



BURWOOD COUNCIL

heritage ■ progress ■ pride

Our Ref: BD.2002.00000279

Enquiries: Mr M C Sue

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## BURWOOD COUNCIL

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10/12/2002

NSW Department of Health (t/as Health Administration Corporation)

Level 9, No. 73 Miller Street

NORTH SYDNEY NSW 2060

Attn: Mr Michael Stokes, Director

### Notice of determination of a development application

issued under the *Environmental Planning and Assessment  
Amendment Act 1997* Section 81(1)(a)

#### development application

no

279/2002

#### development application

applicant name

NSW Department of Health (t/as Health Administration Corp.)

applicant address

Level 9, No. 73 Miller Street

NORTH SYDNEY NSW 2060

land to be developed: address

24 Liverpool Road CROYDON 2132

proposed development

Inner West Health Centre – Stage 1 (will include a community  
health centre, nursing home & hostel, accommodation for older  
persons or persons with a disability) and construction of

s

a basement carpark for 400 vehicles.

#### Building Code of Australia building classification

5, 7 & 9

#### determination

made on (date)

10/12/2002

determination

☐ ~~consent granted unconditionally~~

☐ consent granted subject to conditions described below

☐ application refused

consent to operate from (date)	10/12/2002	.see note 1
consent to lapse on (date)	10/12/2007	
details of conditions		
(including section 94 conditions)		see note 2

reasons for conditions/~~refusal~~

These conditions have been imposed after consideration of all the points listed under Section 97 of the Environmental Planning & Assessment Amendment Act, 1997.

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### other approvals

list *Local Government Act 1993*

approvals granted under s 78A(5) N/A

general terms of other approvals N/A

integrated as part of the consent  
(list approvals) N/A

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### right of appeal

If you are dissatisfied with this decision section 96(6) of the *Environmental Planning and Assessment Amendment Act 1997* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice

*\*section 97 of the Environmental Planning and Assessment Amendment Act 1997 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.*

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### signed

signature

on behalf of the consent authority

name	Brian Olsen
position	MANAGER, BUILDING & DEVELOPMENT
date	10/12/2002

**Note 1**

*where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date should not be endorsed until that condition has been satisfied.*

**Note 2**

*clause 96(6) of the Regulation contains additional particulars to be included in a notice of determination where a condition under section 94 of the Environmental Planning and Assessment Amendment Act 1997 has been imposed.*

## **Recommendations**

A. That pursuant to the provisions of section 80(4) of the Environmental Planning and Assessment Act 1979 that Development Application No. 279/02 for the Stage 1 development of 24 Liverpool Road Croydon as set out as follows;

- A part 1, part 2 storey Community Health Centre with a maximum floor area of 4000m<sup>2</sup>
- A part 1 part 2 part 3 storey Nursing Home and Hostel containing 127 beds and having a maximum floor area of 8500m<sup>2</sup>
- Dwellings for older persons or persons with a disability pursuant to the provisions of State Environmental Planning Policy No. 5 (SEPP 5) - Housing for Aged Persons or Persons with a Disability being the Independent & Assisted Living Accommodation buildings and having a maximum floor area 15000m<sup>2</sup> being part 4 part 5 storeys
- A refurbishment and extension of the existing heritage listed cottage on the corner of Brighton Street and Liverpool Road
- Shops and offices servicing the needs of occupants, visitors and staff of the site and having a maximum floor area of 150m<sup>2</sup>.
- 400 car parking spaces associated with uses on the site, contained in 2 separate car parks and the construction of the northern car park for the Community Health Centre and the Nursing Home & Hostel.
- Associated site works and tree removal including drainage.
- The building envelopes and heights as indicated on the submitted Masterplan Nos ADOM 1001 – 1004 inclusive
- Subdivision of the site into 5 allotments at ground level plus a stratum subdivision that includes the main northern most car park servicing the Community Health Centre and the Nursing Home & Hostel as indicated on drawing No's VD00001, VD000201 and VD000101.
- The erection of car parking structures in accordance with drawing No's AD111101, AD114101, AD114201, AD133001 and AD133002.

