

Conditions 543/2012/JP

GENERAL MATTERS

1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	REVISION	DATE
10053-DA00-A	Cover Sheet and Drawing Schedule	A	25/10/2011
10053-DA01-C	Site & Roof Plan	C	28/02/2012
10053-DA02-D	Basement Floor Plan	D	27/02/2012
SK-E-003	Ground Floor and Fuel Storage Tank and Details	-	02/02/2012
10053-DA04-A	Level 1 Floor Plan	A	25/10/2011
10053-DA05-A	Level 2 Floor Plan	A	25/10/2011
10053-DA06-A	Level 3 Floor Plan	A	25/10/2011
10053-DA07-A	Level 4 Floor Plan - Operating Theatre	A	25/10/2011
10053-DA08-A	Level 5 Floor Plan	A	25/10/2011
10053-DA20-A	North Elevation	A	25/10/2011
10053-DA21-A	East Elevation	A	25/10/2011
10053-DA22-A	South Elevation	A	25/10/2011
10053-DA23-A	West Elevation	A	25/10/2011
10053-DA30-A	Section AA	A	25/10/2011
10053-DA30-A	Section AA	A	25/10/2011
10053-DA31-A	Section BB	A	25/10/2011
10053-DA32-A	Section CC	A	25/10/2011
10053-DA33-A	Section DD	A	25/10/2011
10053-DA34-A	Section EE	A	25/10/2011
10053-DA40-A	Sedimentation & Erosion Control Plan	A	25/10/2011
2809-100	Main Kitchen – Cover Sheet	2	07/12/2011
2809-101	Main Kitchen – Layout	2	07/12/2011
2809-102	Main Kitchen – Equipment Schedule	2	01/12/2011
2809-103	Basement Stores – Layout	1	07/12/2011
2809-104	Typical Pantrys - Layout	1	07/12/2011

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

2. External Finishes

External finishes and colours shall be in accordance with the details submitted with the development application and approved with this consent.

3. Compliance with Norwest Association Requirements

Compliance with the requirements of Norwest Association dated 14 November 2011.

4. Compliance with NSW Office of Water Requirements

Compliance with the requirements and general terms of approval issued by the NSW Office of Water dated 14 December 2011.

5. Compliance with NSW Police Requirements

Compliance with the recommendations and requirements of the NSW Police Force dated 31 December 2011.

6. Provision of Parking Spaces

The development is required to be provided with 297 off-street car parking spaces with bicycle, motorcycle, accessible / disabled parking and parent with pram parking as indicated on the approved plans. The required 297 car parking spaces takes into account the future use of level 1 as medical consulting suites and level 2 as a rehabilitation ward as outlined within the Statement of Environmental Effects submitted with this application. These car parking spaces shall be available for off street parking at all times.

7. Separate Development Application for Future Medical Consulting Suite and Rehabilitation Ward Occupations on Levels 1 and 2 of the Approved Development

A separate Development Application is required for the occupation and fitout of Levels 1 and 2 which are indicated to be "future medical consulting suites" and "rehabilitation ward". This application is required to provide assessment against:

- Local Environmental Plan 2005 (if still in force);
- Draft The Hills Local Environmental Plan 2010 (or as adopted); and
- Baulkham Hills Development Control Plan.

The above assessment should specifically address the following:

- Proposed use and its Permissibility
- Hours of Operation
- Delivery Details
- Staff Numbers
- Signage, and
- Parking Provision

8. Separate application for other signs

A separate application is required to be submitted to, and approved by Council prior to the erection of any advertisements or advertising structures other than the sign(s) approved in this consent.

9. Construction Certificate

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or an Accredited Certifier. Plans submitted with the Construction Certificate are to be amended to incorporate the conditions of the Development Consent.

10. Building Work to be in Accordance with BCA

All building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).

With respect to the proposed change of use, the building shall be upgraded to comply with the current BCA/National Construction Code in accordance with Section 4 of the submitted Concept Design BCA Review Report dated 28 October 2011 prepared by NBRS+Partners that accompanied the Development Application.

