

14 May 2014

ENQUIRIES: Nelson Mu on 9725 0313

Gaintak Investments Pty Ltd
Level 4, 45 Murray Street
PYRMONT NSW 2009

Dear Sir/Madam,

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION NO. 398.1/2013 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

You are advised that the subject application has been **APPROVED** by the **Sydney West Joint Regional Planning Panel** pursuant to Section 80 of the Environmental Planning and Assessment Act, 1979 and is subject to the following conditions.

Property Description:

Lot 1 DP 1136897, No. 1183-1187 The Horsley Drive, Wetherill Park

Description of Development:

Use of Units 7 & 8 of the Greenway Supacenta Complex for the purpose of a Health Services Facility including a Medical Centre and a Private Hospital.

Date of Determination:

24 April 2014

Date of Operation of Consent:

14 May 2014

Date Consent Will Lapse:

14 May 2019

APPROVED PLANS

1. Compliance with Plans

The development shall take place in accordance with the following approved development plans as prepared by POC+P Architects, entitled Greenway Supamedical, Project No. 120602, dated November 2013, except as modified in red by Council and/or any conditions of this consent:

DRAWING NO.	TITLE	JOB NO.	ISSUE	DATE
00	COVER SHEET	120602	-	-
00	LEGEND SHEET	120602	-	-
01	SITE PLAN & LOCATION PLAN	120602	E	24/06/13
02	EXISTING GROUND AND FIRST FLOOR PLAN	120602	E	24/06/13
03	PROPOSED GROUND FLOOR PLAN	120602	G	08/11/13
04	PROPOSED MEZZANINE FLOOR PLAN	120602	G	08/11/13
05	PROPOSED FIRST FLOOR PLAN	120602	G	08/11/13
06	PROPOSED ROOF PLAN	120602	F	24/06/13
07	PROPOSED LAYBY & AMBULANCE DROP OFF PLAN	120602	G	08/11/13

08	PROPOSED ELEVATIONS – NORTH & WEST	120602	E	24/06/13
09	PROPOSED ELEVATIONS – SOUTH & EAST	120602	E	24/06/13
10	PROPOSED ELEVATIONS – SOUTH-EAST	120602	E	24/06/13
11	PROPOSED SECTION 10	120602	F	24/06/13
12	PROPOSED SECTION 11 & 12	120602	F	24/06/13
13	PROPOSED SECTION 13 & 14	120602	F	24/06/13
20	PROPOSED SIGNAGE LOCATION PLAN	120602	D	24/06/13
21	PROPOSED SIGNAGE LOCATION ELEVATION	120602	D	24/06/13
23	GROUND FLOOR DEMOLITION PLAN	120602	B	24/06/13
24	FIRST FLOOR DEMOLITION PLAN	120602	B	24/06/13
25	ROOF DEMOLITION PLAN	120602	B	24/06/13
26	NORTH & WEST ELEVATIONS DEMOLITION PLAN	120602	B	24/06/13
27	CARPARK ALLOCATION PLAN	120602	G	18/11/13
28	PROPOSED THE HORSLEY DRIVE ACCESS DRIVEWAY AMENDMENTS	120602	G	18/11/13

2. Amendments

- i. Twenty (20) of the additional staff car parking spaces proposed along The Horsley Drive frontage of the site as marked in red on the architectural plan prepared by POC+P Architects, Project No. 120602, Drawing No. 27, Issue G, dated 18 November 2013 shall be relocated to the service access road. Amended plan detailing the new locations of these car parking spaces shall be submitted to and approved by Fairfield City Council prior to the issue of a Construction Certificate for the proposed development.
- ii. The existing landscape areas within The Horsley Drive and Elizabeth Street frontages of the site shall be appropriately upgraded. In this regard, a landscape plan incorporating the planting of lush vegetation including suitable shrubs and trees shall be submitted to and approved by Fairfield City Council prior to the issue of a Construction Certificate for the proposed development.

The required landscaping shall be planted and implemented in accordance with the approved landscape plan and be maintained in a satisfactory condition at all times by the applicant for the life of the subject Development Consent.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Construction Certificate by a Certifying Authority. The Certifying Authority can be either Fairfield City Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.

3. Design Report for Energy Efficiency Installations for Buildings Class 2 - 9

Prior to the issue of a Construction Certificate, a design report shall be submitted to the Certifying Authority, demonstrating that the proposed building complies with the pertinent requirements of Section J – Energy Efficiency of the Building Code of Australia. The design report shall identify and detail the methods required to achieve compliance with the Building Code of Australia.

