

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2018SSW010
<b>DA Number</b>	4141/2017/DA-C
<b>LGA</b>	Campbelltown
<b>Proposed Development</b>	Construction of a multi-level car park and associated ancillary works
<b>Street Address</b>	Lot 6 DP 1058047, Therry Road, Campbelltown
<b>Applicant/Owner</b>	Health Infrastructure
<b>Date of DA lodgement</b>	22 December 2017
<b>Number of Submissions</b>	None
<b>Recommendation</b>	Approval
<b>Regional Development Criteria</b>	Crown development with a capital investment value over \$5 million
<b>List of all relevant s4.15 matters</b>	<ul style="list-style-type: none"> <li>• Rural Fires Act 1997</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy 55 – Remediation of Land</li> <li>• Campbelltown Local Environmental Plan 2015</li> <li>• Campbelltown Sustainable City Development Control Plan 2015</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	Officer's Assessment Report Recommended Conditions of Consent Zoning Map Architectural and Landscape Plans
<b>Report prepared by</b>	Luke Joseph – Senior Town Planner
<b>Report date</b>	1 August 2018

### Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

**Yes**

### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarised, in the Executive Summary of the assessment report?  
*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

**Yes**

### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

**Not Applicable**

### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions?

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

**Not Applicable**

### Conditions

Have draft conditions been provided to the applicant for comment?

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*

**Yes**

## Executive Summary

The application proposes the following works at Campbelltown Hospital:

- Construction of a new split-level multi-deck staff car park in the eastern part of the site adjacent to Appin Road, containing seven levels of parking with 805 car parking spaces
- Bulk earthworks, retaining walls, battering
- Tree removal, and
- Provision of landscaping

Some of the works associated with the provision of additional car parking at the Hospital are proposed to be carried out by Health Infrastructure without consent pursuant to the provisions of the Infrastructure SEPP, and these are outside the scope of this application. Some of the works would be the subject of a Review of Environmental Factors (REF), whilst some of the works would be exempt development. Some of the works would also be complying development. These works include:

- New link roads within the hospital.
- New at-grade staff parking to make up for existing parking spaces displaced by the proposed development (some would be temporary and some would be permanent).
- Relocation of the existing engineering facility to a new location within the site and demolition of its associated car parking area and demountable structures.
- Removal of storage containers and concrete paths.
- Paid parking site controls and upgrading of way finding signage.
- Provision of boom gates and pay points to the existing main hospital parking areas for new multi-deck and at-grade parking in multiple locations across the hospital campus.

This application would result in the net provision of 557 additional car parking spaces at the hospital (as the proposed multi-level car park would replace an existing car park containing 248 parking spaces), whilst the totality of car parking upgrades proposed at the hospital (including those being carried out without consent) would result in 739 additional car parking spaces.

The height of the proposed car park building ranges from 16.7 metres to 19.4 metres, with the lift overruns reaching a height of 21 metres.

The cost of works proposed under the application is \$21.3 million.

Campbelltown Hospital is located at Parkside Crescent, Campbelltown. The site is located approximately 800 metres to the southeast of Macarthur Railway Station. It is approximately 20 hectares in size and is irregular in shape. The site contains a number of buildings, at-grade open car parking areas, grassed undeveloped areas and a helipad.

The Hospital site is adjoined to the east by Appin Road, to the west by Parkside Crescent and Marsden Park, to the south by Therry Road, and to the north by Campbelltown Private Hospital and Macarthur Retirement Village.

The part of the site that is the subject of this application is shown outlined below. The area of proposed works is located in the eastern part of the site, adjacent to Appin Road. It is currently occupied by an at-grade car parking area and a single-storey building.



Campbelltown Hospital with site boundaries shown in red



Location of proposed works within Campbelltown Hospital shown in red



## Assessment summary

This application has been assessed against the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979. Having regard to these provisions, the application has been found to be satisfactory. The proposal has been found to satisfy the relevant State Environmental Planning Policies. In particular, pursuant to clause 7 of State Environmental Planning Policy 55 – Remediation of Land, Council is satisfied that the site is suitable for the proposed development. The proposal would also satisfy the relevant provisions of Campbelltown Local Environmental Plan 2015 and Campbelltown Development Control Plan 2015.

It is considered that the overall social and economic impacts of the proposed development would be positive, and that potential impacts on the natural and built environments will be mitigated through design measures and the imposition of specific conditions of consent.

The application was publicly exhibited and notified to surrounding residents, and no submissions were received.

The site's location, zoning and existing land use make it suitable for the proposed development, and the proposal is considered to be in the broad interests of the general public.