11. Construction and Fit-out of Food Premises

To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation areas, all work involving construction or fitting out of the premises shall comply with the requirements of Australian Standard AS 4674-2004 – Design, construction and fit-out of food premises and the provisions of the Food Safety Standards Code (Australia).

Note: Copies of AS 4674-2004 may be obtained from SAI Global on telephone 1300 654 646 or by visiting the website: www.saiglobal.com

Copies of the Food Safety Standards Code (Australia) may be obtained by contacting the Food Standards Australia New Zealand Authority on Telephone: (02) 6271-2222, or by visiting the website: www.foodstandards.gov.au.

12. Acoustic Requirements

The recommendations of the Acoustic Assessment and Report referenced as REP/221750/R01, dated September 2011 and The Mechanical Services Noise Prediction letter dated January 2012, prepared by ARUP Pty Ltd, and submitted as part of the Development Application are to be implemented as part of this approval.

13. Adherence to Approved Waste Management Plan

The Waste Management Plan submitted to and approved by Council must be adhered to at all stages in the demolition/construction/design of facilities and on-going use phases. All waste material nominated for recycling must be reused or recycled. Any material moved offsite is to be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997) and only to a place that can lawfully be used as a waste facility. Dockets/receipts verifying recycling/disposal must be kept and presented to Council when required.

14. Waste Collection

Waste and recycling material, generated by the premises, must only be collected between the hours of 6am and 10pm except for Sundays and public holidays, where collection shall be between 8am and 10pm.

15. Garbage Storage – Odour Control

A waste contractor shall be engaged to remove all waste from the garbage storage area on a regular basis so that no overflow of rubbish will occur. Practical measures are also to be taken to ensure that odour emission from the garbage storage area does not cause offensive odour as defined by the Protection of the Environment Operations Act, 1997.

16. Waste Management- Commercial/Industrial

To ensure the adequate storage and collection of waste from the occupation or use of the premises, all garbage and recyclable materials emanating from the premises must be stored in a designated waste storage area. Arrangement must be in place in all areas of the development for the separation of recyclable materials from general waste and for the movement of recyclable materials and general waste to the main waste/recycling storage room/area.

The waste storage area must be:

- i) provided with a hose tap connected to the water supply;
- ii) paved with impervious floor materials;
- iii) graded and drained to a waste disposal system in accordance with the requirements of the relevant regulatory authority (Sydney Water);
- iv) adequately ventilated (mechanically or naturally) so that odour emissions do not cause offensive odour as defined by the Protection of the Environment Operations Act 1997;
- v) fitted with appropriate interventions to meet fire safety standards in accordance with the Building Code of Australia.

17. Waste Storage and Separation - Construction and Demolition

The reuse and recycling of waste materials must be maximised during construction and demolition. The separation and recycling of the following waste materials is required:

- 1) masonry products (bricks, concrete, concrete roof tiles) to be sent for crushing/recycling;
- 2) timber waste to be separated and sent for recycling;
- 3) metals to be separated and sent for recycling;
- 4) clean waste plasterboard to be returned to the supplier for recycling (excluding plasterboard from demolition); and
- 5) mixed waste (plastic wrapping, cardboard etc) to be sent to a licenced recycling or disposal facility

This can be achieved by constructing a minimum of five trade waste compounds on-site. Each waste compound must be adequately sized to enclose the waste. Alternatively, mixed waste may be stored in one or more adequately sized waste compounds and sent to a waste contractor/waste facility that will sort the waste on their site for recycling. Waste must be adequately secured and contained within designated waste areas and must not leave the site onto neighbouring public or private properties. Personal waste must not litter the site. Copies of actual weighbridge receipts verifying recycling/disposal must be kept and presented to Council when required.

18. Surplus Excavated Material

The disposal/landfill of surplus excavated material, other than to a DECC licensed facility, is not permitted without formal approval from Council prior to the commencement of works. Any unauthorised disposal of waste, which includes excavated material, is a breach of the *Protection of the Environment Operations Act 1997* and subject to substantial penalties. Unless Council approves an alternate site, then all surplus excavated material must be disposed of at a licensed waste facility. Copies of actual receipts verifying recycling/disposal must be kept and presented to Council when required.

