

## ATTACHMENT 1

### DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **Approved Plans and Supporting Documentation**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA.010 - A Site plan	20.7.2017	Space for Health
DA.040 - A Demolition	20.7.2017	Space for Health
DA.090 - A Proposed Basement B1	20.7.2017	Space for Health
DA.091 - A Proposed Basement B2	20.7.2017	Space for Health
DA.100-A Proposed Ground Floor	20.7.2017	Space for Health
DA.101-A Proposed Level 1 to 4 Typical	20.7.2017	Space for Health
DA.190-A Proposed Roof Terrace Plan*	20.7.2017	Space for Health
DA.191-A Proposed Roof Plan*	20.7.2017	Space for Health
DA. 200-A Proposed Section	20.7.2017	Space for Health
DA. 201-A Proposed Section	20.7.2017	Space for Health
DA. 202-A Proposed Section	20.7.2017	Space for Health
DA. 220-A Entry Ramp and Basement Ramp Details	20.7.2017	Space for Health
DA. 300-B West Elevation	31.10.2017	Space for Health
DA. 301-B East Elevation	31.10.2017	Space for Health
DA. 302-B North Elevation	31.10.2017	Space for Health
DA. 303-B South Elevation	20.7.2017	Space for Health
Colours and Materials Schedule	20.7.2017	Space for Health
DA.930-A Signage	20.7.2017	Space for Health

\*Configured to be the same as shown on *Roof Terrace Landscape Plan revision C*.

<b>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
C00 [DA1] Cover Sheet, Legend and Drawing Schedule	19.7.2017	AJ Whipps Consulting Group
C02 [DA1] Erosion and Sediment Control Details	19.7.2017	AJ Whipps Consulting Group
C03 [DA1] Basement B2 Floor Plan	19.7.2017	AJ Whipps Consulting Group
C04 [DA1] Ground Floor Plan	19.7.2017	AJ Whipps Consulting Group

C05 [DA1] Details Sheet	19.7.2017	AJ Whipps Consulting Group
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<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Bushfire Risk Assessment	16.7.2017	Bushfire Planning Services Pty
Section J Energy Efficiency Report	3.7.2017	Norman Disney & Young
Geotechnical Investigation 4407-R1	5.7.2017	Asset Geotechnical Engineering
BCA Report 170254	13.7.2017	Blackett Maguire & Goldsmith
Environmental Site Assessment E28007KHppt-rev1	12.7.2017	Environmental Investigation Services
Building Services Report rp170613s0023	3.7.2017	Norman Disney & Young
Acoustic Services – Noise Impact Assessment Revision 1	18.7.2017	Norman Disney & Young

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

<b>Landscape Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
L-01 Ground Landscape Plan Revision C	7.11.2017	Site Design Studios
L-02 Roof Terrace Landscape Plan Revision C	7.11.2017	Site Design Studios

<b>Waste Management Plan</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
WMP 01 Construction Stage WMP Revision 01	20.7.2017	Group HIS
Waste Management Plan Report	18.7.2017	Group HIS

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

## 2. **Amendments to the Approved plans**

The following amendments are to be made to the approved plans:

- *Plan DA.190-A Roof Terrace Plan dated 20.7.2017* is to be amended to reflect the

updated floor plan shown on *Roof Terrace Landscape Plan L-02 Issue C* dated 7-11-2017.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land. (DACPLB02)

### 3. **Compliance with Other Department, Authority or Service Requirements**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid 2015/28	2 March 2017
NSW Rural Fire Service	RMS Referral Response D17/2522	23 August 2017

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au))

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

### 4. **Approved Land Use**

Nothing in this consent shall authorise the use of site/onsite structures/units/tenancies as detailed on the approved plans for any land use of the site beyond the definition of a *hospital*, including a *medical centre* facility.

- “hospital”*** means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

  - (a) day surgery, day procedures or health consulting rooms,
  - (b) accommodation for nurses or other health care workers,
  - (c) accommodation for persons receiving health care or for their visitors,
  - (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
  - (e) patient transport facilities, including helipads, ambulance facilities and car parking,
  - (f) educational purposes or any other health-related use,
  - (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
  - (h) chapels,
  - (i) hospices,
  - (j) mortuaries.”
- medical centre*** means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

(development is defined by the Warringah Local Environment Plan 2011 (as amended))

Dictionary)

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definition and conditions will require the submission to Council of a new development application.