As this application has been made by Health Infrastructure, it is a Crown Development Application pursuant to clause 4.33 of the Environmental Planning and Assessment Act, 1979. Accordingly, the consent authority can not refuse consent to the application or impose a condition of consent without the approval of the applicant or the minister. In this regard, the recommended conditions of consent have been agreed to by the applicant. Accordingly, this report recommends the approval of the application.

## **Background and History**

Campbelltown Hospital was opened in 1977 and has undergone several expansions as the population of the Macarthur region has grown.

The NSW Government has committed \$632 million towards Stage 2 of the Campbelltown Hospital redevelopment. Stage 1 was completed in 2016 and involved the construction of an Acute Health Services building in the western part of the site adjacent to Parkside Crescent. The proposed car parking expansion is the first component of the Stage 2 redevelopment to occur. A State Significant Development Application is expected to be lodged shortly for the majority of the Hospital upgrade works.

## **Assessment**

The development has been assessed in accordance with the heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and having regard to those matters the following issues have been identified for further consideration.

### **1. Planning Provisions**

#### **1.1 State Environmental Planning Policy (Infrastructure) 2007**

##### Clause 57 – Development permitted with consent

Clause 57 states that development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone. The site is zoned SP2

Infrastructure (Health Services Facility), which is listed as a prescribed zone under the SEPP, and the proposed development is defined as a health services facility (see below).

The SEPP stipulates that a health services facility has the same meaning as in the Standard Instrument, which defines a health services facility as:

A building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital

A hospital is defined under the Standard Instrument as:

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

The proposed development therefore falls under the definition of a health services facility and is permissible with consent.

#### Clause 58 – Development permitted without consent

This clause specifies that any of the following development may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility:

- (a) the alteration of, or addition to, a building that is a health services facility,
- (b) development for the purposes of restoring or replacing accommodation or administration facilities,
- (c) demolition of buildings carried out for the purposes of a health services facility,
- (d) development for the purposes of a helipad that is a patient transport facility,
- (e) development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility (or to service staff of, or visitors to, other premises within the boundaries of the facility).

The clause does not permit the erection of any building that exceeds 12 metres in height or is located closer than 5 metres to any property boundary.

As the proposed car park building is greater than 12 metres in height, the applicant has not been able to make use of the “Development without consent” provisions of this clause for the car park building, and development consent for the proposed multi-level car park is therefore required. However, parts of the Hospital’s overall car parking upgrade are being undertaken as development without consent, as shown on the Site Plan. These works involve new at-grade car parking areas at various points on the site.

Clauses 58B and 58C of the Infrastructure SEPP outline Exempt and Complying Development provisions for health services facilities, which the applicant is utilising for minor components of the car parking works, as shown on the Site Plan. Road works are being carried out as exempt development, and demolition of a small building is being undertaken as Complying Development to facilitate the provision of new at-grade car parking areas.

#### Clause 104 – Traffic-generating development

Pursuant to this clause, a development that proposes an increase of 200 or more vehicles, or 50 or more vehicles where the site has access to a classified road, as outlined in Schedule 3 of the SEPP, is considered to be “traffic generating development” and is required to be referred to NSW Roads and Maritime Services for concurrence. As the application would exceed both of these criteria, the application was referred to NSW Roads and Maritime Services. The RMS granted its concurrence to the application, and provided conditions of consent, which have been included within the recommended conditions of consent.

### **1.2 State Environmental Planning Policy 55 – Remediation of Land**

SEPP 55 provides a state-wide planning approach to the remediation of contaminated land. It requires the consent authority to consider whether the subject land is contaminated when determining a development application. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The applicant engaged an environmental consultant to undertake a Detailed Site Investigation Report, as required by clause 7(3) of the SEPP. The findings of the report were that the potential for contamination at the site (outside of the engineering and gardeners’ workshops, which are outside the scope of this DA) is considered to be low.

A Hazardous Materials Survey was also undertaken, which found that no hazardous materials were found in the vicinity of the part of the site upon which the car park is proposed to be constructed.

Accordingly, pursuant to clause 7 of the SEPP, Council is satisfied that the site is suitable for the proposed development.

### **1.3 Rural Fires Act 1997**

Pursuant to Section 100B of the Rural Fires Act, a Bush Fire Safety Authority is required to be obtained from the Rural Fire Service prior to the development of bushfire prone land for a ‘special fire protection purpose’. A hospital is classified as a ‘special fire protection purpose’ and the subject land is bushfire prone (although the part of the land upon which the car park is proposed is not bushfire prone). Accordingly, the application was referred to the Rural Fire Service, who issued a Bush Fire Safety Authority in respect of the application. One condition requiring an Evacuation and Emergency Management Plan was imposed by the Rural Fire Service, which has been included within the recommended conditions of consent.