19. Garbage Collection – Commercial/Industrial

Collection of waste and recycling material, generated by the premises, must not cause nuisance or interference with the amenity of the surrounding area.

20. Compensate Flood Storage

The proposed garden/ lawn area modification to off-set the loss of flood storage due to the proposed extension must be completed, and certified by a suitably accredited engineer of the satisfactory completion prior to occupation certificate.

PRIOR TO THE ISSUE OF CONSTRUCTION CERTIFICATE

21. Notice of Requirements

The submission of documentary evidence to the Certifying Authority, including a Notice of Requirements, from Sydney Water Corporation confirming that satisfactory arrangements have been made for the provision of water and sewerage facilities.

Following an application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water / sewer extensions can be time consuming and may impact on other services and building, driveway and landscape design.

22. Acoustic Consultant – Traffic Noise

An appropriately qualified acoustic consultant shall be engaged to certify that the design of the traffic noise affected portions of the building complies with the EPA's – Environmental criteria for the road traffic noise. A copy of this certification shall be submitted to Council prior to the issue of a Construction Certificate.

23. Stormwater Treatment - Car Parks

The car parking area(s) must drain to a stormwater treatment device capable of removing litter, oil, grease and sediment prior to discharge to the stormwater system. Details of the stormwater treatment device are to be submitted to Council.

24. Section 94A Contribution

~~Pursuant to section 80A (1) of the Environmental Planning and Assessment Act 1979, and The Hills Shire Wide Section 94A Contributions Plan, a contribution of **\$312,744.73** shall be paid to Council. This amount is to be adjusted at the time of the actual payment in accordance with the provisions of the Hills Shire Wide Section 94A Contributions Plan.~~

~~The contribution is to be paid prior to the issue of the Construction Certificate or Complying Development Certificate.~~

~~You are advised that the maximum percentage of the levy for development under section 94A of the Act having a proposed construction cost is within the range specified in the table below;~~

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 %
More than \$200,000	1%

New Condition

24. Section 94A Contribution

Pursuant to section 80A (1) of the Environmental Planning and Assessment Act 1979, and The Hills Shire Wide Section 94A Contributions Plan, a contribution of **\$288,847.29** shall be paid to Council. This amount is to be adjusted at the time of the actual payment in accordance with the provisions of the Hills Shire Wide Section 94A Contributions Plan.

The contribution is to be paid prior to the issue of the Construction Certificate or Complying Development Certificate.

You are advised that the maximum percentage of the levy for development under section 94A of the Act having a proposed construction cost is within the range specified in the table below;

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 %
More than \$200,000	1%

PRIOR TO WORK COMMENCING ON THE SITE

25. Management of Building Sites – Builder's Details

The erection of suitable fencing or other measures to restrict public access to the site and building works, materials or equipment when the building work is not in progress or the site is otherwise unoccupied.

The erection of a sign, in a prominent position, stating that unauthorised entry to the site is not permitted and giving an after hours contact name and telephone number. In the case of a privately certified development, the name and contact number of the Principal Certifying Authority.

26. Notification

Two days before work commences, Council shall be notified of the Principal Certifying Authority in accordance with Form 7 of the Regulation.

27. Principal Certifying Authority

A sign is to be erected in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000.

28. Builder and PCA Details Required

Notification in writing of the builder's name, address, telephone and fax numbers to be submitted to the Principal Certifying Authority prior to work commencing.

Two days before work commences, Council shall be notified of the Principal Certifying Authority in accordance with the Regulations.

29. Stormwater Management

All existing stormwater pits to the site will be covered with geofabric sediment fencing to prevent sediment runoff into the stormwater system. To prevent sediment contamination the filters will be regularly inspected and replaced during the duration of the works.

DURING CONSTRUCTION

30. Hours of Work

Work on the project to be limited to the following hours: -

Monday to Saturday - 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

The builder/contractor shall be responsible to instruct and control sub-contractors regarding the hours of work. Council will exercise its powers under the Protection of the Environment Operations Act, in the event that the building operations cause noise to emanate from the property on Sunday or Public Holidays or otherwise than between the hours detailed above.