Reason: To ensure compliance with the terms of this consent. (DACPLB03)

5. **No Approval for any Signage above the parapet / roof line**

No approval is granted under this Development Consent for the erection of any advertising or business identification signage located above the roof/parapet line. All signage above the roof/parapet shall be deleted.

Reason: Compliance with Warringah Local Environment Plan. (DACPLB07)

6. **Prescribed Conditions**

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
  - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (c) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
  - (i) protect and support the adjoining premises from possible damage from the excavation, and
  - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
  - (iii) 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.
  - (iv) 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 clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

## 7. General Requirements

- (a)
  - Unless authorised by Council:
    - (i) Building construction and delivery of material hours are restricted to:
      - 7.00 am to 5.00 pm inclusive Monday to Friday,
      - 8.00 am to 1.00 pm inclusive on Saturday,
      - No work on Sundays and Public Holidays.
    - (ii) Demolition and excavation works are restricted to:
      - 8.00 am to 5.00 pm Monday to Friday only. Excavation (including jackhammering) works during these hours is to be managed to provide hourly noise intermission periods ("relief" noise level <5dBA above background noise measured at the site property boundary) of no less than 10 minutes duration and a single midday intermission ("relief") of not less than 30 minutes duration.
- (Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).
- (iii) Site and demolition works are to be managed to ensure no dust nuisance to adjacent land. Appropriate methods including routine soil wetting of disturbed areas and vehicle load covering is to be used to minimise adverse impacts to surrounding land uses.
- (b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (e) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (f) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (g) No building, demolition, excavation or material of any nature and no hoist, plant and machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval. Heavy vehicle "lay-over"

points / delivery required within adjacent roads are to be confirmed with Council to ensure no traffic obstruction or damage to public road assets or interference with other scheduled public works.

- (h) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (i) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (j) Prior to the commencement of any development onsite for:
  - i) Building/s that are to be erected
  - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
  - iii) Building/s that are to be demolished
  - iv) For any work/s that is to be carried out
  - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

## 8. Internal Building Layout / Fitout

The final internal floor layouts are to be generally consistent with the approved plans including:

- Ground Floor: Building services/reception/kiosk (as shown on the approved plans).
- Levels 1 to Level 4: One (1) floor for a "Medical Centre" (as defined within the WLEP 2011) and three (3) floors for "Hospital" use (as defined within the WLEP 2011).
- Roof Level: Roof terrace/building services (as shown on the approved plans).

Reason: To ensure internal layout is consistent with the approved use, including the available carparking and Warringah LEP 2011 (DACTROB1)

## FEES / CHARGES / CONTRIBUTIONS

### 9. Policy Controls

Northern Beaches Council Section 94A Development Contribution Plan

The proposal is subject to the application of Council's Section 94A Development Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Section 94 Development Contributions Plan	
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Contribution based on a total development cost of \$ 16,065,276.00		
<b>Contributions</b>	<b>Levy Rate</b>	<b>Payable</b>
Total Section 94A Levy	0.95%	\$ 152,620.12
Section 94A Planning and Administration	0.05%	\$ 8,032.64
Total	1%	\$ 160,652.76

The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with Northern Beaches Council's Development Contributions Plan.

#### 10. **Security Bond**

A bond (determined from cost of works) of \$10,000 and an inspection fee in accordance with Council's Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1) one inspection).

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

To process the inspection fee and bond payment a Bond Lodgement Form must be completed with the payments (a copy of the form is attached to this consent and alternatively a copy is located on Council's website at [www.warringah.nsw.gov.au/your-council/forms](http://www.warringah.nsw.gov.au/your-council/forms)).

Reason: To ensure adequate protection of Council's infrastructure.

### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

#### 11. **Vehicle Driveway Gradients**

Driveway width and car parking gradients within the private property are to comply with AS2890.1 .