## **1.4 Campbelltown Local Environmental Plan 2015**

### Zoning and permissibility

The site is zoned SP2 Infrastructure (Health Services Facility) under the Campbelltown Local Environmental Plan 2015. The LEP indicates that in the SP2 Infrastructure zone, the purpose shown on the land zoning map, including any development that is ordinarily incidental or ancillary to development for that purpose, is permissible with consent. In this case, the purpose shown on the zoning map for the subject site is Health Services Facility. As this application proposes a car park that is incidental to the existing health services facility, the proposed development is permissible with consent.

### Zone objectives

The objectives of the SP2 zone are listed below:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To encourage activities involving research and development.
- To optimise value-adding development opportunities, particularly those associated with research.
- To provide for the retention and creation of view corridors.
- To preserve bushland, wildlife corridors and natural habitat.
- To maintain the visual amenity of prominent ridgelines

The proposed development is consistent with these objectives, in particular the first objective, “To provide for infrastructure and related uses”.

### Maximum building height

The subject site does not have a maximum building height under the Campbelltown Local Environmental Plan 2015.

### Campbelltown-Macarthur Regional City Centre

The site is mapped as being within the Campbelltown-Macarthur Regional City Centre. The only provision of the LEP that refers to the Campbelltown-Macarthur Regional City Centre is within the Aims of the Plan. One of the aims of the Plan is “to reinforce a hierarchy of centres and strengthen the role of the Campbelltown-Macarthur Regional City Centre as the primary business centre for the Macarthur Region”. The proposed development would be consistent with this aim as it would improve the functionality of one of the Centre’s primary infrastructure facilities.

## **1.5 Campbelltown Sustainable City Development Control Plan 2015**

### **Part 2 - Requirements Applying to All Types of Development**

The general provisions of Part 2 of the Plan apply to all types of development. Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

**Views and Vistas** – The proposed car park building would be highly visible from Appin Road and would be seen daily by thousands of people. Accordingly, significant attention has been paid by the applicant and Council to ensuring that the building would contribute positively to Campbelltown’s Regional City Centre.

In this regard, the design incorporates the following measures to break up the appearance of the car park building's long façades:

- Use of different panel sizes in a staggered form to create variety and complexity;
- The use of folds (inwards and outwards) to create depth and increased articulation;
- The panels would be perforated to act as 'foliage' which allows for dappled light to filter into the car park and act as a backdrop (externally) to the proposed landscaping.
- The incorporation of LED lighting to the building's facades.
- Differentiation of facades. The narrower north and southern facades provide the same façade response, whilst the eastern (Appin Road) and western (hospital) facades are provided with different detailing.
- Inclusion of vertical landscaping elements on one of the walls of the building up to a height of 4 metres.

Based on these proposed design features, it is considered that views of the proposed building from the surrounding locality would be positive.

**Sustainable Building Design** – The proposed car park building would incorporate the following sustainability measures:

- The car park has no mechanical cooling/ventilation. The car park would be naturally ventilated through perforations and spacings in the façade shading screen.
- Enhanced daylight penetration through optimised façade shading screens and lighter internal finishes to increase light bounce/reflectivity for deeper daylight penetration.
- Promotion of stair use through design with the inclusion of a central and highly visible open stair (reduced lift usage).
- Energy Efficient Lighting - LED lighting throughout.
- Occupancy sensors will be incorporated to turn lights on only when there are occupants.
- Daylight sensors would be installed throughout the car park to reduce use of artificial lighting when natural daylight is sufficient.
- Regenerative breaks to car park lifts and standby modes/operation.
- Future proofing for electric car charging - capacity for a 12 future electric vehicle charging points would be provided.
- Designated car parking spaces closer to the entry/exit for car/ride sharing (more than 2 passengers).
- Parking spaces indicator at the entrance to indicate how many car spaces are available on each level (reducing travel time/emissions).
- Storm water retention and natural filtration through Rain Gardens and Bio-swales (through soil and water storage around the edge of the carpark).

Based on these proposed design features, it is considered that the proposed car park building would incorporate a sufficient amount of sustainability measures and have a minimal environmental impact.

**Landscaping** – The application involves extensive landscaping works, including a mixture of native trees and plants. Landscaping would surround the car park on all sides and would contribute towards softening the building's appearance. The applicant has also committed to providing vertical landscaping elements on one wall of the building up to a height of 4 metres. The proposed landscaping is considered to be satisfactory.

