

---

## **Standard Conditions**

### **1.1 A001 - Approved Plans**

The development must be implemented substantially in accordance with the plans numbered DA-002, DA-003, DA-004, DA-005, DA-006, DA-007, DA-008, DA-009, DA-010, DA-011, DA-012, DA-013 dated 16 April 2012 and A0001 Review S dated 30 April 2012 drawn by Fitzpatrick and Partners, and stamped approved by Council, the application form and any supporting information received with the application, except as maybe amended in red on the attached plans and by the following conditions.

### **1.2 A038 – Lighting Location**

Exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding land uses. The lighting shall be the minimum level of illumination necessary for safe operation. The lighting shall be in accordance with AS 4282 “Control of the obtrusive effects of outdoor lighting” (1997).

### **1.3 A039 – Graffiti**

The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.

### **1.4 B001 – Demolition of existing structures**

The existing car park on the subject site is to be demolished as part of the approved work.

### **1.5 B002 – AS for demolition and disposal to approved landfill site**

All demolition works are to be conducted in accordance with the provisions of AS 2601-1991 “The Demolition of Structures”. Prior to demolition, all services shall be suitably disconnected and capped off or sealed to the satisfaction of the relevant service authority requirements.

All demolition and excavated material shall be disposed of in accordance with the approved waste management plan for the development.

### **1.6 B004 - Dust**

Dust suppression techniques are to be employed during demolition and construction to reduce any potential nuisances to surrounding properties.

### **1.7 B005 - Mud/ Soil**

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

### **1.8 B006 – Hours of work**

Demolition works will be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm

- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No demolition work is permitted on Sundays and Public Holidays.

In the event that the demolition relates to works inside the building and do not involve external walls or the roof, and do not involve the use of equipment that emits noise then the demolition works are not restricted to the hours stated above. The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

#### 1.9 D001 – Implement approved sediment and erosion control measures

Erosion and sediment control measures shall be installed prior to the commencement of works on site including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

(Note: To obtain a copy of the publication, you should contact Landcom on (02) 9841 8600).

The erosion and sediment control measures shall be certified (by way of a Compliance Certificate) as having been installed in accordance with the approved erosion and sediment control plan(s) for the development and "Managing Urban Stormwater: Soils and Construction" 2004. The Compliance Certificate shall be obtained and issued a minimum 2 days before any other site works are to commence, including earthworks and clearing of the site.

The approved sediment and erosion control measures are to be installed prior to and maintained throughout the construction phase of the development until the landscaping, driveway and on-site parking areas have been completed for the development. These measures shall ensure that mud and soil from vehicular movements to and from the site does not occur during the construction of the development.

#### 1.10 D006A – *No filling without prior approval*

No fill material shall be imported to the site until such time as a Validation Certificate (with a copy of any report forming the basis for the validation) for the fill material has been submitted to Council. The Validation Certificate shall:

- state the legal property description of the fill material source site,
- be prepared by an appropriately qualified person (as defined in Penrith Contaminated Land Development Control Plan) with consideration of all relevant guidelines (e.g. EPA, ANZECC, NH&MRC), standards, planning instruments and legislation,
- clearly indicate the legal property description of the fill material source site,
- provide details of the volume of fill material to be used in the filling operations,
- provide a classification of the fill material to be imported to the site in accordance with the Environment Protection Authority's "Environmental Guidelines: Assessment, Classification & Management of Non-Liquid Wastes" 1997, and
- (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.

An appropriately qualified person/s (as defined in the Penrith City Council Contaminated Land Development Control Plan) shall:

- Supervise the filling works,
- (On completion of filling works) carry out an independent review of all documentation relating to the filling of the site, and shall submit a review findings report to Council,
- Certify by way of a Compliance Certificate or other written documentation that fill materials have been placed on the site in accordance with all conditions of this consent and that the site will not pose an unacceptable risk to human health or the environment. A copy of the Compliance Certificate or other documentation shall be submitted to Council.

The contact details of any appropriately qualified person/s engaged for the works shall be provided with the Notice of Commencement.