That the Development Application 279/2002 be **APPROVED** and works being carried out in accordance with the plans and specifications submitted on 13/09/2002, except where amended by the following conditions of consent.

## UNDERTAKINGS

1. The undertakings shown in the Table below are to be submitted to Council **prior commencement of works.**

### TABLE OF UNDERTAKINGS

#### UNDERTAKINGS TO BE SUBMITTED TO COUNCIL PRIOR TO WORKS COMMENCING ON SITE

2. A Damage Warranty being submitted to Council undertaking by the applicant to repair to make good any damage to Council's assets ( footpath, road, kerb & gutter and stormwater) during building works.

**(Undertaking to be made to Council prior to commencement of bulk excavation/construction)**

3. Construction by applicant of the proposed Vehicular Crossing and if applicable, removal of existing redundant Vehicular Crossings to Council requirements.

**(Undertaking to be made to Council)**

4. Reinstatement by applicant to Council's requirements where the existing footpath is damaged during construction activities or where the footpath is deemed unsuitable by Council.

**(Undertaking to be made to Council)**

5. Reinstatement by applicant to Council's requirements of any damaged kerb and guttering and/or infilling of redundant driveways.

**(Undertaking to be made to Council)**

6. Construction by applicant to Council's requirements proposed stormwater drainage works and connection to Council's stormwater system.

**(Undertaking to be made to Council)**

## PLANNING

1. The setback from to the Independent and Assisted Living Accommodation (IALA) buildings to Brighton Street and Croydon Avenue being increased to allow for a 2m articulation zone and a maximum of 30% of the articulation

zone being floor space. The buildings will be a minimum of 6m from the respective side boundaries.

2. The topmost floor to the IALA buildings being recessed a minimum of 3m from the edge of the building.
3. The set back area between the street alignment and the building façades on Brighton Street and Croydon Avenue being landscaped to a high degree to provide deep root planting and adequate screening to the buildings. A fully detailed landscape plan shall be submitted to Council for consideration with each development application for individual buildings on the site.

All proposed landscaping of public footpath areas shall be in accordance with Council's draft Street Tree Management Study. Specific details of the street plantings shall be submitted to Council for consideration as part of the forthcoming Stage 2 development applications.

4. The means of Egress from the Northern car park servicing the Community Health Centre and the Nursing Home & Hostel complying with Section D of the Building Code of Australia.
5. Site contamination and remediation is to be addressed in the following manner:-
  - (i) the preparation of a site contamination audit report by a qualified site contamination consultant at full cost to the applicant.
  - (ii) review of the identified site contamination impacts (if any) and the proposed remediation measures contained in the report by an independent consultant, paid at the full cost of the applicant.
  - (iii) identification of additional remediation measures (not already covered in the initial site contamination audit report), if required by the independent accredited auditor.
  - (iv) the completion of required remediation works to the satisfaction of the independent accredited auditor.
  - (v) confirmation/"signing-off" by the accredited auditor that the completed remediated works will render the site suitable for the development.
  - (vi) the site being made safe in accordance with Council's "Procedures Policy for the Dealing with Rezoning, Development and Applications on Known or Potentially Contaminated Sites".

N.B. The independent auditor used to review Contamination and Remediation Reports should be accredited by the NSW Environmental Planning

