



Development Application 2016/0046
Doc ID 712521

The following report provides an assessment of the Development Application 2016/0046 for alterations and additions to the Molong Multipurpose Service Facility located upon Lot 1 DP 688315 and Lot 322 DP 821833, King Street, Molong. The development proposal includes the demolition of the hospital's former maternity unit.

The application has been referred to the Western Regional Joint Regional Planning Panel for determination pursuant to Schedule 4A of the Environmental Planning and Assessment Act 1979, as the proposal is Crown Application for a health service facility with a capital investment value exceeding \$5 million.

It is recommended that the application be approved subject to the attached conditions of consent.

Applicant: Health Infrastructure
Owner: Western NSW Local Health District
Proposal: Alterations and extension to Molong Hospital
(Multi-purpose Service facility)
Location: Lot 1 DP 688315 and Lot 322 DP 821833, 122-140 King Street, Molong
Zone: R1 General Residential

The Site



The Proposal

Development consent is sought for the following works:

- Upgrade of existing aged care accommodation and construction of a new wing to include additional aged care and acute care rooms,
- Internal demolition and upgrade of the existing hospital acute and subacute wings,
- A minor increase in patient and staff capacity of the hospital facility to support the delivery of medical services to the local community,
- Construction of new undercroft parking to accommodate 13 vehicles,
- Use of council owned land (road reserve) for construction of fire egress stairs from the hospital building to Reynolds Street, Molong and to provide for a new pedestrian access to the facility off King Street, Molong
- Sign posting of on-street car parking along King Street immediately adjacent to the main entrance of the facility,
- Grading of the King Street pedestrian path to provide a compliant pedestrian access entry,
- Removal of a street tree and replacement of that tree,
- Demolition of an unused vehicular driveway and reinstatement of the kerb and gutter in King Street, Molong,
- Upgrades to existing fire services, including installation of two(2) new water storage tanks, pump house and associated pipework,
- Associated landscaping works east of the internal access road

The current Molong Hospital operates with a capacity for 27 beds, being 11 acute/subacute beds and 16 nursing home type beds. The proposed multi-purpose services (MPS) upgrade of the hospital facility will accommodate 10 flexible/subacute beds, 20 high dependency aged care beds, and 2 emergency department bays with 2 chairs (urgent ambulatory care). The total patient capacity of the proposed development will be 34 patients.

The planning for the delivery of the proposed works has identified two stages:

- Stage 1 – minor works which are being progressed under the provisions of State Environmental Planning Policy (infrastructure) 2007, Division 10 – Health Services Facility, that allows minor works and demolition as development without consent. A Review of Environmental Factors (REF) has been prepared to support the minor works (Environmental Planning & Assessment Act 1979 Part 5 approval). The minor works were identified as being;
 - (1) demolition of the 1929 former maternity ward and the mortuary, pedestrian paths and ramps to the east of the main hospital building (known as the Henry Parkes building), non-structural internal building elements within the Henry Parkes building,
 - (2) Refurbishment and replacement of administration offices and care rooms in western wing of existing facility,
 - (3) Upgrade site stormwater management system
- Stage 2 – major works, being those works subject to the development application DA 2016/46.

Due to the slope of the land the proposed building will provide the appearance of a single storey building from its western elevation, and double storey from the eastern elevation. The new building will accommodate aged care beds on a single level with staff car parking provided undercover at ground level. A staff accommodation area will also be provided on the ground floor level.

Staff vehicular access to the site is to be via Hill Street. Patient and visitor access to the facility is to be retained from King Street.





Proposed development

The new building will be constructed of face brick to compliment the existing hospital building. The new wing has been designed to be respectful in bulk and scale to the historic hospital building (c1888) that is to be retained. The roof of the new building will be metal sheeting, and a roof profile and height that is in context with the existing building.

The new wing will connect to the existing building and wrap around a central courtyard that will contain raised garden beds, shade trees and seating areas.

MATTERS FOR CONSIDERATION

Section 79C of the *Environmental Planning and Assessment Act 1979* requires Council to consider various matters, of which those pertaining to the application are listed below.

PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s79C(1)(a)(i)

Clause 1.2 Aims of the Plan

The broad aims of the LEP are as follows:

(a) to encourage development that complements and enhances the unique character and amenity of Cabonne, including its settlements, localities, and rural areas,

(b) to provide for a range of development opportunities that contribute to the social, economic and environmental resources of Cabonne in a manner that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development,

(c) to facilitate and encourage sustainable growth and development that achieves the following:

(i) contributes to continued economic productivity, including agriculture, business, tourism, industry and other employment opportunities,

(ii) allows for the orderly growth of land uses while minimising conflict between land uses within the relevant zone and land uses within adjoining zones,

(iii) encourages a range of housing choices and densities in planned urban and rural locations that is compatible with the residential and rural environment and meets the diverse needs of the community,

(iv) promotes the integration of land uses and transport to improve access and reduce dependence on private vehicles and travel demand,

(v) protects, enhances and conserves agricultural land and the contributions that agriculture makes to the regional economy,

(vi) avoids or minimises adverse impacts on drinking water catchments to protect and enhance water availability and safety for human consumption,

(vii) protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places,

(viii) protects and enhances environmentally sensitive areas, ecological systems, and areas that have the potential to contribute to improved environmental, scenic or landscape outcomes.

Clause 1.9A Suspension of covenants, agreements and instruments

This clause provided that covenants, agreements or other similar instruments that restrict the carrying out of development upon the subject land do not apply unless such are:

- Covenants imposed or required by council
- Prescribed instruments under s183A of Crown Lands Act 1989
- Any conservation agreement under National Parks and Wildlife Act 1974
- Any trust agreement under the Nature Conservation Trust Act 2003
- Any property vegetation plan under the Native Vegetation Act 2003
- Any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995

- Any planning agreement made under Division 6 of Part 4 of the Environmental Planning & Assessment Act 1979

Mapping

The subject site is identified on the LEP maps in the following manner:

Land zoning map	Land zoned R1 General Residential
Lot size map	Minimum lot size 500m2
Heritage map	Not a heritage item or conservation area
Terrestrial Biodiversity Map	No biodiversity sensitivity on the subject land
Flood planning map	Not within a flood zone
Natural resource – karst map	Located within a karst area
Drinking water catchment map	Not within a drinking water catchment area
Riparian land and watercourse map, groundwater vulnerability map	Groundwater vulnerable
Land reservation acquisition map	NA

These matters are addressed in the report following.

Cabonne Local Environmental Plan 2012

The subject land is zoned R1 General Residential by the Cabonne Local Environmental Plan 2012. A health services facility (including a hospital) is not permissible within this zone, under the Cabonne Local Environmental Plan 2012. However, the Molong Hospital was erected on the subject land c1888 and the land has continually be used for the purpose of a hospital and for providing medical and ancillary health related services since that time.

The proposed development is permissible as an 'existing use' subject to section 108 of the Environmental Planning and Assessment Act 1979 and clauses 41 to 46 of the Environmental Planning and Assessment Regulations 2000, which permits the rebuilding, enlargement or expansion of an existing use (being alterations and additions upon the subject land for the purpose of a hospital and health service facility).

Notwithstanding the above, clause 56 of the State Environmental Planning Policy (infrastructure) 2007 permits development for the purpose of a Health Service Facility within an R1 General Residential zone.

Objectives of the R1 General Residential zone

The proposal is not contrary to the aims of the LEP or the objectives of the R1 zone. The development relates to and is consistent with the zone objectives which seek to

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Part 2 – Permitted or prohibited development

Clause 2.7 Demolition requires development consent

The demolition of a building or work may be carried out only with development consent. The demolition of the former maternity ward and the mortuary have are subject to State Environmental Planning Policy (Infrastructure) 2007 Division 10 Health Services Facility, that permits minor works and demolition as development without consent. A Review of Environmental Effects (REE) was prepared separately under Part 5 of the Environmental Planning and Assessment Act 1979 to address this activity.

Development of the site including any demolition is to proceed in accordance with the relevant Australian Standards.