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure suitable vehicular access to private property. (DACENC13)



12. **Waterproofing/Tanking of Basement Level**

The basement area is to be permanently tanked or waterproofed. Details of the waterproofing/ tanking are to be prepared by a suitably qualified Engineer.

Where dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Department of Primary Industries - Water. The bore license must be obtained prior to commencement of dewatering works. All requirements of the NSW Department of Primary Industries - Water are to be complied with and a copy of the approval must be submitted to the Certifying Authority.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To prevent ingress of sub-surface flows into the basement area and to comply with State Government Requirements. (DACENC14)

13. **Structural Adequacy and Excavation Work**

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required.

All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer, except where site conditions permit the following:

- (a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and
- (b) comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Safety. (DACENC19)

14. **Kitchen Design, construction and fit out of food premises**

The construction fit-out and finishes of the food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, the Food Act 2003 and Australian Standard AS 4674 'Design, construction and fit out of food premises'. Prior to any Occupation Certificate (OC) being issued certification is to be provided by a suitably qualified person that the fit-out complies with the above requirement.

Reason: To ensure that the kitchen complies with the design requirements.

15. **Plans of Mechanical ventilation**

Prior to any Construction Certificate (CC) being issued, detailed plans that demonstrate compliance with the Australian Standard (AS) 1668.2 "The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings", must be approved by the Certifying Authority for any cooking equipment with an individual or combined power rating level that triggers the requirement for mechanical ventilation under AS1668.2 including any deep frying equipment.

Reason: To ensure that the design, construction and installation requirement for mechanical ventilation complies with the Australian Standard 1668.2.



16. **Tree protection**

- (a) Existing trees which must be retained
  - i) All trees not indicated for removal on the approved plans, unless exempt under relevant planning instruments or legislation
  - ii) Trees located on adjoining land
- (b) Tree protection
  - i) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
  - ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
  - iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
  - iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
  - v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DACLAC01)

17. **Compliance with Standards**

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

18. **Pre-construction / Demolition Dilapidation Report**

A pre-construction / demolition Dilapidation Report is to be prepared by a suitably qualified person to record and address potential dilapidation risk to adjacent buildings and Lots (including No.10 and No.16 Tilley Lane), as appropriate, including adjacent road assets. The report is to also record the condition of public assets / infrastructure within the road reserve in front of the site. A photographic survey of adjoining private properties (as appropriate) detailing the physical condition of those properties, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items, SHALL BE submitted to Council/Accredited Certifier prior to the issue of a Construction Certificate.

This survey is to be prepared by an appropriately qualified person. On completion of the excavation and building works and prior to occupation of the building, a certificate prepared by the appropriately qualified person to the effect that no damage has resulted to adjoining premises, is to be provided to the Principal Certifying Authority.

If damage is identified by the appropriately qualified person which is considered to require rectification, the damage shall be rectified or a satisfactory agreement for rectification of the

damage is to be made with the affected person/s as soon as possible and prior to a final Occupation Certificate being issued.

All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Consent. In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant **MUST DEMONSTRATE**, in writing, to the satisfaction of Council/Accredited Certifier that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

The pre-construction / demolition dilapidation report must be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Note: This documentation is for record keeping purposes only, and may be used by an applicant or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the applicant's and adjoining owner's interest for it to be as full and detailed as possible.

Reason: Protection of assets (DACTRCPC1)

#### **CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

19. **Acoustic Report**

The recommendations detailed in the acoustic report "*Acoustic Services – DA Noise Impact Assessment 11 Tilley Lane Private Hospital GHIS*" report no. 1.0 - Issue ,dated 18 July 2017, must be implemented in order to achieve compliance with this consent.

Reason: To protect the acoustic amenity of neighboring properties (DACHPDPC5)

#### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

20. **Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person generally in accordance with plans prepared AJ Whipps Consulting group Drawing no C04 (DA1) dated July 2017.

Details demonstrating compliance are to be submitted to Council prior to any works being finalized.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development. (DACENF05)

21. **Maintenance of Road Reserve**

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

22. **Waste Management During Development**

The reuse, recycling or disposal of waste during works must be done generally in accordance with the Waste Management Plan for this development.