6. Submission of Stage 2 development applications for the erection and fit out of buildings and structures and associated vehicle access, parking, landscaping and other infrastructure works which have not been included in the Stage 1 early works development consent.
7. Retention and restoration of former Administration Building for adaptive re-use for the Mental Health Living Skills Unit in accordance with adaptive re-use plan contained in the Heritage Report of stage 1 DA.
8. Display of interpretative material of the history of Western Suburbs Hospital in the foyer of the Community Health Centre.
9. Provision of commemorative garden in an appropriate location near entry to Community Health Centre and / or nearby corner of Liverpool Road and Croydon Avenue incorporating the Linda Gibbons Memorial fountain or an acceptable replacement
10. The site shall be securely fenced during construction and unauthorised entry on to the site shall be prohibited. Suitable dust control mesh cladding shall be provided to all perimeter fencing.
11. Dilapidation surveys are to be carried out at the applicant's/owner's expense on all premises adjoining the site and submitted to Council prior to Commencement of excavation or construction work. A survey is also to be carried out on completion of all work. The dilapidation surveys shall be dated accordingly.
12. Noise level and dust control during construction to comply with normal EPA requirements
13. Work practices site equipment and machinery to comply with requirements of Workcover Authority.
14. No obstruction or storage of material on footpaths or roadways external to the site.

## **BUILDING**

1. All building shall be in accordance with the provisions of the Building Code of Australia.
2. No work involving the use of mechanical plant and equipment being carried out Other than between the hours of 7am - 5.30pm Monday to Fridays and

7am - 1pm on Saturdays, with no work at all being carried out on Sundays and Public Holidays.

3. Hours of construction work shall be from 7am to 5.30pm Mondays to Fridays inclusive, and from 7am to 1pm Saturdays. No construction work shall be carried out on Sundays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.
4. Treatment for the protection of the building from subterranean termites must be carried out in accordance with AS3660.1 "Protection of Buildings from Subterranean Termites – Part: New Buildings".
5. Safety glazing complying with B1.3 of the Building Code of Australia must be used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with Australian Standard 1288 – Glass in Buildings – Selection and Installation.
6. Submission to Council or the Long Service Levy Corporation (or authorized agent) the fee pf \$10,800 (based on Construction Cost for Stage 1 of \$5.4 million) prior to commencement of any works on site.

## SUBDIVISION

1. The land shown as road widening for Croydon Avenue being dedicated free of charge to the Council for public road purposes. A subdivision plan being submitted to Council or Accredited Certifier for approval and the issue of a Subdivision Certificate. The linen plan shall be registered by the Land Titles Office **prior to Occupation of the development.**
2. A Section 73 Compliance Certificate under the Sydney Water Act, 1994 must be obtained. Application must be made through an authorized Sydney Water Servicing Coordinator (for details see e-Developer at [www.sydneywater.com.au](http://www.sydneywater.com.au) or telephone 13-20-92). The Section 73 Certificate must be submitted to the Principal Certifying Authority (PCA) **prior to the release of any Linen Plan of subdivision and/or Occupation Certificate** of the development.
3. Submission of a Final Survey Plan of Subdivision, together with five (5) copies for signature to Council or an Accredited Certifier.

## ENGINEERING

1. All activities and works external to the site, or that affect public roads, are to be carried out in accordance with Council's Code for Activities Affecting Roads.

2. The applicant is to have prepared a longitudinal section of the proposed vehicular ramp access, drawn at 1:25 natural scale.
  - a. The longitudinal section shall be prepared by a competent practicing civil engineer in accordance with AS 2890.1.
  - b. The design is to be reviewed by Council or an Accredited Certifier - Civil Engineering. The Principal Certifying Authority is to be provided with a Compliance Certificate verifying that this condition has been complied with.
3. Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the site.
  - a. An erosion and sediment control plan showing such measures shall be prepared by a competent practicing hydraulic/civil engineer in accordance with Supplement 10 of Council's Stormwater Management Code.
  - b. The erosion and sediment control plan is to be reviewed by Council or an Accredited Certifier - Civil Engineering. The Principal Certifying Authority is to be provided with a Compliance Certificate verifying that this condition has been complied with prior to works commencing
4. All demolition and excavation materials are to be removed from the site or disposed of on-site using methods that comply with relevant environmental protection legislation.
5. The applicant shall furnish Council with a dilapidation report for all footpath, kerb and gutter, road pavement and street trees abutting the site prior to the commencement of construction work. Vehicles transporting construction materials shall access and depart from the site through Croydon Avenue and Liverpool Road. Vehicles shall be limited to single axle with dual wheels axle configuration. Should larger vehicles be proposed, an assessment shall be made by a suitably qualified professional, engaged by the applicant, to assess the impact of construction traffic on the road pavements on the nominated routes in terms of load carrying capacity and wearing course damage. A contribution shall be paid by the applicant to Council of an amount commensurate with the consumption of useable pavement life by such traffic. This contribution shall be paid prior to the approval of alternative vehicles, and is in addition to any other fees or repair costs of actual damage. The value of the contribution will be determined using the provided assessment and based on Council's reconstruction rates for the appropriate pavement type and wearing course.