4. Outstanding Fees and Charges

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of the following fees shall be submitted to the Certifying Authority:

- | | |
|-----------------------------------|-----------------|
| a. Kerb and Gutter Inspection Fee | \$98.50. |
| b. Kerb and Gutter Damage Deposit | \$2,000. |

5. Outstanding Long Service Levy Fee

Prior to the issue of a Construction Certificate, a receipt for payment of the Long Service Levy (in accordance with the Building and Construction Industry Long Service Levy Payments Act 1986) shall be submitted to the Certifying Authority.

The Long Service Levy is calculated at 0.35% of the value of building works, as is in force at the date of this consent. The rate of calculation is subject to change and should be verified (and adjusted) at the date of payment.

Payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

6. Deemed-to-Satisfy

The proposal as submitted does not comply with the Deemed-to-Satisfy provisions of the Building Code of Australia. Compliance with the performance requirements, by formulating an alternative solution or otherwise, shall be demonstrated to the Certifying Authority prior to the issue of a Construction Certificate.

7. Section 94A Levy Development Contributions

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority.

The Section 94A Levy as determined at the date of this consent is **\$87,165.50**.

The contribution amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for movements in the Australian Bureau of Statistics, Producer Price Index – Building Construction (New South Wales).

8. Awnings

Ongoing maintenance of the awning in accordance with the Awnings Maintenance Plan is required, ensure maintenance will be carried out over the life of the consent in order to maintain the condition of the awning.

9. Sydney Water Consent

The plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water asset and if any requirements need to be met. The plans will be appropriately stamped. All amended plans will require restamping.

Please refer to the web site www.sydneywater.com.au for:

- Quick check agents details – see Building and Developing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and developing then Building and renovating

Or telephone 13 20 92

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

10. Construction Certificate Required

Prior to the commencement of any building and construction works, a Construction Certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a Construction Certificate can be made to Council's Customer Service Centre on 9725 0222.

11. Appointment of a Principal Certifying Authority

Prior to the commencement of any construction works, the person having benefit of a Development Consent, or Complying Development Certificate must:

- a. appoint a Principal Certifying Authority; and
- b. notify Council of the appointment.

12. Notify Council of Intention to Commence Works

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any construction works on site.

13. Toilet Facility

Prior to the commencement of any construction works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility, or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

14. Required Signage

For building, subdivision or demolition work that will affect the external walls of the building, signage shall be installed in a prominent position detailing:

- The name, address and telephone number of the principal certifying authority for the work, and
- The name of the principal contractor (if any) of the building work and a telephone number on which that person may be contacted outside working hours, and
- Stating that unauthorised entry to the work site is prohibited.

This sign shall be maintained while the building, subdivision or demolition work is being carried out and must be removed when the work has been completed.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

15. Interim / Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

16. Section 73 Certificate Required

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

Following 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, as it can take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority before occupation of the development/release of the plan of subdivision.

17. Structural Certification

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate from a practising Structural Engineer shall be submitted to the Principal Certifying Authority certifying that the building has been erected in compliance with the approved structural drawings and relevant Australian Standards and is structurally adequate.

18. Surveyor's Certificate of Location of Building upon Completion

Prior to the issue of the Final Occupation Certificate, a registered surveyor's certificate shall be submitted to and approved by the Principal Certifying

Authority certifying that the proposed health services facility has been positioned in accordance with the approved plans. It shall show the boundaries of the allotment and the distances of the proposed health services facility from the boundaries.

19. Adjustments to Public Utilities

Prior to the issue of the Final Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council.

20. Mechanical Ventilation Certification

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate shall be submitted to the Principal Certifying Authority and Fairfield City Council, certifying that:

- a. The mechanical ventilation exhaust system has been installed in accordance with Australian Standard AS1668 Part 1 and 2.
- b. The exhaust hood and air conditioning system has been installed in accordance with Australian Standard AS1668 (Mechanical Ventilation and Air Conditioning Code), and Australian Standard AS1055 (Acoustics – Description and Measurement of Environmental Noise).

21. Environmental Reports Certification

Prior to the issue of an Occupation Certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Fairfield City Council, stating that all works/methods/procedures/control measures/recommendations approved by Council in the following reports have been completed:

- a. Statement of Environmental Effects prepared by AE Design Partnership and dated November 2013.
- b. Acoustic Report prepared by Acoustic Logic Consultancy Pty Ltd, Document reference 20130323. 1/0805A/R1/GW and dated 8 May 2013.