Details demonstrating compliance must be submitted to the Principal Certifying Authority.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

23. **Requirement to notify about new contamination evidence**

Any new information revealed during excavations works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifying Authority.

Reason: To protect human health and the environment. (DACHPEDW5)

24. **Installation and Maintenance of Sediment Control**

Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Council's Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites.

25. **Waste/Recycling Requirements (Waste Plan Submitted)**

During demolition and/or construction the proposal/works shall be generally consistent with the submitted Waste Management Plan.

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided. (DACWTE01)

26. **Waste/Recycling Requirements (Materials)**

During demolition and/or construction the following materials are to be separated for recycling – timber – bricks – tiles – plasterboard – metal – concrete, and evidence of disposal for recycling is to be retained on site.

Reason: To ensure waste is minimised and recovered for recycling where possible. (DACWTE02)

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

27. **Registration of Food Business**

The food business must be registered with the Appropriate Regulatory Authority, prior to Occupation Certificate being issued.

Reason: Food premises are required to be registered with the Appropriate Regulatory Authority.

28. **Mechanical ventilation**

Where Mechanical ventilation is required to be installed in the food premises it must comply with Australian Standard (AS) 1668.2 "The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings" Prior to any Occupation Certificate (OC) being issued, certification is to be provided by a suitably qualified person that the mechanical ventilation complies with the above requirements.

Reason: To ensure that the installed mechanical ventilation complies with the requirements of the Australian Standard 1668.2.

29. **Kitchen Design, construction and fit out of food premises certification**

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from a person who is eligible as a 'Member' of Environmental Health Australia (EHA) that the design, construction and fit out of food premises kitchen is compliant with the requirements of AS 4674 Design, construction and fit out of food premises.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the kitchen complies with the design requirements. (DACHPFPOC3)

30. **Required Planting**

Trees shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Minimum Pot Size
All trees	As indicated on Landscape Plan Dwg No. L-01 C and L-02 C dated 7/11/2017 prepared by Site Design Studios.	As indicated on the Landscape Plan	As indicated on the Landscape Plan as specified in the "Scheduled Size"
Amendment	One (1) x <i>Jacaranda mimosifolia</i> indicated on the Tilley Lane frontage is to be replaced with one (1) x <i>Angophora costata</i> .	Front setback area shown on landscape plan.	50 Litre or more

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity. (DACLAF01)

31. **Removal of All Temporary Structures/Material and Construction Rubbish**

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences are to be removed from the site.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure bushland management. (DACPLF01)

32. **House / Building Number**

The street building number is to be affixed to the building entry / site entry to be readily visible from the public domain.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: Proper identification of buildings. (DACPLF04)

33. **Waste Management Confirmation**

Prior to the issue of a Final Occupation Certificate, evidence / documentation must be submitted to the Principal Certifying Authority that all waste material from the development site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

34. **Fire Safety Matters**

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and Fire and Rescue NSW, an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)

35. **Sydney Water**

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](http://www.sydneywater.com.au) <<http://www.sydneywater.com.au>> then refer to "Water Servicing Coordinator" 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, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLF08)

36. **Waste/Recycling Compliance Documentation**

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure waste is minimised and recycled. (DACWTF02)

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

37. **Storage, Transport and Disposal of Clinical Wastes**

Medical wastes shall be disposed of by an authorised waste disposal contractor. The Protection of the Environment Operations (Waste) Regulation 2005 is to be adhered to for  
DA2017/0711

the storage, transport and disposal of clinical wastes.

Reason: To ensure compliance with the legislation and the protection of the health and safety of staff, patients and the community. (DACHPGOG1)

38. **Medical Sharps**

Sharps must be placed into a "sharps" container immediately after use. The container must comply with the requirements of AS 4261 'Reusable container for the collection of sharp items used in human and animal medical applications' if they are reusable, or if they are not reusable AS 4031 'Non-reusable containers for the collection of sharp medical items used in health care areas'. Sharps containers must never be overfilled and be securely sealed with a lid before disposal.