31. Compliance with Critical Stage Inspections and Other Inspections Nominated by the Principal Certifying Authority

Section 109E(d) of the Act requires certain specific inspections (prescribed by Clause 162A of the Regulations) and known as "Critical Stage Inspections" to be carried out for building work. Prior to permitting commencement of the work, your Principal Certifying Authority is required to give notice of these inspections pursuant to Clause 103A of the Regulations.

N.B. An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

Where Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

NOTE: You are advised that inspections may only be carried out by the PCA unless by prior agreement of the PCA and subject to that person being an accredited certifier.

32. Stockpiles

Stockpiles of topsoil, sand, aggregate or other material capable of being moved by water shall be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

33. Coving in Food Premises

The intersection of floors with walls and exposed plinths in food preparation, storage and serving are to be coved.

Coving is defined as a concave curve at the junction of two surfaces with the radius of the curve to be no less than 25mm.

Coving to all vertical junctions shall be an impervious material such as epoxy resin or ceramic tiles.

34. Walls and Partitions in Food Premises

All walls are to be solid construction.

Solid construction is defined as brick, concrete blocks, structural fibrous cement or performed panels that are filled with suitable material.

35. Hand Wash Basin/s in Food Premises

Taps that only operate hands free shall be provided to all hand wash basins. Hand wash basins must be located within five (5) metres of where food handlers are handling open food.

Hand wash basins shall be located at staff entrance to areas where open food is handled and shall be at bench height either permanently fixed to wall to a supporting frame or set in a bench top.

36. Pipes and Conduits in Food Premises

Pipes and conduits adjacent to walls are to be set 25mm minimum off wall face with brackets.

Pipes and conduits entering floors, walls or ceilings are to be fitted with a flange and all gaps fully sealed.

37. Mechanical ventilation in Food Premises

Exhaust hoods are to be of a stainless steel construction with an internal 50mm x 50mm gutter and unscrewable drainage plug at one corner.

Exhaust hoods are to have removable grease filters for cleaning.

Documentation shall be submitted to the certifying authority that the ventilation system has been installed and is operating in accordance with:-

- *AS/NZS 1668.1:1998 – The use of ventilation and air conditioning in buildings – Fire and smoke control in multi-compartment buildings; and*
- *AS/NZS 1668.2:2002 – The use of ventilation and air conditioning in buildings – ventilation design for indoor air contaminant control.*

38. Dust Control

The emission of dust must be controlled to minimise nuisance to the occupants of the surrounding premises. In the absence of any alternative measures, the following measures must be taken to control the emission of dust:

- Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the construction work.
- All dusty surfaces must be wet down and suppressed by means of a fine water spray. Water used for dust suppression must not cause water pollution; and
- All stockpiles of materials that are likely to generate dust must be kept damp or covered.

39. Rock Breaking Noise

Upon receipt of a justified complaint in relation to noise pollution emanating from rock breaking as part of the excavation and construction processes, rock breaking will be restricted to between the hours of 9am to 3pm, Monday to Friday.

Details of noise mitigation measures and likely duration of the activity will also be required to be submitted to Council seven (7) days of receiving notice from Council.

40. Construction Noise

The emission of noise from the construction of the development shall comply with the *Interim Construction Noise Guideline* published by the Department of Environment and Climate Change (July 2009).

41. Contamination

Ground conditions are to be monitored and should evidence such as, but not limited to, imported fill and/or inappropriate waste disposal indicate the likely presence of contamination on site, works are to cease, Council is to be notified and a site contamination investigation is to be carried out in accordance with *State Environmental Planning Policy 55 – Remediation of Land*.

The report is to be submitted to Council for review prior to works recommencing on site.

42. Underground Fuel Storage Tank Installation

The underground fuel storage tank is to be installed in accordance with the requirements of Australian Standard AS4897-2008: *Design, installation and operation of underground petroleum storage systems (AS 2008a)*.

PRIOR TO ISSUE OF A OCCUPATION CERTIFICATE

43. Amendment to Existing Easement for Public Access and the Process for Council Endorsement

The existing easement for public access must be amended prior to the issue of the Occupation Certificate.