If Penrith City Council is not satisfied that suitable fill materials have been used on the site, further site investigations or remediation works may be requested. In these circumstances the works shall be carried out prior to any further approved works.

{Note: Penrith Contaminated Land Development Control Plan defines an appropriately qualified person as “a person who, in the opinion of Council, has a demonstrated experience, or access to experience in hydrology, environmental chemistry, soil science, eco-toxicology, sampling and analytical procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity and public risk insurance.”}

#### 1.11 D008 – Filling compaction

Where a building is to take place on any land that is to be filled, such filling is to be compacted in accordance with AS3798-1996. Certification is to be submitted to Penrith Council by a Geotechnical Engineer verifying that the work has been undertaken prior to the commencement of the construction of any building.

#### 1.12 D009 – Covering of waste storage area (Applies to building works/demolition)

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

#### 1.13 D010 - Appropriate disposal of excavated or other waste

All excavated material and other wastes generated as a result of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan. Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility.

All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.

#### 1.14 D014 – Plant and equipment noise

The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of

the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

#### 1.15 E01A – BCA compliance for Class 2-9

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

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

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

#### 1.16 - E006 - Disabled access and facilities

Access and sanitary facilities for persons with disabilities are to be provided and maintained in accordance with the requirements of the Building Code of Australia and AS 1428 "Design for Access and Mobility".

#### 1.17 - E009 - Annual fire safety-essential fire safety (Class 2-9 buildings)

The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:

- a) deal with each essential fire safety measure in the building premises, and
- b) be given:
  - within 12 months after the last such statement was given, or
  - if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.

As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

#### 1.18 G002 – Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. The application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au) then the "e-developer" icon, or telephone 13 20 92.

The Section 73 Compliance Certificate must be obtained **prior to the use of the multideck car park.**

#### 1.19 G004 – Endeavour Energy

Prior to the commencement of construction works, a written clearance is to be obtained from Endeavour Energy stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

In the event that a padmounted substation is necessary to service the development, Penrith City Council shall be consulted over the proposed location of the substation before the commencement of construction as the location of the substation may impact on other services and building, driveway or landscape design already approved by Council.

#### 1.20 H001 – Stamped plans & erection of site notice 1 (Class 2-9)

Stamped plans, specifications, a copy of the development consent and any other Certificates/ Information to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details is to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the construction and associated landscaping works have been completed.

#### 1.21 - H002 - All forms of construction

Prior to the commencement of construction works:

- a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:
  - a standard flushing toilet connected to a public sewer, or
  - if that is not practicable, an accredited sewage management facility approved by the council, or
  - alternatively, any other sewage management facility approved by council.
- b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
  - must preserve and protect the building from damage, and
  - if necessary, must underpin and support the building in an approved manner, and

- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

- d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:
  - if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
  - the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
  - any such hoarding, fence or awning is to be removed when the work has been completed.

#### 1.22 K101 - Works at no cost to Council

All road works, drainage works and dedications, required to effect the consented development shall be undertaken at no cost to Penrith City Council.

#### 1.23 K202 - Roads Act

**Prior to the commencement of any demolition or construction works on site** a Roads Act application, including payment of application and inspection fees shall be lodged with Penrith City Council, as the Roads Authority, for the following works:

- a) Provision of a vehicular crossing/s.
- b) Provision of a heavy-duty vehicular crossing/s.
- c) Provision of path paving for the full property frontage.
- d) Provision of private drainage connections to Council's road drainage system.
- e) Removal of redundant vehicular crossings and reinstatement of kerb and gutter.
- f) Opening the road reserve for the provision of services including stormwater.
- g) Placing of hoardings, containers, waste skips, etc. in the road reserve.
- h) Replacement of damaged kerb and gutter for the full property frontage.
- i) Erection of an awning.
- j) Utility lead in works.

All works within the road reserve shall be carried out in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.

Penrith City Council (being the Roads Authority under the Roads Act) shall approve the works completed on or over the road reserve. Contact Council's **City Works Department** on (02) 4732 7777 to arrange an inspection of the works (and payment of inspection fees, if required).