22. Certification of Energy Efficiency Installations for Buildings Class 2 - 9

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate(s) shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in compliance with the pertinent requirements of Section J – Energy Efficiency of the Building Code of Australia.

23. Existing Awning (On-going Maintenance)

Ongoing maintenance of the awning in accordance with the Awnings Maintenance Plan is required, to ensure maintenance will be carried out over the life of the consent in order to maintain the condition of the awning. A copy of the approved Awning Maintenance Plan is attached to this Consent.

Note: Council reserves the right to require maintenance work to the awning at any time, or to undertake such work, at the cost of the building owner, to protect the public health and safety.
(Section 126(2) roads Act, 1993)

24. Certification of Disability Access

Prior to the issue of an Occupation Certificate (Interim or Final) a certificate from a suitably accredited person shall be issued to the Principal Certifying Authority certifying that the building complies with the relevant requirements of the Building Code of Australia, AS 1428.1 and Disability (access to Premises) Standards.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

25. Compliance with Construction Certificate

All building works approved in this development consent must comply with the terms of the consent the plans, specifications and any other approved documents relevant to the approved Construction Certificate.

26. Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

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

27. Compliance with Approved Construction Waste Management Plan

The Waste Management Plan submitted to and approved by Council must be adhered to throughout all stages of the demolition and/or construction process. Source separation of materials and maximum reuse and recycling of materials are requirements of Fairfield City Council's Waste Not DCP. The applicant is required to keep supporting documentation (receipts/dockets), of reuse/recycling/disposal methods carried out, which are to be produced upon request by Council.

Note: Any non-compliance with this requirement will result in penalties being issued.

In addition, the applicant is to supply Council with the name and address of the waste disposal facility where the fill materials will be disposed. The applicant must keep supporting documentation (dockets/receipts), which is to be produced upon request by Council.

Note: Any non-compliance with this requirement will result in penalties being issued.

28. Demolition Requirements

Demolition of the existing building(s) shall be carried out in accordance with the requirements of AS 2601 – 2001 and the following:

- a. The property being secured to prevent unauthorised entry.
- b. Asbestos sheeting shall only be removed by licensed operators in accordance with the requirements of the WorkCover Authority. Proper procedure shall be employed in the handling and removal of asbestos to minimise the risk to personnel and the escape of particles to the atmosphere.
- c. All other materials and debris is to be removed from the site and disposed of to approved outlets in accordance with the approved Waste Management Plan.
- d. Seven (7) days notification to commence demolition work shall be given to WorkCover NSW in accordance with Clause 3.4.5 of the Occupation Health and Safety Regulation 2001.
- e. Should you require information in relation to the safe disposal of asbestos waste, please contact the Department of Environment and Conservation NSW (www.environment.nsw.gov.au)

29. Administration Fee for the Lodgement of Certificates

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates, Occupation Certificates and Complying Development Certificates.

30. During Construction or Demolition

During the construction or demolition period, the applicant must ensure that:

- a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction or demolition;
- b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and
- c. Any building work is to be carried out within the following hours.
 - 1. Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 1:00pm in all zones. No work may be carried out on Sundays or public holidays.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement.

31. Critical Stage Inspections

In accordance with Section 109E of the Environmental Planning and Assessment Act 1979 the Principal Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Section 109E (3) (d) Environmental Planning and Assessment Regulation 2000.

Note: A \$600 on the spot fine will be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

32. Disabled Access

Access for disabled people shall be provided in the building or portion of the building in accordance with Clause D3.2, D3.3 and Table D3.2 of the BCA and to the standards set out in AS 1428.1.

33. Maintenance of Construction Site

During the construction and any dormant period, the applicant must ensure that the construction and/or development site is adequately maintained, as not to be prejudicial to the surrounding neighbourhood. In the event that the construction/development site remains dormant for a period in excess of three (3) months, permanent security fencing, hoarding or scaffolding, as defined in the relevant Australian Standard and incorporating visual shielding shall be provided and maintained to the satisfaction of Council until the completion of the development or as applicable.

Signage alerting to the presence of danger and prohibiting unauthorised entry to the site and any other signage, as required by a Development Consent, shall be displayed in a prominent position.

Note: On the spot penalties up to \$600 will be issued and/or legal action in the form of Notices/Orders for non-compliance with this requirement will be instigated.