Where an encumbrance on the title of the property is required to be released or amended and Council is listed as the benefiting authority, the relevant release or amendment documentation must be submitted along with payment of the applicable fee as per Council's Schedule of Fees and Charges. This process includes the preparation of a report and the execution of the documents by Council. Sufficient time should be allowed before lodging an Occupation Certificate application.

44. Section 73 Certificate

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 Co-ordinator. Please refer to the Building Development and Plumbing section of the web site www.sydneywater.com.au and then refer to Water Servicing Co-ordinator under "Developing Your Land" or telephone 13 20 92 for assistance.

45. Flooding Extent Plan

An amended plan of survey prepared by a registered surveyor must be provided that shows the 1 in 100 year ARI storm event flood levels associated with the adjacent drainage system. The plan must reflect the modified landscape works as required under this consent and clearly indicate the extent of inundation.

46. Fire Safety Schedule for Building Upgrades or Change of Use

The following conditions have been imposed to ensure that adequate fire safety measures are included in the building.

- a) Upon completion of works or prior to the commencement of a change of use, a Final Fire Safety Certificate (or Form 15) is to be issued by the owner of the building to the effect that each essential fire safety measure installed within the building and specified in the attached fire safety schedule:
 - i. has been assessed by a properly qualified person, and

- ii. was found, when it was assessed, to be capable of performing to at least the standards required by the current fire safety schedule for the building.
- b) A Final Fire Safety Certificate must be provided before a Final Occupation Certificate can be issued under Clause 153 of the Environmental Planning & Assessment Regulation 2000.

As soon as practicable after a Final Fire Safety Certificate is issued, the owner of the building to which it relates:

- a) Shall submit a copy of the Certificate (together with a copy of the current fire safety schedule) to the Commissioner of NSW Fire Brigades, AND
- b) Shall ensure that the Certificate (together with a copy of the current fire safety schedule) is prominently displayed in the building.

The following is a schedule of existing and/or new essential fire or other safety measures required to be installed, and the minimum standards to which these measures must be designed, installed and/or maintained under Part 9 of the Environmental Planning & Assessment Regulation:

Property Address:

Essential fire or other Safety Measures	Building Code of Australia Section/Clause/Specification	Minimum standard of performance Australian Standard Number	Existing	Proposed
1. Access panels, doors & hoppers to fire resisting shafts	C3.12, C3.13, C3.15		✓	✓
2. Automatic fail safe devices	C 3.6, D2.19, D 2.21. D 2.22			
3. Automatic fire detection and alarm systems	E 2.2, G3.8, Spec G3.8 Spec E2.2a H101.17	1670.1-2004	✓	✓
4. Automatic fire suppression systems	E1.5, Spec E1.5 G3.8, Spec G3.8 H101.4, H 101.7	2118.1-1999 2118.4/6-1995	✓	✓
5. Emergency lighting	E4.2, E4.4, H101.20	2293.1-2005	✓	✓
6. Emergency Lifts	E3.4	1735.1-2003 1735.2-2001 1735.11-1986 1735.12-1999		✓
7. Emergency Warning and Intercommunication systems	E4.9 G3.8, Spec G3.8	1670.4-2004	✓	✓
8. Exit Signs	E4.5-4.8	2293.1-2005	✓	✓
9. Fire control centres and rooms	E1.8			