#### 1.24 K203 – Section 138 Roads Act

**Prior to the commencement of any demolition or construction works on site** for building works the NSW Health Infrastructure shall ensure that a Roads Act application, including the payment of application and inspection fees, has been lodged with, and approved by Penrith City Council (being the Roads Authority under the Roads Act), for the following works.

- a) Provision of stormwater drainage in Derby Street and Somerset Street;
- b) Proposed new roundabout at the intersection of Somerset Street and Hargrave Street; and
- c) Proposed central median in Derby Street to allow left-out only movements from the proposed carpark exit to Derby Street.

Civil design drawings are to be prepared strictly in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.

#### 1.25 K207 – Road Safety Audit

A Stage 3 (detailed design) Road Safety Audit (RSA) shall be undertaken on the proposed road works by an accredited auditor who is independent of the design consultant. A copy of the RSA shall accompany the design plans which must reflect the findings of the Audit to be submitted to Penrith Council. Details are to be submitted prior to the commencement of construction works.

#### 1.26 K209 – Stormwater Concept Plan

The stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Taylor Thomson Whitting, reference number 111215, Drawing No. C04, revision P3 dated 15.2.2012.

The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified person and shall be submitted to Penrith Council prior to the commencement of construction works.

Certification shall be provided to Penrith Council by a suitable qualified engineer, prior to the commencement of construction works ensuring that the stormwater drainage system has been designed in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.

#### 1.27 K213 – Water Quality

Stormwater runoff from parking, uncovered paved areas shall be directed to a stormwater pre-treatment system. The treatment devices shall be designed to remove expected pollutant loadings in accordance with the Department of Environment, Climate Change & Water's 'Managing Urban Stormwater – Environmental Targets/ Treatment Techniques– October 2007' publications.

Specification & installation details of the stormwater pre-treatment system and an operation and maintenance manual/ schedule for the proposed device are to be submitted to Penrith City Council prior to the commencement of construction works.

#### 1.28 K221 – Access, Car parking and Manoeuvring

**Prior to the commencement of any demolition or construction works on site** details are to be prepared and submitted to Penrith City Council showing vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Penrith City Council's Development Control Plan. The four (4) parking spaces shown at the end of the ingress driveway external to the carpark on the Site Plan (A-0001 Issue 5) are to be used for loading/unloading only by small commercial vehicles, marked, signposted and configured to comply with AS2890.2 accordingly.

#### 1.29 K223 – Performance Bond

**Prior to the commencement of any demolition or construction works on site** a performance bond is to be lodged with Penrith City Council for roadwork's on Derby Street and the proposed roundabout works on Somerset and Hargrave Streets.

The value of the bond shall be determined in accordance with Penrith City Council's Bond Policy. The bond will be administered in accordance with this policy.

Note:

Contact Council's **Development Engineering Unit** on 4732 7777 for further information relating to bond requirements.

#### 1.30 Car Parking Bay Width

Car parking bay widths are to be 2.6m wide (user class 3) to allow for full door opening in accordance with AS2890.1:2004 and Council's DCP.

#### 1.31 K302 – Traffic Control Plan

**Prior to commencement of works** a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note:

A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Penrith City Council.

#### 1.32 K501 – Roads Authority Clearance

**Prior to the use of the multideck car park**, all works within the road reserve are to be inspected and approved by Penrith City Council.

#### 1.33 K502 – Works as Executed

After completion of all civil works, an original set of works-as-executed drawings and compliance documentation shall be submitted to the Penrith City Council in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.



#### 1.34 K503 – Stormwater Compliance

Prior to the **use of the multideck car park** the Principal Certifying Authority shall ensure that the:

- a) Stormwater pre-treatment system/s
  - Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
  - Have met the design intent with regard to any construction variations to the approved design.
  - Any remedial works required to be undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the works-as-executed drawings.

#### 1.35 K504 – Restriction as to User and Positive Covenant

Prior to the commencement of use of the car park a restriction as to user and positive covenant relating to the:

- a) Stormwater pre-treatment system/s

shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Penrith City Council's standard wording as detailed in Penrith City Council's Design and Construction Guidelines and Construction Specification for Civil Works.