34. Signage Conditions

The proposed signage is subject to the following conditions:

- i. Wording: As per Stamped Plans.
- ii. Size(sign face): As per stamped plans
- iii. Sign to be non-flashing.
- iv. Sign to be maintained in a manner satisfactory to Council at all times.
- v. Submission of a certificate of adequacy from a practising structural engineer upon erection of the sign.
- vi. Under no circumstances shall any signs be erected above the wall to which the signs are attached.
- vii. The sign shall be erected in accordance with manufacturer's specifications.

35. Driveway Gradient

The driveways and manoeuvring areas are to be designed in accordance with Australian Standard AS 2890 part 2.

36. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All deliveries to the premises shall be made to the rear service lane/loading bay/s provided.
- c. All vehicles awaiting loading or unloading shall be parked on site and not on adjacent or nearby public roads.

37. Car Parking

Provision and maintenance of sixty-eight (68) additional car parking spaces on site for the proposed health services facility increasing the total number of car parking spaces within the Greenway Supacenta and Greenway Plaza Complexes to 740 spaces.

Each space shall be permanently line marked and maintained free from obstruction at all times. Staff, company and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

38. Parking Restriction

- i. The existing five-hundred and twenty-three (523) car parking spaces located within the area marked A, B, C, D, E, F and G as shown on the architectural plan prepared by POC+P Architects, Project No. 120602, Drawing No. 27, Issue G, dated 18 November 2013, shall be designated as short-term shopper/visitor parking spaces. In this regard, a 3-hour parking restriction signs shall be strategically installed within these car parking areas reserving these areas for short-term parking.
- ii. The existing and proposed car parking spaces located within the area marked S1, S2, S3 and S4 as shown on the architectural plan prepared by POC+P Architects, Project No. 120602, Drawing No. 27, Issue G, dated 18 November 2013, shall be designated as long-term staff parking spaces. In this regard, 'Staff Only' parking signs shall be strategically installed within these car parking areas reserving these areas for long-term staff parking.
- iii. Monitoring, policing and enforcement of the car park restrictions shall be incorporated into the duties and responsibilities of Centre Management of the Greenway Supacenta and Greenway Plaza Centres.

39. Land burdened by Road Widening

The car parking spaces proposed along The Horsley Drive frontage of the site are within a SP2 - Infrastructure Zoned Land under Fairfield LEP 2013. As such, the area may be subject to acquisition by the Roads and Maritimes Services in the future for the purposes of road widening. In the event that the RMS compulsory acquire this land for road widening or any other purposes, the car park area shall be reinstated to its original car park layout and the required landscape setback area be reinstated.

40. Traffic and Parking Signs

Installation of conspicuous regulatory traffic and parking signs within the car parks in order to regulate internal traffic flow and parking restrictions associated with the development. The required traffic and parking signs shall be installed prior to the occupation of the proposed health services facility.

41. Hours of Operation

The approved hours of operation for the proposed health services facility shall be seven (7) days a week in accordance with the hours stated in the following table:

GROUND FLOOR	USE	HOURS OPERATION
1	Pharmacy	8:00am - 12:00am
2	Pathology	7:00am - 6:00pm
3	Medical Imaging	8:00am - 6:00pm
4	Day Surgery	7:00am - 6:00pm
5	Allied Health - 5 Doctors	8:00am - 6:00pm
6	Health/Wellness/Café	8:00am - 6:00pm
7	Gift/ Flower Shop	8:00am - 6:00pm
8	Lobby Lounge Wait Reception	24 Hours
9	Hydro Pool/Chemical Store	8:00am - 10:00pm
10	Consulting rooms - 7 doctors/7 rooms	8:00am - 6:00pm
11	Physio/Chiropractor - 9 doctors/9 rooms	8:00am - 8:00pm
12	General Practice Clinic - 6 doctors/6 rooms	8:00am-8:00pm
13	Dental Clinic - 4 doctors/4 rooms	8:00am-6:00pm
14	Hypoxia/hyperbaric	8:00am-8:00pm
MEZZANINE	USE	HOURS OPERATION
1	Medical Suites	8:00am – 6:00pm
2	Foyer	8:00am – 6:00pm
3	Reception	8:00am – 6:00pm
4	Admin Meeting / E-records Staff	8:00am – 6:00pm
FIRST FLOOR	USE	HOURS OPERATION
1	Allied Health Speech – 5 doctors/5 rooms	8:00am – 6:00pm
2	Sleep Clinic	7:00pm – 7:00am
3	Private Hospital	24 hours

42. Lodgement of Separate Application

Separate development consent is required for the fitout of the individual uses within the proposed health services facility prior to the occupation of such uses.