Reason: To ensure compliance with the legislation and the protection of the health and safety of staff, patients and the community. (DACHPGOG2)

39. **Allocation of Spaces**

Car parking spaces provided shall be provided, made accessible and maintained at all times and used solely in conjunction with the uses contained within the development. Any car parking space allocated must ensure sufficient parking ratio between staff and visitors / patients to the building as a whole to prevent any dependency on kerbside parking (off-site) for the approved use. Ground floor parking allocations may not be made to individuals or single tenancies / within the building and parking areas may not be sub-let to other business uses off-site.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure that adequate parking facilities to service the development are provided on site. (DACPLG01)

40. **Visitors Sign**

A sign, legible from the street, shall be permanently displayed to indicate that visitor parking is available on the site and the visitor car parking spaces shall be clearly marked as such (including disabled persons parking).

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

**Reason:** To ensure that visitors are aware that parking is available on site and to identify those spaces to visitors. (DACPLG04)

41. **Illumination Intensity and design**

The level of illumination and/or lighting intensity used to illuminate the signage is to be minimised and the design is to be such to ensure that excessive light spill or nuisance is not caused to any nearby premises.

Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties. (DACPLG12)

42. **Loading Within Site**

All loading and unloading operations shall be carried out wholly within the confines of the site



and within the approved loading areas, at all times.

Reason: To ensure that deliveries can occur safely within the site and does not adversely affect traffic or pedestrian safety and amenity. (DACPLG20)


43. **Staff Occupancy**

The hospital building, including the medical centre component of the development, is to be occupied by no more than a total of 40 staff at any one time.

Reason: Ensure adequate staff, visitor and associated parking is available at all times. (DACTRGOG1)




## ATTACHMENT A

Notification Plan	Title	Date
 2017/247467	Plan - Notification	19/07/2017

## ATTACHMENT B

No notification map.














## ATTACHMENT C

Reference Number	Document	Date
 2017/247428	Letter of support to DA lodgement - Mason & Brophy	18/07/2017
 2017/247467	Plan - Notification	19/07/2017
 2017/247461	3d view	19/07/2017
 2017/247473	Plans - Landscape	19/07/2017
 2017/247466	Plan - Survey	19/07/2017
 2017/247459	Report - Arboricultural Impact Appraisal	19/07/2017
 2017/247539	Plan - Shadow Diagram	19/07/2017
 2017/247543	Plan - Landscape Calculations	19/07/2017
 2017/247395	Report – Statement of Environmental Effects	19/07/2017
 2017/247431	Report - Preliminary BCA	20/07/2017
 2017/247401	Report - Building Services	20/07/2017
 2017/247455	Report - Bushfire Risk Assessment	20/07/2017
 2017/247417	Report - Environmental Site Assessment - Contamination	20/07/2017
 2017/247441	Report - Section J Energy Efficiency	20/07/2017
 2017/247435	Report - Geotechnical Investigation	20/07/2017
 2017/247438	Report - Traffic and Parking Impact	20/07/2017
 2017/247409	Report - Waste Management Plan	20/07/2017
 2017/247398	Report - Acoustic Assessment	20/07/2017
 DA2017/0711	11 Tilley Lane FRENCHS FOREST NSW 2086 - Development Application - New	20/07/2017
 2017/242250	DA Acknowledgement Letter - Space For Health Pty Ltd	20/07/2017
 2017/247376	Development Application Form	24/07/2017
 2017/247380	Applicant Details & Current Company Extract	24/07/2017
 2017/247383	Cost Summary Report	24/07/2017
 2017/247389	Correspondence on permissible encroachment on rear Ausgrid easement	24/07/2017
 2017/247480	Plans - Stormwater	24/07/2017
 2017/247482	Plans - Construction Stage WMP	24/07/2017
 2017/247516	Plans - Signage - Perspective Views - Photomontage	24/07/2017
 2017/247575	Plans - Master Set	24/07/2017
 2017/247594	Plans - Revised Proposed Level 1 - 4 typical insulation	24/07/2017
 2017/247595	Cheque for RFS	24/07/2017
 2017/253898	Health and Protection (Food Premises, Skin Pen.) - Assessment Referral - DA2017/0711 - 11 Tilley Lane FRENCHS FOREST NSW 2086	26/07/2017
 2017/253907	Environmental Investigations (Industrial) - Assessment Referral - DA2017/0711 - 11 Tilley Lane	26/07/2017