6. A road-opening permit including traffic control plans shall be obtained for all works carried out in public or Council controlled lands. Restoration of landscaping, roads and paths shall be carried out by Council at the applicant's expense in accordance with Council's restoration rates. The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of \$10 million, and shall provide proof of such cover to the Principal Certifying Authority prior to carrying out the works.
7. Waste containers, spoil and building materials shall not be placed, stored or caused to fall within any public roadway or footpath.
8. The builder is to ensure footpaths and roads affected by construction works are kept safe and prevent any damage to Council property. The builder shall erect and maintain where necessary approved hoardings, barricades, warning signs and night warning lamps to ensure public safety. Safe pedestrian access must be maintained at all times.
9. The following matters shall apply to the damage deposit listed in the Table of Fees:-
  - a. This deposit is refundable if no damage occurs. Any damage caused will be repaired at Council's restoration rates, at the applicant's expense. All or part of the deposit will be forfeited to cover damage to Council's property during the course of demolition and/or construction.
  - b. Council will only carry out two inspections of the Council's footpath, kerb and gutter, drainage system and roadway, prior to works commencing and at the completion of all work covered by this consent. Council is aware that damage may be caused by individual contractors that culminate in the damage inspected at Council's final inspection. The applicant is responsible for attributing any part of the damage to their individual contractors. Council will not refund any part of a damage deposit until the completion of the work covered by this consent.
10. The following matters apply to the construction of the proposed vehicular crossing listed in Table of Fees:-
  - a. Vehicular crossings in Brighton Street and Croydon Avenue shall be constructed by Council at the applicant's cost.
  - b. The cost of any necessary adjustments to public utility services is not included, and shall be paid by the applicant to the relevant authority prior to Council commencing the work.

- c. Vehicular Crossings shall be at least 1m clear of any pits, lintels, poles and 2m clear of trees in the road reserve.
  - d. All redundant vehicular crossings shall be removed and replaced with kerb and gutter and footpath at no cost to Council.
11. The following matters apply to the reconstruction of the footpath listed in the Table of Fees.
- a. The reconstruction of the footpath applies to the frontage of the development in Brighton Street, Croydon Avenue and Liverpool Road.
  - b. The cost of any necessary adjustments to public utility services is not included in the calculation of fees and shall be paid by the applicant to the relevant authority prior to Council commencing the work.
12. The following matters apply to reconstruction of the kerb and gutter listed in the Table of Fees:-
- a. The reconstruction of the kerb and gutter applies to the full property frontage of the development in Brighton Street, Croydon Avenue and Liverpool Road.
  - b. The cost of any necessary adjustments to public utility services is not included, and shall be paid by the applicant to the relevant authority prior to Council commencing the work.
13. Internal driveway levels shall be designed and constructed to conform with existing footpath and road profiles such that vehicles are not damaged while accessing the property. Council footpath and road profiles will not be altered for this purpose.
14. Habitable floor levels shall be a minimum of 150mm above the surrounding finished ground levels. Garage floor levels shall be a minimum of 100mm above the surrounding finished ground levels.
15. A detailed drainage design shall be submitted to the Principal Certifying Authority.  
The design and calculations shall indicate the details of the proposed method of stormwater disposal and shall be prepared by a competent practicing hydraulic/civil engineer in accordance with Council's Stormwater Management Code.
- The design shall demonstrate that the development has no adverse effects on adjoining properties as a result of flooding and stormwater runoff and that there is adequate protection for buildings against the ingress of surface runoff.