Part 4 – Principal development standards

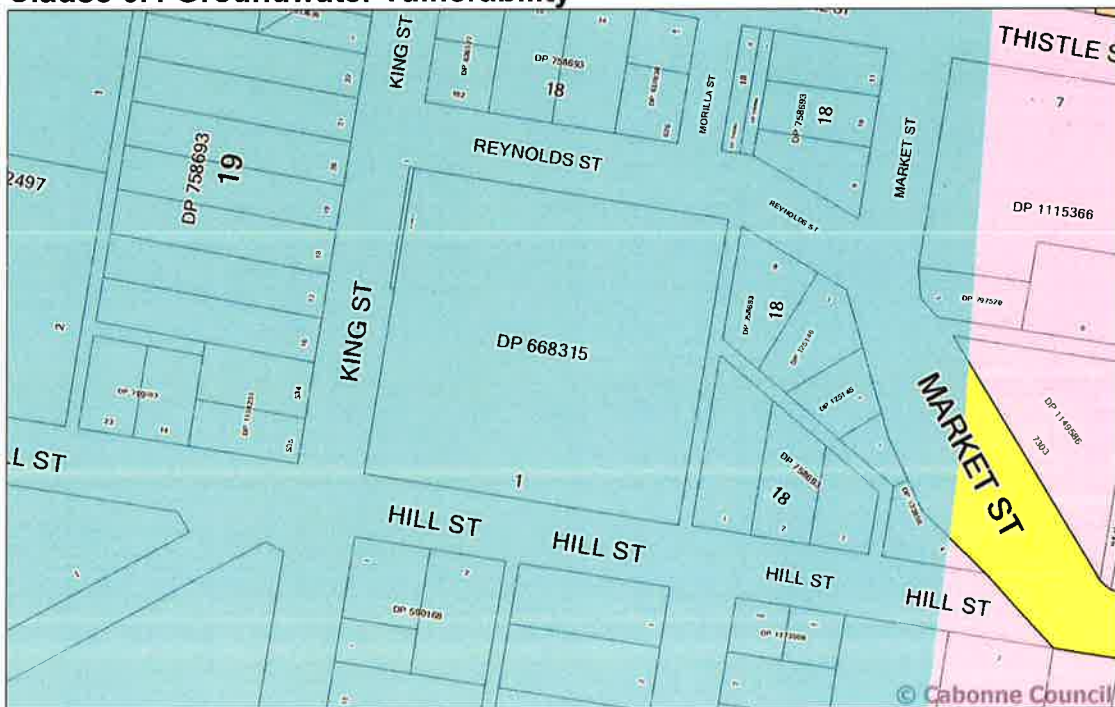
There are no principal development standards that apply to the proposed development.

Part 5 – Miscellaneous provisions

There are no miscellaneous provisions that apply to the proposed development.

Part 6 – Additional local provisions

Clause 6.4 Groundwater vulnerability



The subject land is identified as groundwater vulnerable in the Cabonne LEP 2012 mapping. The objectives of clause 6.4 Groundwater Vulnerable are as follows:-

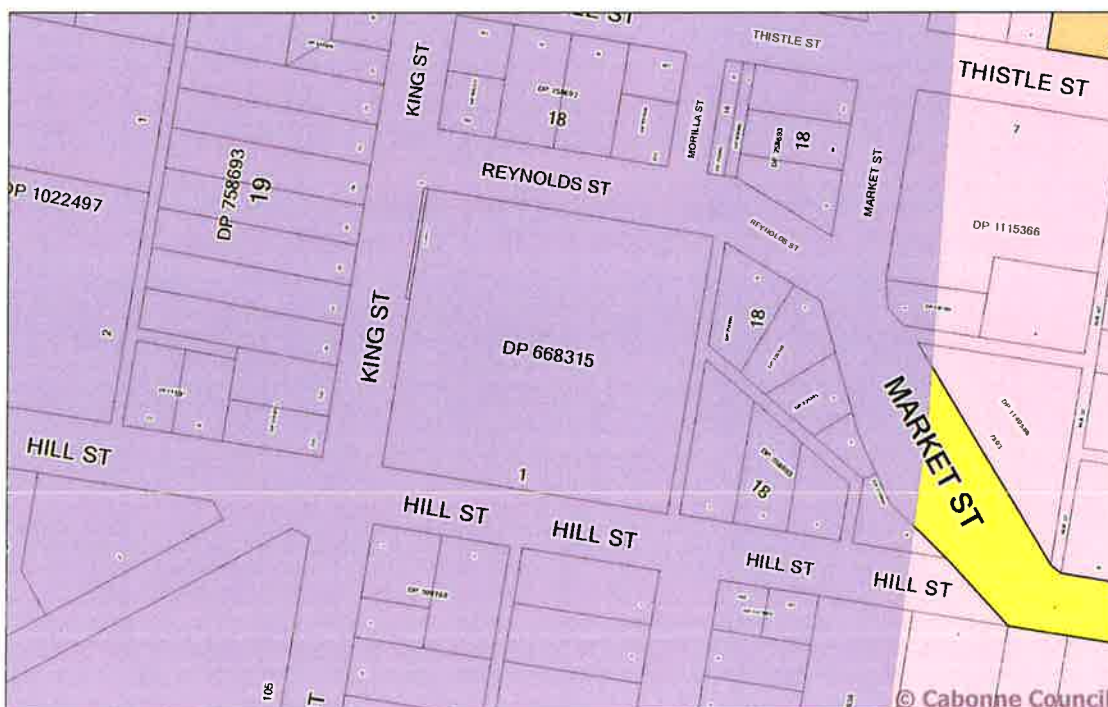
- a. To maintain the hydrological functions of key groundwater systems,
- b. To protect vulnerable groundwater resources from depletion and contamination as a result of development.