**Stormwater** – The proposed car park would drain into an existing 750mm stormwater pipe within the hospital, from which the hospital's stormwater is ultimately conveyed to stormwater detention facilities within Marsden Park. The proposed development would incorporate storm water retention and natural filtration through Rain Gardens and Bio-swales (through soil and water storage around the edge of the carpark). In addition, a recommended condition of consent requires the storm water design to achieve water quality outcomes consistent with



relevant state government targets. Council's Development Engineer reviewed the application and advised that it is satisfactory with regard to storm water management.

## **Part 11 – Vegetation and Wildlife Management**

The primary objective of Part 11 of the SDCDP is to “protect and conserve the City's biodiversity through the retention of native vegetation”. In this regard, an arboricultural assessment of the proposed development has been submitted with the application, outlining the impact of the proposed car park building on existing trees within the vicinity of the proposed development.

The arboricultural assessment report indicates that 22 trees are located within the vicinity of the proposed car park building. Of these, four are proposed to be retained and 18 are proposed to be removed as they are impacted by the location of the proposed development. Of the 18 trees proposed to be removed, all have been assessed as having a retention value of Low or Very Low.

The arborist also assessed the trees for any existing or potential habitat. There were no obvious cavities or hollows suitable for habitat found, no nests were found in the canopy of the trees and there was no evidence of bird browsing activity on any branches.

Nine of the 18 trees proposed to be removed are *Eucalyptus robusta*, which is listed under State Environmental Planning Policy 44 – Koala Habitat as a Koala Feed Tree Species. The arborist's site observations did not indicate any evidence of scat, markings, nests or any other evidence to confirm current or previous occupancy by any koalas or arboreal animals.

One of the trees proposed for removal is identified as a *Eucalyptus scoparia*. Although it is listed as a critically endangered species under the Biodiversity Conservation Act 2016, the tree is a poor specimen, with previous multiple failures, epicormic response and is in a state of active senescence.

The application proposes a significant amount of landscaping, including a mixture of native plants and trees, which would more than compensate for the trees proposed to be removed. Accordingly, the overall impact of the proposed development on biodiversity would be negligible.

## **2. Car Parking Assessment**

A traffic and parking assessment report has been submitted with the application. Of particular importance, the report notes the following:

- The number of parking spaces to be provided in the new multi-deck car park was determined through assessment of the parking demand generated by the existing hospital and the projected growth, which in turn forms the basis for the traffic generation of the development.
- The proposed development is unlikely to result in any significant impact on local traffic conditions.
- The car parking configuration (bays and aisles) complies with the requirements of Australian Standards AS 2890.1:2004 (Off-Street Car Parking) and AS2890.6:2009 (Off-Street Parking for People with Disability).

Council's Traffic section reviewed the applicant's traffic and parking assessment report, and raised the following issues:

- The traffic report states that the number of hospital staff, outpatients and inpatients will be more than doubled by 2031 to meet community medical needs. The report also states that the occupancy of the existing hospital car park exceeds 85% for most of the weekday. This would imply that the total number of required off-street parking spaces should be at least double of the existing number (1280). However, the applicant has proposed only 660 additional off-street car spaces, which is not acceptable. “
- The report states that the hospital trip generation calculations were based on the existing conditions and parking demand data and that the amount of traffic generation to and from the hospital is largely governed by the number of parking spaces to be provided within the existing hospital campus. This approach is not acceptable as the trip generation calculations should be based on the projected hospital expansion, not on the proposed number of car parking spaces.
- It is noted that the hospital is proposed to be upgraded to meet community needs for next 15 years. However, the traffic report only assesses traffic impact for the year 2017. There will be a lot of background traffic growth in the next 15 years which has not been factored in to the submitted traffic modelling.

However, as acknowledged by Council’s Traffic section, this development application only proposes the construction of a car park, and does not propose any other works associated with the planned upgrade of Campbelltown Hospital. If the application included the construction of new buildings or expansion of existing buildings associated with the Hospital’s planned upgrade, Council could insist that the car parking provision align more closely with the demand generated by the Hospital’s facilities. However, as only a car park is proposed, Council’s ability to insist that the quantity of car parking provision in the short term align with the demand generated by buildings to be proposed under a future application is limited. As there currently appears to be insufficient car parking facilities at the Hospital, it would be difficult and counterproductive to refuse this application (which would go some way towards addressing the parking shortfall in the near term) on the basis that the car park would not cater for future car parking demand associated with the Hospital’s planned expansion. Whilst it is acknowledged that the proposed car park is part of the planned and funded Stage 2 Hospital redevelopment, the assessment of car parking demand associated with the Hospital’s upgrade is a matter that would be more appropriately addressed within the forthcoming State Significant Development application, under which new and expanded buildings would be proposed (and possibly more car parking). Council has assessed the application on the basis of its merits; in this regard, it proposes to significantly increase the car parking supply at a location that currently appears to be significantly undersupplied, and is therefore worthy of approval.