#### 1.36 K507 – Line Marking and Signage

**Prior to the completion of construction works** and installation of regulatory / advisory line marking and signage, plans are to be lodged with Penrith City Council and approved by the Local Traffic Committee.

Notes:

- 1) Contact Penrith City Council's **Development Engineering Unit** on (02) 4732 7777 for further information on this process.
- 2) Allow eight (8) weeks for approval by the Local Traffic Committee.

#### 1.37 K509 – Directional Signage

**Prior to the completion of construction works** directional signage and linemarking shall be installed indicating directional movements and the location of customer parking to the satisfaction of Penrith City Council.

#### 1.38 L001 – General Landscaping

All landscape works are to be constructed in accordance with the stamped approved plans 01 Revision B, 02 Revision A, 03 Revision B, LD\_CD\_03 dated 20 April 2012, LD\_CD\_04 dated 20 April 2012 and Sections F5 "Planting Techniques", F8 "Quality Assurance Standards", F9 "Site Management Plan" of Penrith Council's Landscape Development Control Plan.

Landscaping shall be maintained:

- in accordance with the approved plan, and
- in a healthy state, and
- in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity, as the vegetation which died or was removed.

#### 1.39 L005 – Planting of plant material

All plant material associated with the construction of approved landscaping is to be planted in accordance with the Tree Planting Specification prescribed in Penrith Council's Landscape Development Control Plan.

#### 1.40 L006 - AS requirements

All landscape works are to meet industry best practice and the following relevant Australian Standards:

- AS 4419 Soils for Landscaping and Garden Use,
- AS 4454 Composts, Soil Conditioners and Mulches, and
- AS 4373 Pruning of Amenity Trees.

#### 1.41 L007 - Tree Protection Measures

All trees that are required to be retained as part of the development are to be protected in accordance with the minimum tree protection standards prescribed in section F4 of Council's Landscape Development Control Plan.

#### 1.42 L008 – Tree Preservation Order

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within the proposed building footprint or as shown on the approved plans) without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

#### 1.43 L012 – Existing landscaping (for existing development)

Existing landscaping is to be retained and maintained at all times.

#### 1.44 P001 - Costs

All roadworks, dedications and drainage works are to be carried out at the applicant's cost.

#### 1.45 P002 - Fees associated with Council land (Applies to all works, add K019)

Prior to the commencement of any works on site, all fees associated with Penrith City Council-owned land and infrastructure shall be paid to Council. These fees include Road Opening fees and Infrastructure Restoration fees.

### **Special Conditions**

#### Pay Stations

1.46 The Pay Stations shall be:

- fitted with a reflected sign or mirror to allow users' surveillance of people approaching from behind, and
- be fitted with adequate lighting for night time users.

No landscaping or street furniture shall be positioned around the Pay Station. The Pay Station shall not be positioned within a recess or alcove or next to a laneway.

1.47 Graffiti resistant coatings must be applied to surfaces where possible.

1.48 The car park is to be clean and well-maintained at all times. This includes the prompt removal of litter and removal/repair of graffiti/vandalism.

1.49 Regular patrols of the car park should be conducted by the hospital security personnel/ staff.

1.50 Mechanisms must be in place to ensure any crime or safety matters are reported to the police and/or relevant authorities.

1.51 A boom-gate system must be installed at entry and exits to control access to the car park and reduce the risk of motor vehicle theft.

1.52 The comms office area, fire pump room and electrical room must be kept locked at all times and accessible to authorised staff only.

1.53 The toilet must be well-lit and clearly signposted.

1.54 The toilet is to be either locked by an automated access system or installed with a hinged door, to ensure users clearly see into the cubicle prior to entering.

#### Lighting

1.55 Lighting provided within the car park and surrounding areas must be in accordance with Australian Standards and provide a safe, well-lit space for users. This includes entrances, exits, ramps, toilets, lifts, stairwells and pay stations.