Waste water disposal from the new building will be via reticulated sewer, and stormwater runoff will be collected via downpipes and guttering. Surface water will be collected into an on-site stormwater collection system.

The proposed development is not considered as having adverse impact on groundwater dependent ecosystems, nor any cumulative effect on the groundwater system itself. The development will not result in groundwater contamination.

Clause 6.7 Land affected by karst

The site is identified as being partially affected by Karst as seen by the below mapping. The objective of the clause is to ensure that development, in areas of subsidence risk from karst, matches the underlying geotechnical conditions of the land, is restricted on unsuitable land and does not endanger life or property. The proposal has addressed the geology of the site including impact of the limestone karst area. The geotechnical site investigation classes the site as low risk for site subsidence. No additional construction measures are required to address development within karst.



Clause 6.8 Essential services

Council is satisfied the following essential services that are essential for the development are available:-

- a. The supply of water
- b. The supply of electricity
- c. The disposal and management of sewerage
- d. Stormwater drainage, &
- e. Suitable vehicle access

As such, the proposed development can meet the provisions of the clause.

REGIONAL ENVIRONMENTAL PLANS

There are no Regional Environmental Plans that apply to the subject land.

STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy (Infrastructure) 2007 applies to the development. The proposal is not inconsistent with the SEPP.

State Environmental Planning Policy (State and Regional Development) 2011 applies to the development. The proposed development has a CIV in excess of \$11 million and the Cabonne Council's consent function is transferred to the Joint Regional Planning Panel.

State Environmental Planning Policy 44 – Koala Habitat Protection applies to the Cabonne Council area. As the subject land has an area in excess of 1 hectare (being 2ha) the policy applies to the development proposal. The area is development land cleared of native vegetation. There is no known koala habitat within the vicinity of the site, and no reports of koala sighting within Molong.

State Environmental Planning Policy 55 – Remediation of land applies to the subject land.

State Environmental Planning Policy – Building Sustainability Index (BASIX) 2004 relates to the development. A section J report will be considered in detail prior to certification.

PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT THAT HAS BEEN PLACED ON EXHIBITION s79C(1)(a)(ii)

There are no draft environmental plans that relate to the subject land or proposed development.

PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN s79C(1)(a)(iii)

No Development Control Plans apply to this land.

PROVISIONS PRESCRIBED BY THE REGULATIONS s79C(1)(a)(iv)

The proposal involves alterations/additions to existing buildings and includes demolition. A condition of consent is attached requiring any demolition to be carried out in accordance with the Australian Standard AS2601-1991: The demolition of structures.

THE LIKELY IMPACTS OF THE DEVELOPMENT s79C(1)(b)

Context & Setting

The subject land is bounded by King Street to the west, Hill Street to the south and Reynolds Street to the north, and private residential land to the east.