### **3. Public Participation**

The application was publicly exhibited and notified to surrounding properties. No submissions were received.

### **4. Conclusion**

The proposed construction of a multi-level car park at Campbelltown Hospital has been assessed against the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979. The proposal has been found to satisfy the relevant State Environmental Planning Policies, the relevant provisions of Campbelltown Local Environmental Plan 2015, and the relevant provisions of Campbelltown Development Control Plan 2015.

It is considered that the overall social and economic impacts of the proposed development would be positive, and that potential impacts on the natural and built environments have and will be mitigated through design measures and conditions of consent.

The application was publicly exhibited and notified to surrounding residents, and no submissions were received.

The site's location, zoning and existing land use make it suitable for the proposed development, and the proposal is considered to be in the broad interests of the general public.

As this application has been made by Health Infrastructure, it is a Crown Development Application, pursuant to clause 4.33 of the Environmental Planning and Assessment Act, 1979. Accordingly, the consent authority cannot refuse consent to the application or impose a condition of consent without the approval of the applicant or the minister. In this regard, the recommended conditions of consent have been agreed to by the applicant. Accordingly, this report recommends the approval of the application.

### **Officer's Recommendation**

That development application 4141/2017/DA-C proposing the construction of a multi-level car park and associated ancillary works at Campbelltown Hospital be approved subject to the conditions outlined in Attachment 1.

## Attachment 1 – Recommended Conditions of Consent

### 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.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

#### 1. Approved Development

The development shall be carried out generally in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Plan/ Document No.	Version/ Revision	Prepared by	Date
DACP00-0001, DACP02-0001, DACP06-0003, DACP10-0001, DACP10-0002, DACP10-0003, DACP10-0004, DACP30-0001, DACP98-0001, DACP98-0002	2	Billard Leece Partnership Pty Ltd	15 December 2017
DACP03-0002	1	Billard Leece Partnership Pty Ltd	5 April 2018
DACP20-0001, DACP98-0003	3	Billard Leece Partnership Pty Ltd	5 April 2018
1.4, 1.5, 1.6, 1.7, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 501, 502	C	Arcadia Landscape Architecture	March 2018
Hazardous Materials Survey Report and Register	2	Environmental Monitoring Services	8 June 2017
Report on Detailed Site Investigation	0	Douglas Partners	December 2017
Tree Protection Report		Arbortech Tree Solutions	12 December 2017
Building Code of Australia statement		Advance Building Approvals	15 December 2017
Concept Fire Safety Strategy	CFSS1.1	Defire Innovative Fire Safety	20 December 2017
DA Stage	V2	Morris Goding Accessibility	18 December 2017

Access Review		Consulting	
ESD DA Report	C	Steensen Varming	19 December 2017
Construction Traffic Management Plan	3	PTC	15 December 2017
DA Acoustic Assessment	2	Arup	19 December 2017

## 2. Amended Plans

The following amendments shall be made to the plans prior to the commencement of works:

- The facades of the building shall incorporate LED lighting so as to highlight the design features of the car park building at night time.
- The car park building shall incorporate vertical landscaping elements into one of its facades to a height of 4 metres.

## 3. Provision of Undercover Pedestrian Access

Within five years of the commencement of the operation of the car park:

- Undercover pedestrian access shall be provided between the car park and the hospital.
- Pedestrian/wheelchair access for people with disabilities shall be provided between the car park and the hospital that satisfies the relevant provisions of AS1428.1-2009.

## 4. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

## 5. Landscaping

The provision and maintenance of landscaping shall be generally in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works.

The landscape plan shall be modified to include vertical landscaping elements on one façade of the car park building as required by Condition 2.

## 6. External Finishes

The external finishes shall be generally in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed material/substantial change to these finishes are considered to be a modification to the development consent and require separate approval.



## **7. Switchboards/Utilities/Air Conditioning Units**

Switchboards and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

## **8. Lighting**

The car park building is required to incorporate LED lighting, so as to enhance the architectural appeal of the building during night-time periods.

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

## **9. Graffiti Removal**

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 7 days of its application.