- The design shall provide for appropriate structures to contain stormwater runoff within the site, and not to discharge onto Council's footpath and roadway.
- Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other property.
- Overflow paths shall be provided to allow for flows in excess of the capacity of the pipe/drainage system draining the site, as well as from any on-site stormwater detention storage.
- The design is to be reviewed by Council or an Accredited Certifier - Civil Engineering. The Principal Certifying Authority is to be provided with a Compliance Certificate verifying that this condition has been complied with prior to commencement of works.

Details and calculations prepared by a competent practicing hydraulic/civil engineer shall include:

- a. a catchment plan,
- b. plans showing proposed and existing floor, ground and pavement levels to AHD,
- c. details of pipelines/channels showing calculated flows, velocity, size, materials, grade, invert and surface levels,
- d. details and dimensions of pits and drainage structures,
- e. hydrologic and hydraulic calculations,
- f. details of any services near to or affected by any proposed drainage line,
- g. any calculations necessary to demonstrate the functioning of any proposed drainage facility is in accordance with Council's requirements.
- h. The depth and location of any existing stormwater pipeline and/or channel being connected to shall be confirmed by the applicant on site. Certification of such is to be provided to Council prior to the release of the construction certificate.

The details and calculations are to be reviewed by Council or an Accredited Certifier - Civil Engineering. The Principal Certifying Authority is to be provided with a Compliance Certificate verifying that this condition has been complied with prior to commencement of works.

16. On-site stormwater detention storage shall be provided in conjunction with the stormwater disposal system.

- a. This storage shall be designed by a competent practicing hydraulic/civil engineer in accordance with Council's Stormwater Management Code and submitted to the Principal Certifying Authority.
  - b. The design is to be reviewed by Council or an Accredited Certifier - Civil Engineering. The Principal Certifying Authority is to be provided with a Compliance Certificate verifying that this condition has been complied with prior to commencement of works.
17. The following matters shall apply to the Council Stormwater Works in the Public Road as listed in the Table of Fees.
- a. The Council stormwater works consist of stormwater pits and lay pipes.
  - b. An engineering design and calculations for works in the Public Road shall be prepared by a competent practicing hydraulic/civil engineer in accordance with Council's Stormwater Management Code and submitted to the Principal Certifying Authority.
    - (i) The depth and location of all services within the area that would be affected by the construction of the stormwater pipe (ie. gas, water, sewer, electricity, telephone, traffic lights, etc.) shall be confirmed by the applicant on site and are to be included on the design drawings.
    - (ii) Any adjustments to public utilities and services required will be at the applicant's expense. The relevant authority's written consent for any adjustments or works affecting their services shall be obtained and submitted to the Principal Certifying Authority, prior to construction commencing.
    - (iii) All pipes shall be 375mm diameter reinforced concrete spigot and socket with rubber ring joints. A Council standard pit shall be constructed in the street outside the property boundary for the property's stormwater to connect to. The stormwater works described above shall be constructed at the applicant's expense. The applicant shall pay the contribution listed in the Table of Fees for Council to construct the stormwater works described above.
  - c. The design is to be reviewed by Council or an Accredited Certifier - Civil Engineering. The Principal Certifying Authority is to be provided with a Compliance Certificate verifying that this condition has been complied with prior to commencement of works.

18. The stormwater works on the development property and connection to Council's stormwater system are to be inspected during construction by a competent practicing hydraulic/civil engineer. The inspections are to be carried out at the stages of construction listed in the following schedule. A compliance Certificate verifying that the construction is in accordance with the approved design, this development consent and satisfies the relevant Australian Standard is to be submitted to the Principal Certifying Authority before proceeding beyond the relevant stage of construction.