The subject land has an area of 2ha. The site slopes from the west to the east with the eastern half of the property currently undeveloped. The subject site is surrounded by residential land with dwellings to the immediate west, south and north of the existing hospital.

The site contains the existing hospital and a number of ancillary single buildings including and a disused brick, two storey building being formerly accommodation for nursing staff. The proposed development has been designed to integrate with Henry Parkes building (existing hospital) and will be contained within the precinct marking the layout of the established hospital grounds.

The new wing will have a bulk and scale that is sympathetic to the landscape and the architecture of the existing building. Due to the slope of the land the new building will have a single storey floor level for hospital rooms, with provision of undecroft car parking, staff accommodation and plant equipment room.

The new wing will have a maximum height of 9.2m, while the exiting hospital wing has a height to apex of approximately 6.2m. The eastern elevation will have length of 64.5m, with the new wing's gross floor area of approximately 1,200m².

The proposed development is unlikely to create amenity or privacy issues affecting nearby residential development. The site's prominent location within the wider Molong township landscape, (set upon what is locally known as 'Hospital Hill'), requires visual integration within the Molong precinct. In particular the selected external finishes will have potential impact upon the integration of the new building component to the township's visual amenity.

It is noted that a two (2) lot subdivision of the subject land was approved by council and development consent issued on 24 February 2009. The development consent lapsed on 24 February 2014. The previous subdivision proposal has no impact upon the current development proposal.

Siting & location

The proposed new hospital wing is situate to the east of the existing hospital main building and will not be visible from the main entrance from King Street. The site is elevated and highly visible within the Molong town area. The design of the new wing takes into account the site's commanding views across the valley to the east while being sympathetic to the views towards the hospital.

The new wing will be built to the northern boundary however this is consistent with the current building alignment of the hospital facility.

Visual amenity

External wall finishes are non-reflective and have been selected to integrate both with the existing buildings and also to ensure the new development enhances the visual amenity of the site given its prominent position within the immediate landscape.

The selected roof finish for the new wing has been nominated in the Statement of Environmental Effects (SoEE) as zincalume, while the submitted building plans indicate roofing as non reflective metal sheeting. Cabonne Council's policy 'Use of colorbond in visually prominent areas' applies to residential zones and encourages developers to construct from an alternative

to zincalume cladding products. Where such a developer requests consent to construct from zincalume cladding, the application is required to be reported to Council for determination.

Demolition

The demolition of the c1929 former maternity ward is the subject of a separate assessment process under the provisions of the Environmental Planning and Assessment Act – Part 5, and the State Environmental Planning Policy (Infrastructure) 2007 and does not form part of the development assessment.

Fire safety

A Fire Safety Schedule and plan detailing compliance with the Building Code of Australia will be required prior to occupation of the building.

Access & traffic

The upgraded health facility (hospital) will result in a marginal increase in staff and patient numbers of four (4) and three (3) respectively. Any associated increase in vehicle movements associated with the development will have minor impact upon the operational capacity of the local road system. The development proposal does not include additional traffic management measures as a result of the development proceeding.

Staff access and service deliveries to the site are predominantly from Hill Street. The proposed development incorporates an additional 13 undercover staff car parking spaces. On street parking in King and Reynolds streets is utilized by visitors to the hospital. It is suggested that sign posting be erected to designate the western side of King Street for angle, rear to kerb, parking with parallel parking along the eastern side of that street.

The proponent seeks approval from council to erect signage adjacent to the main pedestrian entranceway off King Street to accommodate designated accessible parking spaces.

Service driveways off King Street currently provide hospital service access and ambulance access to the facility. (These require, and will continue to require), that ambulances and delivery vehicles reverse into the site, or alternatively reverse from the site. An additional layback / vehicle access driveway is to be installed off King Street. This will have minor impact upon the availability of on street parking spaces.

The local road system is considered adequate to accommodate the existing traffic and to service the proposed new wing of the hospital facility.

Car parking

The redevelopment of the site will generate a small increase in demand for car parking. The provision of 13 additional staff car parks on site satisfies demand for car parking based upon net increase of staff and patient number and is in accordance with Australian Standard and RTA guidelines.