FRENCHS FOREST NSW 2086

	2017/253915	Building Assessment - Fire and Disability upgrades - Assessment Referral - DA2017/0711 - 11 Tilley Lane FRENCHS FOREST NSW 2086 - PH	26/07/2017
	2017/251269	Waste Referral Response	26/07/2017
	2017/251710	Landscape Referral Response	26/07/2017
	2017/254276	Referral - Integrated Cheque Letter - NSW Rural Fire Service (Subdivisions and Special Fire Protection Purposes under Section 100B of Rural Fires Act)	27/07/2017
	2017/258547	Development Application Advertising Document - Space For Health Pty Ltd	31/07/2017
	2017/266162	Referral - RFS - 11 Tilley Lane Frenchs Forest	03/08/2017
	2017/264136	SUPERSEDED - Notification Letter - 186	03/08/2017
	2017/273011	Referral - Ausgrid - 11 Tilley Lane Frenchs Forest	07/08/2017
	2017/274329	Submission - Sloss	07/08/2017
	2017/302047	Submission - Downie Holdings Pty Ltd	14/08/2017
	2017/293092	Development Engineering Referral Response	17/08/2017
	2017/295931	Environmental Investigations Referral Response - industrial use	18/08/2017
	2017/295976	Environmental Health and Protection Referral Response - commercial use	18/08/2017
	2017/296041	Environmental Health and Protection Referral Response - commercial use	18/08/2017
	2017/296671	Building Assessment Referral Response	19/08/2017
	2017/297285	Strategic Planning Referral Response - 11 Tilley Lane, Frenchs Forest	21/08/2017
	2017/304530	Submission Acknowledgement Letter - NSW Rural Fire Service HQ - SA2017/266162	23/08/2017
	2017/304539	Submission Acknowledgement Letter - Robert George Sloss - SA2017/274329	23/08/2017
	2017/304990	Panel Briefing Meeting Sydney East Region - Space For Health Pty Ltd	23/08/2017
	2017/306506	Referral - RFS - 11 Tilley Lane Frenchs Forest	23/08/2017
	2017/308992	Re-Notification Map	25/08/2017
	2017/309038	Re-Notification Letter Integrated Dev RFS - 177	25/08/2017
	2017/309339	Natural Environment Referral Response - Biodiversity	25/08/2017
	2017/311536	Submission Acknowledgement Letter - Downie Holdings Pty Ltd - SA2017/302047	28/08/2017
	2017/340069	Submission - Tate	12/09/2017
	2017/341945	Submission Acknowledgement Letter - Simon Tate - SA2017/340069	12/09/2017
	2017/381972	RFS Receipt	06/10/2017
	2017/391837	Colours and Materials Schedule	12/10/2017
	2017/463965	Traffic Engineer Referral Response	16/11/2017



2017/466415	DAO Checklist Development Panel Reports - Space For Health Pty Ltd	17/11/2017
 2017/476375	DDP Panel Plans	17/11/2017
 2017/468499	DUPLICATION - Delete	20/11/2017
 2017/468864	SNPP Assessment Report - DA2017/0711- 11 Tilley Lane, Frenchs Forest	20/11/2017
 2017/472759	Duplication - delete	22/11/2017
 2017/473334	Duplication - delete	22/11/2017
 2017/473705	Duplication - Delete	22/11/2017
 2017/473720	Duplication - delete	22/11/2017
 2017/474197	Duplication - delete	22/11/2017
 2017/475729	Duplication - delete	23/11/2017
 2017/475833	Duplication - Delete	23/11/2017
 2017/476214	Duplication - delete	23/11/2017
 2017/476236	Assessment Report - SNPP	23/11/2017
 2017/476430	Assessment Report - SNPP	23/11/2017

## PANEL PLANS

Document	Title	Date
 2017/476375	DDP Panel Plans	17/11/2017