1.56 The external areas of the car park must also be well-lit in accordance with Australian Standards. Lighting to the perimeter of the car park must take into account any proposed or existing vegetation so that lighting is not obscured.

1.57 Pedestrian walkways around the car park and linkages to the hospital buildings must also be well lit.

1.58 Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site being traversed.

1.59 All lighting should be vandal resistant.

1.60 All surfaces within the car park should be painted in light coloured paint or finished in light grey concrete to reflect as much light as possible.

#### Stairwells/Lifts

1.61 The proposed stairwells and lifts must be well lit, clearly signposted and enable good levels of passive surveillance at all times.

1.62 Stairwells must use transparent materials (e.g. glass or open style fencing) wherever possible to allow natural light into the stairwells and maximise opportunities for surveillance from outside the car park.

1.63 Where certain design features are unavoidable (eg. Blind corners, small enclosed spaces) mirrors should be used to minimise potential entrapment spots.

### CCTV

1.64 CCTV must be installed to cover all levels of the car park, including all pedestrian and vehicle entrances/exits, lifts and stairwells, bike racks, paying machines and perimeter areas.

1.65 CCTV cameras shall be made of sturdy, vandal resistant materials.

1.66 Adequate lighting must be provided to enable cameras to operate effectively at night.

### Emergency Management

1.67 Hospital management must develop emergency management plans for the car park and have emergency procedures displayed in areas clearly visible to car park users (including identification of appropriate areas where emergency management plans are displayed such as near stairwells/ lifts, ticket machines).

1.68 Systems must be in place to ensure all relevant staff undertake regular emergency management training and are aware of emergency management procedures.

1.69 Systems must be in place to ensure all lifts are operational and display correct signage inside, indicating location of car park and lift number.

1.70 All critical incidents must be recorded by relevant staff and should be used to review and improve emergency management and safety practices within car parks.

1.71 An emergency help point/intercom system shall be provided in a clearly visible location to assist patrons in the event of an emergency. This shall be clearly signposted and easy to locate from all levels of the car park.

### Signage

1.72 Signage must be displayed to assist with way-finding around the car park. This may include the use of colours, letters and/or numbers so users are able to easily identify the level of the car park they are on and can easily locate their vehicles.

1.73 Signage should help direct users to the closest car park exit/entry point from each area of the car park. Lifts and stairwells shall be clearly identified and easily locatable from all sections of the car park.

1.74 Signage must be provided to clearly indicate that the car park operates 24 hours a day, 7 days a week.

1.75 Emergency contact numbers must be displayed around the car park to enable swift reporting of any crime, safety, maintenance or security related matters.

1.76 Signage must be installed to advise patrons to remove valuable items and personal belongings before leaving their vehicles.

- 1.77 Signage must be displayed on all levels of the car park indicating that CCTV cameras are in operation. Signage should also indicate other security measures that are in place and where to find them (i.e. Emergency help points).
- 1.78 Directional signage must also be located throughout the hospital grounds to assist visitors locating the car park and to encourage use of the safest, well-lit routes to and from the car park and other areas of the hospital.

#### Landscaping

- 1.79 Landscaping proposed around the perimeter of the car park and near the proposed walkway appears to promote passive surveillance. Landscaping must not obscure sightlines for pedestrians and enable passive surveillance at all times.
- 1.80 The height of vegetation immediately adjacent to the pedestrian paths should not attain a height greater 600mm and should not encroach across the path. Plants shall be maintained to ensure vegetation does not encroach upon pedestrian pathways.

#### Sharps

- 1.81 Safe needle disposal bins must be provided in the toilet within the car park.
- 1.82 The handling and disposal of needles and medical waste must be in accordance with NSW Health Requirements.

#### Parking

- 1.83
- 1.84 Prior to the commencement of construction works, a decant parking plan is to be prepared and submitted to Penrith Council detailing the management of additional parking spaces within the site and outside of the hospital campus during the construction phase of the development.
- 1.85 Prior to the commencement of construction works, a construction management plan is to be prepared and submitted to Penrith City Council for approval. The report is also to include construction traffic management plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control.
- 1.86 A car parking allocation management plan is to be prepared considering the existing levels of staff and visitor car parking provided on the site, the appropriateness of the location of allocated car parking within the site and the demands of appropriate levels of car parking for outpatients, visitors and staff.