On street parking is currently predominantly utilized by visitor parking. The western side of King Street is utilized as angle parking, with parallel parking on the eastern side of the street. The road system is suitable to accommodate the continued use of the area in association with the hospital.

Implementation of sign posting to specify designated parking areas, and parking requirements will assist in maximizing the available space.

Heritage conservation

The Molong Hospital site was identified in the council's 2006 community based heritage study. The original hospital building dates from 1887 and is an increasingly rare example of a cottage hospital. The hospital, designed by Orange architect John Hale, is described as Victorian Free Classical in its architecture. The hospital precinct has undergone a series of alterations and additions over the intervening years.

The 1929 maternity building was designed by government architect Cobden Parkes (son of Sir Henry Parkes - who laid the foundation stone of the Molong hospital). The maternity building is a very early example of its type.

The buildings within the hospital precinct have been subject to alterations and additions, reducing to some extent the architectural heritage significance of the site. The architectural, technological, cultural and social importance of the Molong Hospital has been recorded in the publication of DA Rutherford's book 'The Hospital on the Hill', Cabonne Council's Thematic heritage study 2006, and the 2105 archival record of the 'Whitmee ward', being the former maternity building.

While the hospital buildings are not included in schedule 5 of the Cabonne local Environmental Plan 2012 as items of heritage significance, it is acknowledged that the hospital has significant cultural and social association for the local community.

The proponent has undertaken a photographic archival record and survey of the building, and submitted copies to council along with an assessment of heritage significance.

Stormwater and drainage

A condition of consent requires preparation of a stormwater design given the increased roof water that will be collected by the proposed extension, and to ensure pre and post development stormwater flows have been taken into consideration to prevent any adverse effects of stormwater flows downstream.

The existing council stormwater, water and sewer infrastructure is considered adequate to accommodate the requirements of the proposed development.

Landscaping

The proponent proposes to enhance visual amenity of and to the site by implementation of landscape works to include tree planting within the site east of the proposed building. Enhancement of street tree plantings along King Street and Reynolds Street adjacent to the Molong Hospital is also proposed.

A condition of consent requires landscaping in accordance with the endorsed landscape plans, in consultation with council for selection of appropriate street tree planting.

THE SUITABILITY OF THE SITE s79C(1)(c)

Physical Attributes and Hazards

There are no known technological or natural hazards that would affect the proposed development. A geotechnical investigation has identified the site as karst impacted, however a low risk area for potential subsidence.

DEVELOPMENT CONTRIBUTIONS

No contributions apply to the development.

ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT s79C(1)(d)

Public consultation

The proposed development was neighbourhood notified from 28 September 2015 until 20 October 2015, and advertised in the Central Western Daily on 26 September 2015 and the Molong Express on 1 October and 15 October 2015.

By the close of the notification and exhibition phase one submission had been received by council. The submission while stating no opposition to the development raised local traffic concerns. The issues are summarized below:

Issue	Comment
King Street does not have kerb or guttering along the western side of the street	The development proposal does not impact upon the standard of existing local road construction
No parking designated for visitor and staff parking	As additional 13 staff parking spaces are to be provided on site. Visitor parking will continue to utilize on street parking along King Street and also Reynolds Street.
Reynolds Street is the only street providing access from the hospital to the highway. The road tapers and should be widened to provide adequate 2 way access	The preferred and sign posted route from the hospital to the highway is King Street to Castle Street then to the Mitchell Highway
The development will increase traffic flow around the hospital, will require additional service driveways off King Street, will include relocation of ambulance station to the hospital, resulting in need for adequate provision of car parking	<p>The SoEE demonstrates that the existing road system, and provision of additional on-site car parking, can adequately accommodate the minor increase in traffic generation attributed to the redevelopment of the hospital. Implementation of street signage for designated car parking areas will assist in maximizing the efficient use of on-street car parking areas.</p> <p>The DA does not include relocation of the ambulance station to the site. A separate application will be required should that proposal proceed.</p>

Speed of cars negotiating the 5 way intersection from Queen Street to King Street is of concern and requires a traffic island	Hill Street is the through street with King and Queen streets controlled by 'give way' signs. Speed of traffic along Queen Street would be a local (council) matter and is not attributed to the hospital or the proposed redevelopment of the site.
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It is considered that the issues raised relating to car parking associated with Molong Hospital have been adequately addressed by the proponent in the SOEE and by way of the drafted conditions of development consent. Other local traffic issues raised in the single submission will be reviewed by council as the local roads authority separate to the development application process.