## **10. Roads and Maritime Services Conditions**

- a. A strip of land has previously been dedicated as Public Road by private subdivision (DP259421), along the Therry Road frontage of the subject property, as shown by yellow colour on the attached Aerial – “X”. Roads and Maritime has also previously resumed and dedicated a strip of land as road along the Appin Road frontage of the subject property, as shown by grey colour on the attached Aerial – “X”. The subject property also abuts a Controlled Access Road (Appin Road) as shown by the orange hatching on the attached Aerial – “X”. Access across this boundary is denied. All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Appin Road boundary.
- b. The removal of the redundant construction vehicle access within the Appin Road reserve and reinstatement of kerb and gutter shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 9598 7798). Detailed design plans of the reinstatement of kerb and gutter and proposed gutter crossing are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works. A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.
- c. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Details should be forwarded to Suppiah.thillai@rms.nsw.gov.au. A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114.

- d. The existing directional signage “Hospital – No Truck Access” located to the south of the deceleration lane for the existing left-in/left-out access on Appin Road needs to be modified and/or relocated to clearly indicate the carpark access arrangements and that the Narellan Road intersection is further north.

The modification and/or relocation of the existing signage shall be in accordance with Roads and Maritime requirements.

- e. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Appin Road. The existing truck access restrictions at the existing left-in/left-out access on Appin Road are to remain and construction vehicle access for vehicles greater than 8.8m in length shall not use the direct access off Appin Road.
- f. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Appin Road during construction activities.
- g. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the commencement of works.

“X”



## **11. Emergency/Evacuation Plan**

An Emergency/Evacuation Plan is to be prepared in accordance with the NSW Rural Fire Service document 'Guidelines for the Preparation of Emergency/Evacuation plan' and comply with Australian Standard AS 4083 1997 'Planning for Emergencies for Health Care Facilities'.

## **PRIOR TO THE COMMENCEMENT OF WORKS**

The following conditions of consent must be complied with prior to the commencement of works.

## **12. Geotechnical Report**

Prior to the commencement of works, a geotechnical report prepared by a NATA registered laboratory must be submitted to the Principal Certifying Authority. A Geotechnical/Civil Engineering report must be prepared which addresses (but is not limited to) the following:

- a) The report must be consistent with the Preliminary Geotechnical Investigation report prepared by Douglas Partners, Project 34275.08 dated December 2017.
- b) The type and extent of substrata formations by the provision of representative bore hole logs as advised by a geotechnical engineer which are to provide a full description of all material from ground surface to 1.0m below the excavation level and include the location and description of any anomalies encountered in the profile. The surface and depth of the bore hole logs shall be related to Australian Height Datum;
- c) The appropriate means of excavation/shoring in light of point (a) above and proximity to adjacent property and structures. Potential vibration caused by the method of excavation and potential settlements affecting nearby footings/foundations/buildings shall be discussed and ameliorated;
- d) The proposed method to temporarily and permanently support the excavation for the multi-storey car park adjacent to adjoining property, structures and road reserve;
- e) The existing groundwater levels in relation to the basement structure, where influenced.
- f) Where groundwater is encountered salinity is to be measured and appropriate recommendations provided to protect the structural integrity of the building.
- g) Where groundwater is encountered the report must make recommendations to prevent any take of groundwater after construction.
- h) The disposal method for water pumped as a result of dewatering the site.
- i) Recommendations to allow the satisfactory implementation of the works. An implementation program is to be prepared along with a suitable monitoring program (as required) including control levels for vibration, shoring support, ground level and groundwater level movements during construction. The implementation program is to nominate suitable hold points at the various stages of the works for verification of the design intent before sign-off and before proceeding with subsequent stages.

The geotechnical report must be prepared by a consulting geotechnical/hydrogeological engineer with previous experience in such investigations and reporting.



### **13. Soil and Water Management Plan**

Prior to the commencement of works, a detailed soil and water management plan shall be prepared.

### **14. Stormwater Management Plan (Development)**

Prior to the commencement of works, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted to the Principal Certifying Authority. The design must make provision for the following:

- a) Stormwater runoff from roof and paved areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to the existing internal drainage system of the site.
- b) The stormwater design must be generally in accordance with drawing number 80818036-DA-CI-1301 revision 03 prepared by Cardno and receive in Council on 29/01/2018.
- c) A section view of the bio-swales is to be included in the plans. Calculations supporting bioswale performance, specifying the filtration media and components, are to be provided with the design. The sub-surface drainage of the bioswales must be connected to the site stormwater system. The bioswales must be isolated by an impervious layer to prevent leakage to the vadose zone/water table.
- d) Calculations and supporting documents must be provided with the stormwater design demonstrating how the water quality treatment for the development will deliver at a minimum the following objectives in relation to the proposed development:
  - i) TSS reduced by 85%
  - ii) TP reduced by 65%
  - iii) TN reduced by 45%
- e) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the site drainage system.
- f) All stormwater drainage within the site must be carried out in accordance with Australian Standard AS/NZS 3500.3-2015 Plumbing and Drainage – Stormwater Drainage.
- g) All retaining walls on site must be provided with subsoil drainage connected to the site stormwater system. All subsoil drainage lines must be shown on the stormwater design plan.

