with Randwick City Council, prior to issue of a construction certificate. The Sustainable travel plan shall:
 - be prepared based on adequate base-line data, including a campus-wide car parking study and an analysis of staff and visitor travel patterns including mode split;
 - identify opportunities and mode share targets for increased use of sustainable transport options;
 - identify measures to meet mode share targets;
 - include an ongoing monitoring and annual reporting mechanism to cover a minimum of 5 years; and
 - identify a position within the organisation responsible for implementing and monitoring the Plan.

Construction Traffic Management Plan

- A detailed Construction Traffic Management Plan must be submitted and approved by Council prior to commencement of any site work. The Construction Traffic Management Plan must be prepared by a suitably qualified person and must include the following details, to the satisfaction of Council:
 - A description of the demolition, excavation and construction works
 - A site plan/s showing the site, roads, footpaths, site access points and vehicular movements
 - Any proposed road and/or footpath closures
 - Proposed site access locations for personnel, deliveries and materials
 - Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site)
 - Provision for loading and unloading of goods and materials
 - Impacts of the work and vehicular movements on the road network, traffic and pedestrians
 - Proposed hours of construction related activities and vehicular movements to and from the site
 - Current/proposed approvals from other Agencies and Authorities (including NSW Roads & Traffic Authority, Police and State Transit Authority)
 - Any activities proposed to be located or impact upon Council's road, footways or any public place
 - Measures to maintain public safety and convenience

Drainage and Groundwater/Seepage

- The development must ensure that all new habitable areas and storage space are fully protected for storm events up to the critical 1 in 100 year ARI event (freeboard above the 1 in 100 year level is to be provided).
- Stormwater discharge from the development site must not exceed which would occur from a 1 in 5 year storm of 1 hour duration for the existing site conditions. All other stormwater run-off from the site for all storms up to the 1 in 20 year storm is to be retained on the site for gradual release to the receiving drainage system as required by Council. Provision is to be made for satisfactory overland flow should a storm in excess of the above parameters occur.
- Where the site is affected by groundwater or fluctuating water table (including during the course of construction), the following requirements must be satisfied:
 - Groundwater and subsoil drainage must not be connected or discharged to the stormwater system or to Council's street gutter or drainage system, unless specific written approval has been obtained from Council beforehand, and
 - Groundwater and sub-soil drainage must be restricted from entering the basement level/s and the stormwater drainage system, by tanking and waterproofing the basement areas of the building, and
 - Adequate provisions must be made for the groundwater to drain around the basement level/s and ensure that the basement will not impede the movement of the ground water through the development site, and
 - Details of the proposed methods of managing groundwater, tanking and waterproofing must be prepared by a suitably qualified and experienced Hydro-geological Engineer and be submitted to and approved by the certifying authority, prior to issuing the construction certificate.
- Any required dewatering must be monitored by the consulting Engineer/s to the satisfaction of the crown certifier and documentary evidence of compliance with the relevant conditions of consent and dewatering requirements must be provided to the crown certifier and the Council. The site conditions and fluctuations in the water table are to be reviewed by the consulting Engineer prior to and during the excavation/construction process, to ensure the suitability of the excavation and dewatering process and compliance with Council's conditions.
- Prior to the issuing of a Crown Completion Certificate a works-as-executed drainage plan prepared by a registered surveyor and approved by a suitably qualified and experienced hydraulic consultant/engineer must be forwarded to the Crown certifier and the Council. The works-as-executed plan must include the following details (as applicable):
 - Finished site contours at 0.2 metre intervals;
 - The location, diameter, gradient and material (i.e. PVC, RC etc) of all stormwater pipes;
 - Details of any pumping systems installed (including wet well volumes).
- Prior to the issuing of a Crown Completion Certificate the applicant shall submit to the Crown certifier (PCA) and Council, certification from a

suitably qualified and experienced Hydraulic Engineer, which confirms that the design and construction of the stormwater drainage system complies with the Building Code of Australia, Australian Standard AS3500.3:2003 (Plumbing & Drainage - Stormwater Drainage) and conditions of this development consent. The certification must be provided following inspection/s of the site stormwater drainage system by the Hydraulic Engineers to the satisfaction of the PCA.

- Prior to the issuing of a Crown Completion Certificate the applicant shall submit to the Crown certifier (PCA) and Council certification from a suitably qualified and experienced professional Engineer, to the satisfaction of the Crown certifier confirming that the basement tanking/waterproofing and any sub-soil drainage systems (as applicable) have been provided in accordance with the conditions of consent and relevant Standards.
- The application must fully document both the existing and proposed drainage system. The application must also consider any required modifications, extensions or upgrades to the existing Council controlled system located within the Prince of Wales Hospital site as a result of the proposed development.

Civil Works/Damage Deposit

- Prior to commencement of site works on the Stage 2 project, the following damage/civil works security deposit requirement must be complied with, as security for making good any damage caused to the roadway, footway, verge or any public place; and as security for completing any public work; and for remedying any defect on such public works, in accordance with section 80A(6) of the *Environmental Planning and Assessment Act 1979*:
 - \$5000.00 - Damage / Civil Works Security Deposit;
 - The damage/civil works security deposit may be provided by way of a cash, cheque or credit card payment and is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure. The owner/builder is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works;
 - The owner/developer must meet the full cost for Council or a Council approved contractor to repair/replace any damaged sections of Council's footpath, kerb & gutter, nature strip etc which are due to building works being carried out at the above site. This includes the removal of cement slurry from Council's footpath and roadway;
 - All external civil work to be carried out on Council property (including the installation and repair of roads, footpaths, vehicular crossings, kerb and guttering and drainage works), must be carried out in accordance with Council's Policy for "Vehicular Access and Road and Drainage Works" and the following requirements:
 - a) All work on Council land must be carried out by Council, unless specific written approval has been obtained from Council to use non-Council contractors.
 - b) Details of the proposed civil works to be carried out on Council land must be submitted to Council in a Pre-paid

Works Application Form, prior to an occupation certificate being issued for the development, together with payment of the relevant fees.

- c) If it is proposed to use non-Council contractors to carry out the civil works on Council land, the work must not commence until the written approval has been obtained from Council and the work must be carried out in accordance with the conditions of consent, Council's design details and payment of a Council design and supervision fee.
- d) The civil works must be completed in accordance with Council's conditions of consent and approved design and construction documentation, prior to occupation of the development, or as otherwise approved by Council in writing.