10. Fire dampers	E2.2	1668.1-1998 1668.2-1991	✓	✓
11. Fire Doors	C2.10, C2.12, C2.13 C3.3-3.8, C3.10, C3.11 Spec C 3.4, Spec D1.12	1905.1-1997 1851.7-1984	✓	✓
12. Fire Hydrant systems	E1.3	2419.1-2005	✓	✓
13. Fire seals protecting openings in fire-resisting construction	C3.12, C3.15, Spec3.15 D2.6, D2.7	4072.1-2005	✓	✓
14. Fire Shutters	C3.4, Spec C3.4, C3.6	1905.2-2005		
15. Fire Windows	C 3.2, Spec C3.4, C3.6			
16. Hose reel systems	E1.4	2441-2005	✓	✓
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17. Lightweight fire resisting construction	C1.8, Spec C1.8			
18. Mechanical air handling systems	E2.2, Spec E2.2b G3.8, Spec G3.8 H101.18	1668.1-1998 1668.2-1991		
19. Perimeter vehicle access for emergency vehicles	NSW C2.3, C2.4			
20. Portable fire extinguishers (including fire blankets)	E1.6	2444-2001	✓	✓
21. Safety curtains in proscenium openings	Spec C1.10, H101.10			
22. Smoke and heat vents	C2.3 E2.2 Spec E2.2c G3.8, Spec G3.8, H101.22	2665-2001		
23. Smoke dampers	C2.5 (d), E2.2	1668.1-1998		
24. Smoke detectors and heat detectors	C3.5-3.8, C 3.11 D2.19, D2.21 E2.2, Spec E2.2a	3786-1993		
25. Smoke doors	C2.5(d) Spec C3.4, D2.6			
26. Solid-core doors	C3.11			
27. Stand-by power systems	Spec G3.8			
28. Wall wetting sprinkler and drencher system	C3.4	2118.2-1999		
29. Warning and operational signs	NSW D2.19, D2.23, Spec D1.12 E3.3, E4.6, Spec E1.8, H101.8, EP & A Regulation 2000 C1.183		✓	✓

30. Emergency evacuation procedures

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31. **Entertainment Venue-prescribed conditions**

- Maximum Capacity Signage to be displayed
- Cl.98D of EP&A Regulation 2000 Emergency Evacuation Plans
 - Schedule 3A Prescribed Condition 11 of EP&A Regulation 2000

32. **Non-Entertainment Venue - max capacity signage**

- Maximum Capacity Signage to be displayed
- Cl.98D of EP&A Regulation 2000

S1.Fire engineering/alternative solution report

Regarding doors leading onto balconies and lift lobby to be unlocked by security staff when building is occupied

✓

✓

47. Interim Fire Safety Certificate

An Interim Fire Safety Certificate must be issued prior to the issue of an Interim Occupation Certificate to use or change the use of a building, except in the case of a Class 1a or Class 10 building(s).

48. Regulated Systems

To ensure that adequate provision is made for ventilation of the building all mechanical and/or natural ventilation systems shall be designed, constructed and installed in accordance with the provisions of:

- a) Australian/New Zealand Standard AS/NZS 1668.1:1998 – The use of ventilation and air conditioning in buildings – fire and smoke control in multi-compartment buildings
- b) Australian Standard AS 1668.2 – 2002 - The use of ventilation and air conditioning in buildings – ventilation design for indoor air contaminant control
- c) Australian/New Zealand Standard AS/NZS 3666.1:2002 – Air handling and water systems of buildings – Microbial control – Design, installation and commissioning
- d) Australian/New Zealand Standard AS/NZS 3666.2:2002 – Air handling and water systems of buildings - Microbial Control - Operation and maintenance
- e) Australian/New Zealand Standard AS/NZS 3666.2:2002 – Air handling and water systems of buildings - Microbial Control – Performance based maintenance of cooling water systems; and
- f) Public Health (Microbial Control) Regulation 2000

The regulated system is to be registered with Council by completing and submitting an *Application for Registration of Regulated Water Cooling/Warm Water Systems*, available on Council's website www.thehills.nsw.gov.au prior to commissioning.

49. Acoustic Compliance Report

The acoustic consultant shall progressively inspect the installation of the required noise suppressant components as recommended in the Acoustic Assessment and Report referenced as REP/221750/R01, dated September 2011 and The Mechanical Services Noise Prediction letter dated January 2012, prepared by ARUP Pty Ltd. Certification is to

be provided to Council as to the correct installation of components and that the required criteria's have been met.

50. Emergency Response Management Plan

An Emergency Response Management Plan for the operation of the underground fuel storage tank shall be prepared and submitted to Council's satisfaction before the issue of the Occupation Certificate. The plan shall include the following:

- List of chemicals and maximum quantities to be stored at the site;
- Details of fuel deliveries
- Identification of potentially hazardous situations;
- Procedure for incident reporting;
- Details of spill stations and signage;
- Containment and clean-up facilities and procedures; and
- The roles of all staff in the Plan and details of staff training.