The design must be prepared and certified by a Professional Engineer as defined in Volume 1 of the National Construction Code.

### **15. Design for Access and Mobility**

Prior to Council the commencement of works, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.



## **16. Telecommunications Infrastructure**

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be obtained prior to any works commencing.
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

## **17. Sydney Water**

Prior to the commencement of works, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. An approval receipt will be issued if the building plans have been approved.

The Sydney Water Tap In service can be accessed at [www.sydneywater.com.au](http://www.sydneywater.com.au).

## **18. Erosion and Sediment Control**

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

## **19. Erection of Construction Sign**

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. 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
- b. Stating that unauthorised entry to the work site is prohibited
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent)
- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s 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.

## **20. Toilet on Construction Site**

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

## **21. Trade Waste**

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

## **22. Hoarding / Fence**

Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with *Work Cover* requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

## **DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION**

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. These conditions are to be complied with during the construction of the development on site.

## **23. Construction Work Hours**

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 5.00pm
Sunday and public holidays	No Work.

## **24. Erosion and Sediment Control**

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

***Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.***

## **25. Work Zones**

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the hospital site (Lot 6 DP 1058047) during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

## **26. Fill Compaction Requirements**

Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98% standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m<sup>2</sup> (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

## **27. Dust Nuisance**

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *'Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/ regularly watered to the satisfaction of the principal certifying authority.

## **28. Public Safety**

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with Australian Standard AS 1742.3. Council may at any time and without prior notification make safe any such works that are considered to be unsafe and recover all reasonable costs incurred, from the applicant. Note that approval for works in the footway or carriage way of a public road must be obtained from the appropriate roads authority pursuant to Section 138 of the Roads Act 1993.

## **29. Compliance with Specification**

All design and construction work shall be in accordance with:

- a. Soils and Construction (2004) (Bluebook); and
- b. Relevant Australian Standards and State Government publications.

## **30. Implementation of Geotechnical Recommendations**

The recommendations of the Geotechnical Report to be prepared shall be implemented.

**31. Imported 'waste-derived' fill material**

The only waste derived fill material that may be received at the development site is:

- a) virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997); and
- b) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions.

**UPON COMPLETION OF WORKS**

The following conditions of consent must be complied upon completion of works.

**32. Completion of External Works Onsite**

All external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls shall be completed.

**33. Final Inspection – Works as Executed Plans**

Upon completion of works, the applicant shall submit to Council two copies of a work as executed plan, certified by a qualified surveyor, which is in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and the requirements detailed in the Campbelltown City Engineering Design Guide for Development (as amended).

**34. Certification of the Stormwater Facilities**

The stormwater system shall be completed in accordance with AS/NZS 3500.3: 2015 and this consent. Certification to this effect must be provided by a professional engineer, as defined in Volume 1 of the National Construction Code. The certifying document must reference the Work-As-Executed stormwater plans.

**35. Public Utilities**

Any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

## **ADVISORY NOTES**

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

### **Advice 1. Provision of Equitable Access**

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the applicant to ensure compliance with the Premises Standards.

### **Advice 2. Covenants**

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.

### **Advice 3. Salinity**

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

### **Advice 4. Asbestos Warning**

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)  
[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.adfa.org.au](http://www.adfa.org.au)  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.