In preparation of the car parking allocation management plan, consideration should be given to the data provided within the Traffic Report prepared by Taylor Thomson Whiting.

Details are to be provided to Penrith City Council prior to the completion of the multideck car park.

- 1.87 No speed humps are to be installed within the car park, with exception to the Wombat Crossing located within the ground floor of the car park.

1.88

The car parking pavement shall be smooth and level to ensure minimal vertical displacement and potential for noise generated development by wheel to concrete impacts. The concrete surface of the car park is to have a finish that minimises squealing of car tyres. Grates and cover plates are to be fixed flush and tight.

1.89 Noise levels from the Multi-Deck Car Park shall not exceed the relevant noise criteria detailed in "Nepean Hospital Multi Level Car Park Noise Emission Assessment" (Doc. Ref. 20120158.1/2404A/R1/TA) prepared by Acoustic Logic dated 24 February 2012. The recommendations provided in the above-mentioned acoustic report shall be implemented and incorporated into the design and construction of the development. Detailed plans showing the implementation of the recommendations are to be submitted to Penrith City Council prior to the commencement of construction works.

A certificate is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the noise criteria in accordance with the approved acoustic report. This certificate is to be submitted to Penrith Council prior to the use of the car park.

1.90 The proposed median in Derby Street is to be a minimum of 600mm in width.

1.91 Prior to the construction of the roundabout, the design plans for the roundabout in Somerset Street, Kingswood are to be approved by Council's Local Traffic Committee.

The new entrance to the car park at the roundabout is to be constructed such that the entrance is clearly a fourth leg to the roundabout and operates clearly as a road, rather than a driveway.

The roundabout should be amended to provide splitter islands and parallel kerb ramps for pedestrian access on each leg.

Pedestrian facilities associated with the proposed roundabout at the intersection of Hargrave Street & Somerset Street shall be incorporated within the design of the roundabout.

1.92 Prior to construction of the roundabout, the full time "No Stopping" zone on the western side of Somerset Street, near the intersection with Derby Street, is to be extended along the full length Somerset Street frontage of the development site. This requires the approval of Council's Local Traffic Committee prior to implementation of the zone.

1.93 All car parking and manoeuvring must be in accordance with AS 2890.1 (2004) and AS 2890.6 (2009) and Council's requirements.

1.94 Prior to the commencement of construction works, adjustment to the location of the boom gates or similar design alternative is to be made to assist with merging vehicles at the exit of the car park.

1.95 Secure bicycle parking racks/rails to be provided at the facility, in accordance with *AS2890.3:1993 Bicycle Parking Facilities*. A roof structure/awning is to be provided to the main pedestrian access point for weather protection for pedestrians and the bicycle parking facility.

1.96 Prior to the commencement of construction works, the following information is to be submitted to Penrith City Council:

- preferred route for cyclists to access the bicycle parking facilities and appropriate signposting.

1.97 All vehicles are to enter and leave the site in a forward direction.

1.98 All works / regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime Services of New South Wales.

1.99 The Local Health District is to liaise with Penrith City Council immediately and implement a Transport Strategy as outlined within the Taylor Thompson Whitting report dated 25 February 2012 lodged with this application.

### Construction

2.0 Construction works shall be carried out in accordance with the NSW Department of Environment and Climate Change's (2009) "Interim Construction Noise Guideline".

2.1 All construction works that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties, are restricted to the following hours in accordance with the NSW Department of Environment and Climate Change's (2009) "Interim Construction Noise Guideline":

- Mondays to Fridays 7am to 6pm
- Saturdays, 7am to 1pm (if audible on neighbouring residential premises),
- No work is permitted on Sundays and Public Holidays.

Other construction works that are carried out inside a building that do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act 1997 in regulating offensive noise also apply to construction works.