#### SCHEDULE OF CONSTRUCTION STAGES REQUIRING INSPECTION

- a. Following placement of pipe bedding material. Confirm trench/pipe location, adequacy of depth of cover, bedding material and depth.
  - b. Following joining of pipes and connection to Council's stormwater system.
  - c. For on-site detention systems:-
    - (i) Following set out of detention tank/area to confirm area and volume of storage.
    - (ii) Following placement of weep-holes, orifice and/or weir flow control, outlet screen and overflow provision.
  - d. Following backfilling. Confirm adequacy of backfilling material and compaction.
19. Following completion of all drainage works:-
- a. Works-as-executed plans, prepared and signed by a Registered Surveyor, shall be prepared. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. These plans are to be reviewed by the competent practicing hydraulic/civil engineer that inspected the works during construction.
  - b. The Principal Certifying Authority is to be provided with a Compliance Certificate from a competent practicing hydraulic/civil engineer. The Compliance Certificate shall state that all stormwater drainage and related work has been constructed in accordance with the approved plans and consent conditions as shown on the work-as-executed plans, prior to the issuing of an Occupation Certificate.
20. A Positive Covenant under section 88E of the Conveyancing Act shall be created on the title of the property(s) detailing the

- *Overland surface flow paths*
- *Finished pavement and ground levels*
- *On-site Stormwater Detention system*

incorporated in the development. The wording of the Instrument shall include but not be limited to the following:-

- a. The proprietor of the property agrees to be responsible for keeping clear and the maintenance of the facilities consisting of:-
  - *Overland surface flow paths*
  - *Finished pavement and ground levels*
  - *On-site Stormwater Detention system*
- b. The proprietor agree to have the facilities inspected annually by a competent practicing hydraulic/civil engineer
- c. The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean repair and maintain in good working order the facilities in or upon the said land; and recover the costs of any such works from the proprietor.
- d. The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from failure of any component of the facilities.

The applicant shall bear all costs associated with the preparation of the 88E Instrument. The wording of the Instrument shall be submitted to, and approved by Council prior to lodgment at the Land Titles Office. Evidence that the Instrument has been registered at the Land Titles Office shall be submitted to Council, prior to Occupation of the development.

21. Easements for stormwater drainage and detention in favour of upstream lots shall be obtained over downstream lots. The easements shall be registered on the title of relevant lots and lodged with the Land Titles Office. Proof of lodgment of easements with the Land Titles Office shall be provided to the Principal Certifying Authority prior to commencement of construction.

## ***TRAFFIC***

1. 200 parking spaces be provided for the Community Health Centre and the Special Care Nursing Home.

2. All parking space dimensions, aisle widths, ramp grades to conform to Australian Standards AS 2890.1 – 1993.
3. All parking spaces associated with the Independent Living Areas to SEPP5 requirements.
4. Height clearances within the car parks and Independent Living Areas to AS2890.1 or SEPP5 requirements as appropriate.
5. All pedestrian ramps at 1:14 grade for disabled access.
6. Development to comply with provisions of disabled access legislation.
7. Designated disabled parking spaces be provided on all parking levels, with clear, safe and delineated access to lifts. Locations and access routes to Council's satisfaction.
8. Pedestrian walkways to be provided within the car parks, these walk ways to be clearly delineated.
9. Pedestrian concentration points e.g. lifts, to be clearly delineated and signed.
10. Staff and visitor parking areas to be clearly signposted and delineated.
11. Pavements arrows to be marked on all internal roadways/car parks to indicate direction of travel.
12. Turning areas to be provided on site to ensure that all vehicle movements to and from the proposed development in a forward direction.
13. All loading / unloading facilities and truck manoeuvring areas to be provided to Council's DCP 22 car parking code and AS2890.2 – Commercial Vehicles.
14. Ambulance area details to be provided to Council's satisfaction.
15. The car park main access point on Croydon Avenue be designed, delineated and signposted to prevent queuing across this intersection. This design to be submitted to Council for its approval.
16. Vehicle storage be provided at the exit point of the main car park to reduce queuing back within the development.
17. All traffic regulation signage necessitated on Brighton Street, Liverpool Road and Croydon Avenue as a result of the development be provided by the developer.