43. Seminar/Training Room Restriction

The proposed Seminar/Training Room located within the mezzanine level of the health services facility shall only be used by staff for staff and board meetings. Under no circumstances shall this room be leased out to external organisations or used for private functions and/or conferences.

44. Retailing Restriction

The proposed pharmacy, gifts/flower shop, café/kiosk and café/lounge shall only operate in conjunction with the proposed hospital.

45. Removal of External Door to Pharmacy

The external door to the pharmacy facing the car park shall be deleted in order to ensure that access to the pharmacy can only be gained from the foyer/reception area of the health services facility.

46. Advertising Signs

No advertising signs or structures associated with the use of the premises are to be erected or displayed without prior approval being obtained from Council.

This requirement relates to all advertising matter, including any promotional material, displayed on the premises or in any public place.

47. Use of the Premises

The use of the premises shall comply with the following requirements:

- a. The portion of the site not the subject of this approval shall be maintained in a clean and tidy state at all times.
- b. The use of the premises shall not give rise to "offensive noise" as defined under the Protection of the Environment Operations Act, 1997.
- c. If an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act, 1997.

48. Storage of Goods

All works, storage and display of goods shall be contained wholly within the building.

49. Previous Development Consents

The use of the premises shall operate in accordance with all conditions of previous Development Consents issued for, and applicable to the operation of the site.

50. Garbage Rooms

The garbage storage room identified on the approved plans shall be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls coved to the floor. The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket. A hose cock shall be provided within the room. Garbage rooms shall be vented to the external air by natural or artificial means. The garbage storage room will provide for a designated space for dry recycling facilities.

51. Lighting

Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282 1997 so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises.

52. Air-conditioning Unit

The operation of the approved air-conditioning unit shall operate so:

- a. As not to cause "offensive noise" as defined by the Dictionary of the Protection of the Environment Operations Act 1997;
- b. As to be inaudible in neighbouring dwellings during the hours of 10:00pm to 7:00am on weekdays and 10:00pm to 8:00am on weekends and public holidays;
- c. As not to discharge any condensate or moisture onto the ground surface of the premises or into a stormwater drainage system in contravention of the requirements of the Protection of the Environment Operations Act 1997.

53. Compliance with Food Act 2003

The premises shall comply with the requirements of the Food Act 2003, Australia New Zealand Food Standards Code, and the Australian Standard AS 4674-2004 Construction and fit out of food premises.

54. Hydropool

- i. The hydropool shall be operated in accordance with the Public Health Act 2010 and Public Health Regulation 2012.
- ii. The hydropool must be fitted with an automated or a continuous metered disinfectant dosing system.
- iii. The hydropool must be disinfected with chlorine or bromine.
- iv. The hydropool shall be registered with Council in accordance with Clause 19, Public Health Regulation 2012.

55. Medical Waste Management Plan

The applicant must submit a Medical Waste Management Plan to, and approved, by Fairfield City Council prior to the issue of an Occupation Certificate for the proposed health services facility. The Medical Waste Management Plan shall detail how medical waste generated on site will be separated from general waste generated on site and shall outline the methods by which used medical and contaminated medical equipments will be appropriately disposed.

The applicant is required to keep supporting documentation (receipts/dockets), of disposal methods carried out, which are to be produced upon request by Council.

In addition, the applicant is to supply Council with the name and address of the waste disposal facility where the medical waste will be disposed. The applicant must keep supporting documentation (dockets/receipts), which is to be produced upon request by Council.

The Medical Waste Management Plan shall be implemented and complied with at all times.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with other relevant Council policy(s) and any other relevant requirements. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

- **Covenants which may Affect this Proposal**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

HOW LONG DOES THIS APPROVAL LAST?

Pursuant to Section 95 of the Environmental Planning and Assessment Act, 1979 physical commencement of construction works/use of the land, building or work is required within a five (5) year period from the issue of the date of consent after which time the approval will lapse.

WHAT RIGHTS OF REVIEW EXIST?

Pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 an applicant who is dissatisfied with the determination with respect to the matters relating to the EP & A Act, may within six (6) months from the date of determination, request Council, in writing, to review the determination.

WHAT APPEAL RIGHTS EXIST?

Pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979 an applicant may seek a Right of Appeal to the Land and Environment Court within six (6) months from the date of consent if they are dissatisfied with the determination by the consent authority.



GEORGE VLAMIS

for

MANAGER DEVELOPMENT PLANNING