**Advice 5. Dial before you Dig**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

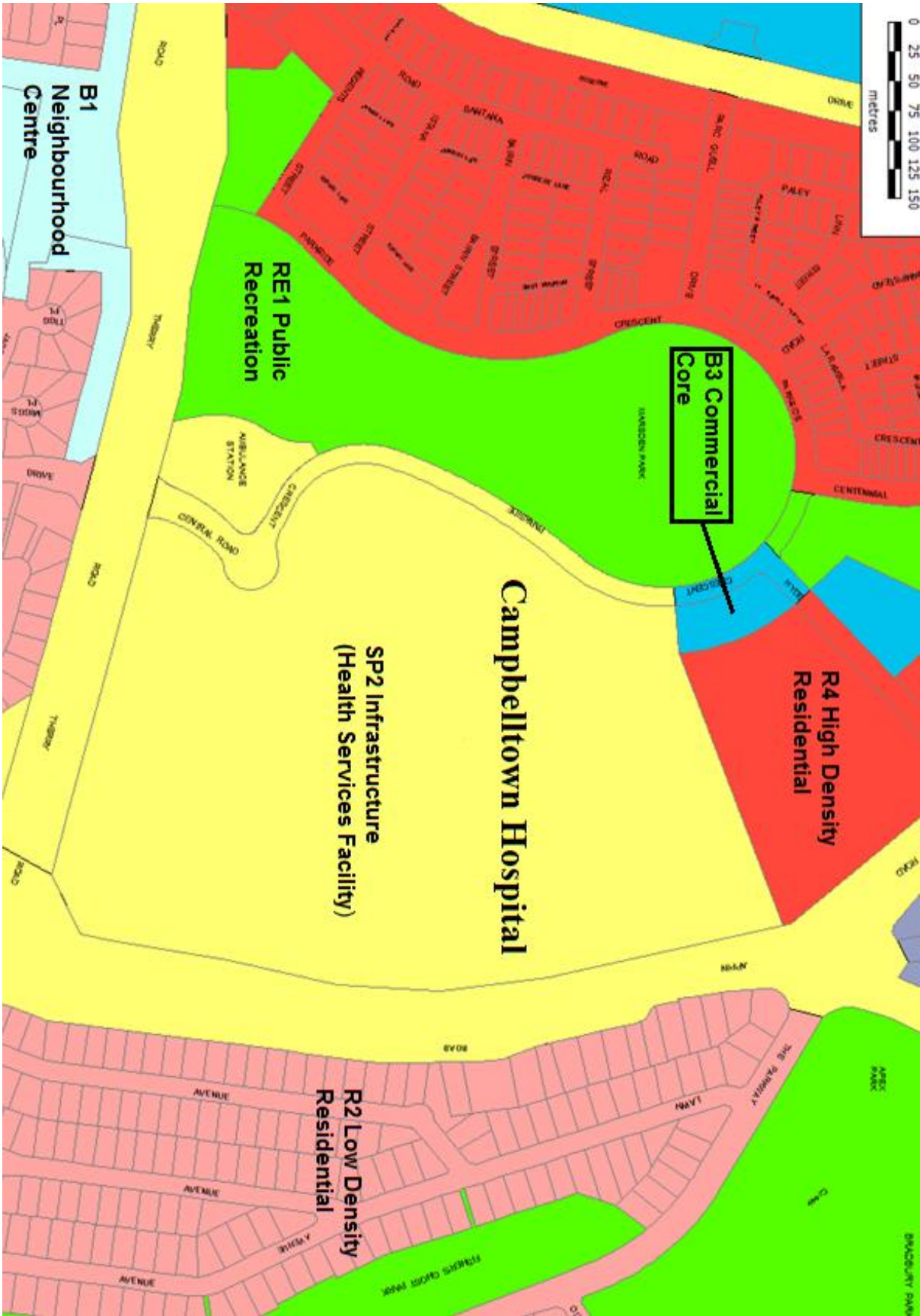
**Advice 6. Telecommunications Act 1997 (Commonwealth)**

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

**END OF CONDITIONS**

Attachment 2 – Zoning Map



## Attachment 3 – Crown agreement to conditions of consent

**Luke Joseph**

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**From:** Edward Doherty (Health Infrastructure) <Edward.Doherty@health.nsw.gov.au>  
**Sent:** Friday, August 03, 2018 6:39 PM  
**To:** Luke Joseph  
**Subject:** RE: Car Park DA - Draft conditions of consent

Hi Luke,

We confirm that we accept these draft Conditions of consent.

Regards,

**Edward Doherty**

Project Director | **Health Infrastructure**

T 02 9978 5402 | M 0427 685 546 | [edward.doherty@health.nsw.gov.au](mailto:edward.doherty@health.nsw.gov.au)

Level 7, 77 Pacific Highway, North Sydney NSW 2060 | PO Box 1060, North Sydney NSW 2059



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**From:** Luke Joseph [<mailto:Luke.Joseph@campbelltown.nsw.gov.au>]  
**Sent:** Friday, 3 August 2018 4:06 PM  
**To:** Edward Doherty (Health Infrastructure)  
**Subject:** Car Park DA - Draft conditions of consent  
**Importance:** High

Good afternoon Edward

Pursuant to Section 4.33 of the *Environmental Planning and Assessment Act 1979*, can you please advise whether Health Infrastructure accepts the draft conditions of consent (as modified by HI).

Kind regards

**Luke Joseph**  
Senior Development Officer  
Campbelltown City Council

P: 02 4645 4608

F: 02 4645 4111

[www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)