18. Landscaping and its uses, not to restrict driver sight distance to other drivers or pedestrians for vehicles entering, exiting and manoeuvring throughout the site.
19. Pedestrian fencing be provided along the Liverpool Road frontage and at the intersection with Croydon Avenue. Locations to be determined to Council's satisfaction.
20. A two lane set down facility be provided on the Liverpool Road frontage. This area to signposted as kiss n' drop only. Location of set down area and taper to be designed in accordance with "Guide to Traffic Engineering Practice – Intersections at Grade – Part 5". Location of pedestrian fencing in this area to be to Council's satisfaction.
21. A pedestrian refuge be provided on Brighton Street at its intersection with Liverpool Road at no cost to Council.
22. A pedestrian refuge be provided on Brighton Street to facilitate pedestrian movement to Keith Smith Park at no cost to Council.
23. Headlight glare protection be provided for residents on Croydon Avenue and Brighton Street located opposite car park exit points.
24. Traffic and speed counts to be undertaken on both Brighton Street and Croydon Avenue before and 6 months after the development is constructed. Pending analysis of the data, traffic calming devices be installed on both streets. A security bond of \$70 000 be provided to Council, should these works be necessitated.
25. A parking review of Croydon Avenue and Brighton Street be undertaken once the development is in operation (6 months), to quantify on street parking by visitors and staff. A security bond of \$10,000 be provided to Council, should a parking scheme need to be developed for the area.
26. Pedestrian facilities shall be provided with a continuous full width concrete footpath along the Liverpool Road frontage of the development site in addition to the provision of footpaths in Brighton Street and Croydon Avenue.
27. Construction gates and entry be provided off Croydon Avenue in a safe location as per Council's requirements. There shall be no construction access to the site from Brighton Street.
28. Approval from Council shall be obtained for provision of construction zones for the development.
29. All movement of plant and equipment on public roads shall be to RTA requirements.

- A That the following conditions be referred to the Minister for Planning for concurrence pursuant to Clause 116 (c) of the Environmental Planning & Assessment Act and upon receipt of concurrence such conditions be imposed upon any forthcoming Stage 2 development application.

**Conditions to be referred to the Minister for Planning**

1. The car park servicing the IALA buildings being lowered into the site and being located below existing ground level making the building envelope 3-4 storeys.
2. The proposed perimeter fencing to the Nursing Home & Hostel and Living Skills Unit area of the site not exceeding 1.8m in height above footpath level and being of a design that does not consist of a solid masonry wall but rather a combination of masonry to a maximum height of 1m and another open material. The remaining perimeter street fencing shall not exceed 1.5m in height above footpath level and be of a design that provides for a combination of suitable materials.

Specific details of the proposed fencing design being provided to Council for consideration with future development applications for the individual buildings.

3. That 2 buses be provided for full time use by the residents of the ILAL residential area in addition to the bus services being provided for the Nursing Home and Community Health Centre.
4. That a Social Impact assessment be conducted to provide information that is able to demonstrate the level of impact the new development will have upon existing community and health related services. Such document being submitted to Council prior to or with the Stage 2 development application.
5. That all utility service lines servicing the site shall be provided underground.
6. Traffic signal controlled intersection of Croydon Avenue / Liverpool Road to be upgraded to incorporate a pedestrian phase across Croydon Avenue. Intersection to be widened to incorporate 2 northbound lanes, a southbound lane and a southbound right turn bay.
7. A pedestrian refuge be provided on Murray Street at its intersection with Malvern Avenue to assist pedestrians accessing the site from Croydon Railway Station at no cost to Council.
8. That all vehicular access to and from the car park for the Independent & Assisted Living Accommodation buildings be from Croydon Avenue and that no access or egress be permitted from Brighton Street.