Public Authority Consultation

S89 of the Environmental Planning and Assessment Act, 1979, states that a consent authority (other than the Minister) must not impose a condition on its consent to a Crown development application, except with the approval of the applicant or the minister.

Council provided Health Infrastructure with the proposed conditions of development consent on 6 November 2015. Conditions were subsequently altered and deleted before Health Infrastructure approved the amended conditions on 11 February 2016.

PUBLIC INTEREST s79C(1)(e)

The proposed development is considered to be of minor interest to the wider public due to the relatively localised nature of potential impacts.

CONCLUSION

The proposed development is permissible with the consent of Council. The development complies with the relevant aims, objectives and provisions of the LEP. A section 79C assessment of the development indicates that the development is acceptable in this instance. Attached is a draft Notice of Approval outlining a range of conditions considered appropriate to ensure that the development proceeds in an acceptable manner.

DRAFT CONDITIONS OF CONSENT

1. DEVELOPMENT IN ACCORDANCE WITH PLANS

Objective

To ensure the development proceeds in the manner assessed by Council.

Performance

Development is to take place generally in accordance with the attached stamped plans (Ref: C-A-DA-000, C-A-DA-100, C-A-DA-101, C-A-DA-102, C-A-DA-200, C-A-DA-201, C-A-DA-202, C-A-DA-300, C-A-DA-301, C-A-DA-302, site plan, floor plan & elevations, dated September 2015 and Geolyse plans numbered 01A_DS01, 01A_DS02 and 01A_DS03 dated 12 December 2014) and documentation (including the Statement of Environmental Effects, BCA review) submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.

In the event that changes to the approved plans are made subsequent to this consent, the applicant may be required to submit a modification application under section 96 of the Environmental Planning and Assessment Act, 1979, as amended. This application would be subject to a separate fee.

2. BUILDING CODE OF AUSTRALIA 2015 – AUSTRALIAN STANDARDS

Objective

To satisfy the Building Code of Australia 2015 and relevant Australian Standards.

Performance

The approved development must meet the relevant Australian Standards and the performance requirements of the Building Code of Australia 2015. 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
 - iii) a combination of both a) and b).

3. IDENTIFICATION OF SITE

Objective

To clearly identify the site.

Performance

Provide a clearly visible sign to the site stating:-

- a) Unauthorised entry is prohibited
- b) Builders name and license number; or owner builders permit number;
- c) Street number or lot number;
- d) Contact telephone number/after hours number;
- e) Identification of Principal Certifying Authority and/or site manager.

4. DEMOLITION OF BUILDINGS AND STRUCTURES

Objective

To protect the environment, health and safety of the community.

Performance

- a) The demolition work is to be undertaken in accordance with the requirements of Australian Standards AS2601 – 1991 – ‘The Demolition of Structures’.
- b) Hazardous materials (including asbestos) are to be handled, stored, treated, transported and disposed of in accordance with the requirements of the Work Health & Safety Act 2011 and any relevant requirements of the WorkCover Authority of NSW.

5. VISUAL AMENITY

Objective

To reduce the visual impact on adjoining properties.

Performance

Non-reflective finish materials to be used on the wall/roof cladding.

6. SITE AND PERIMETER LANDSCAPING

Objective

To ensure enhancement of visual amenity.

Performance

Landscaping shall be provided by the applicant as shown on the approved landscape plan drawing reference C-A-DA-102. Plant species shall be in accordance with Council’s Strategic Street Tree Plan for Molong. A copy is available on Council’s website.

7. PLUMBING AND DRAINAGE WORKS

Objective

To ensure compliance with the requirements of the relevant legislation.

Performance

All plumbing and drainage work shall be carried out by a licensed plumber and drainer to the requirements of the National Plumbing and Drainage Code AS3500.

8. DRAINAGE RECORDS

Objective

To provide an accurate record of drainage works.

Performance

A works as executed plan drawn to the scale of 1 in 200 of drainage is to be submitted to Council following completion of works.