THE USE OF THE SITE

51. Hours of Operation

The hours of operation being restricted to the following: -

USE	LOCATION	PROPOSED HOURS
Security	Basement	24 hours
Service Dock	Basement	7.00am to 5.30pm Monday to Sunday
X-ray	Basement	7.00am to 6.00pm Monday to Friday
Hospital Administration	Ground Floor	6.00am to 7.00pm Monday to Sunday
Day Surgery	Ground Floor	7.00am to 6.00pm Monday to Friday
Café / Kitchen	Ground Floor	6.00am to 8.00pm Monday to Sunday
Vacant (future medical suites)	Level 1	N/A
Vacant (future rehabilitation ward)	Level 2	N/A
Hospital	Levels 3 & 4	24 Hours Monday to Sunday Theatres: 7.00am to 6.00pm Monday to Friday)

Any alteration to the above hours of operation will require the further approval of Council.

52. Work Within Building

All works, processes and the storage of materials or goods, shall be carried out within the building.

53. Grease Trap (Food Premises)

The proprietor/owner shall contact the Trade Waste Office of Sydney Water so as to ensure that the sewerage pre-treatment system installed is appropriate for the proposed use of the premises.

54. Offensive Noise

The use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provisions of the *Protection of the Environment Operation Act 1997*.

55. Liquid Spill Clean-up Equipment

Sufficient supplies of appropriate absorbent materials and/or other spill cleanup equipment shall be kept on site to cover any liquid spillage. Liquid spills shall be cleaned up using dry methods only.

Any contaminated materials are to be disposed of appropriately.

56. Maintenance of Car Park Stormwater Treatment Device

All wastewater and stormwater treatment devices (including drainage systems, sumps and traps), shall be regularly maintained in order to remain effective.

All solid and liquid waste is to be collected and removed by a licenced contractor.

57. Lighting

Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the *Australian Standard AS 4282:1997 The Control of Obtrusive Effects of Outdoor Lighting*.

58. Operation of Regulated Water Cooling/Warm Water Systems

Regulated system must be operated in accordance with AS/NZS 3666.2:2002 Air-handling and water systems of buildings – Microbial Control – Operation and Maintenance. A process designed to control microbial growth must be provided and must be certified by a competent person annually and a copy of the certificate must be submitted to Council within of month of the issue of the certificate.

59. Waste Storage and Collection – Commercial/Industrial

To ensure the adequate storage and collection of waste from the occupation or use of the premises, all garbage and recyclables emanating from the premises must be stored in the designated waste storage area. Arrangement must be in place in all areas of the development for the separation of recyclable materials from general waste.

60. Servicing of Bins

Council contracted or private garbage/recycling collection vehicles servicing the development are not permitted to reverse in or out of the site. Collection vehicles must be travelling in a forward direction at all times to service bins.

61. Pay Parking Restrictions and Plan of Management

Parking fees are not permitted to exceed the following rates (which may be adjusted by the Operator each anniversary of the issuing of the Occupation Certificate for the premise at a rate no greater than the increase in the Consumer Price Index since the last adjustment to the parking fee):-

<u>Time Period</u>	<u>Cost</u>
First ½ Hour	Free
½ Hour — 1 Hour	\$2.20
1 Hour — 1.5 Hours	\$3.30
1.5 Hours — 2.0 Hours	\$4.40
First 2.0 Hours	Free
2.0 Hours – 3.0 Hours	\$8.80
3 Hours Plus	\$12.00
Lost Ticket	\$12.00
Overnight Fee	\$14.00 + \$1.10
Minimum credit card transaction amount	\$5.00

In addition the following is to be complied with:-

- All employee parking is to be made free and is to be facilitated by way of staff access cards or boom gate entry codes; and
- The development is required to comply with the “Proposed Car Parking Plan of Management” dated 28 February 2012 prepared by Don Fox Planning Pty Ltd

(excluding Part 5 relating to annual rate reviews which is restricted by the details above).

The purpose of this is to ensure that parking is provided in the manner intended by the DCP and will not cause disruption to what will be a partially residential street.

Additional Condition:

62. Medical/Sharps Waste - Storage and Disposal

Arrangements are to be made with the Department of Health in relation to the on site management of and disposal of medical / sharp wastes generated by the activities conducted on site.