9. FIRE SAFETY

Objective

Statutory requirement of the Environmental Planning & Assessment Act 1979 and because it is in the public interest that the building provides an adequate level of fire protection.

Performance

The existing building is to either comply or be upgraded to comply to the degree necessary:

- a) with the attached fire safety schedule; and
- b) with BCA report submitted with DA (Blackett Maguire & Goldsmith, dated 1 September 2015).

NOTE: The attached fire safety schedule supersedes any earlier fire safety schedules and will cease to have effect when any later fire safety schedule is issued.

10. FIRE SAFETY CERTIFICATION

Objective

So that the development complies with the requirements imposed under clause 153 of the Environmental Planning and Assessment Regulation 2000, as amended.

Performance

The owner shall submit to Council a final fire safety certificate stating that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person; and
- b) was found, when it was assessed, to be capable of performing to a standard not less than that required by the current fire safety schedule for the building.

Further, the assessment is to be carried out within a period of three (3) months of the date on which the final safety certificate was issued. The owner of the building shall forward a copy of the certificate to the New South Wales Fire Brigades and shall prominently display a copy in the building.

NOTE: A final fire safety certificate must be provided before occupation of the building.

11. FIRE SAFETY ANNUAL STATEMENT

Objective

It is in the public interest that an Annual Fire Safety Statement be provided.

Performance

The owner shall submit to Council an Annual Fire Safety Statement, each 12 months after the final safety certificate was issued.

12. VEHICLE MANAGEMENT PLAN (To be Deleted)

Objective

To ensure that arrangements are made for vehicle movements associated with the development.

Performance

The vehicle management plan is to detail all vehicle movements entering and leaving the site, including delivery paths that are used during operation.

The Vehicle Management Plan (VMP) shall be prepared by the applicant and then submitted for approval by Council prior to occupation of the building.

13. INTERNAL ACCESS**Objective**

To ensure a satisfactory all weather access is available to the development.

Performance

The applicant is required to upgrade/construct an internal road as shown on Proposed Site and Landscape plan C-A-DA-102 prior to any occupation of the building. The internal access road is to be constructed with a minimum width of 6 metres and is to be bitumen sealed.

14. OFF STREET PARKING**Objective**

To ensure adequate staff car parking is available on site.

Performance

A minimum of 13 staff car parking spaces are to be provided on site each having minimum dimensions as follows:

Covered (including garage) 3m x 6m

Uncovered 2.5m x 5.2m

Each space (other than garages) is to be marked, sealed with a hard standing material in contrast to the driveways, and maintained.

15. CAR PARKING SIGNAGE**Objective**

To ensure available staff car parking is clearly defined.

Performance

Off street staff car parking is to be encouraged by the placement of prominent signs indicating its availability.

16. ENTRANCE / EXIT POINTS**Objective**

To ensure on-site traffic flows in the manner assessed by Council.

Performance

Entrance / exit points are to be clearly signposted and visible from both the street and the site at all times.

17. LOADING / UNLOADING

Objective

To ensure loading / unloading does not interfere with the amenity of the street during construction.

Performance

All loading and unloading operations during construction are to take place at all times wholly within the confines of the site.

18. PROVISION OF PRIVATE ACCESS

Objective

To ensure that safe and practical access is provided to the subject land.

Performance

Separate approval from Council as the Roads Authority must be obtained under Section 138 of the Roads Act 1993. For any works within a Council road reserve. Prior to the commencement of any such works, an application under Council's Provision of Private Access must be lodged and approved by Council containing detailed plans of the proposed access works.

19. TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN (to be deleted)

Objective

To ensure that any traffic or pedestrian movement through or past the work site, is safe.

Performance

The applicant is to prepare and implement a Traffic Management Plan that provides necessary direction to traffic or pedestrian movement through or past the work site. The Traffic Management Plan is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards and is to be submitted to Council for approval prior to its implementation.

20. APPLICATION OF BITUMEN SEAL ACCESS

Objective

To ensure safe ingress and egress is provided to the subject land.

Performance

The applicant is required to provide a bitumen seal surface full width on the accesses from the property boundary with a turn out each way onto Hill Street and Reynolds Street (the latter if applicable).