



STAGING REPORT

**NEPEAN HOSPITAL REDEVELOPMENT STAGE 1**

CPB CONTRACTORS

[www.wolfpeak.com.au](http://www.wolfpeak.com.au)

---

<b>Job_Title</b>	1949_Nepean Hospital Stage 1 Staging Report			
<b>Revision</b>	<b>Date</b>	<b>Prepared By</b>	<b>Reviewed By</b>	<b>Description</b>
Refer to Appendix B: Change log for detail on previous versions				
15	17/06/20	DL	KM	Adjustment to Stages 4 - 6

---

## TABLE OF CONTENTS

<b>TABLE OF CONTENTS</b>	<b>0</b>
<b>1. INTRODUCTION</b>	<b>1</b>
1.1 BACKGROUND	1
1.2 THE PROJECT	1
1.3 STATUTORY CONTEXT	2
1.4 PURPOSE OF THIS STAGING REPORT	3
1.5 NEED AND JUSTIFICATION	4
<b>2. STAGING</b>	<b>5</b>
2.1 SCOPE OF WORKS OUTSIDE OF THIS STAGING REPORT	6
<b>3. MANAGING COMPLIANCE AND POTENTIAL IMPACTS</b>	<b>8</b>
3.1 APPROACH	8
3.2 MANAGEMENT PLANS	8
3.3 COMPLIANCE MONITORING AND REPORTING	8
3.4 INDEPENDENT ENVIRONMENTAL AUDITING	9
3.5 CUMULATIVE IMPACT	10
<b>APPENDIX A : COMPLIANCE MATRIX</b>	<b>11</b>
<b>APPENDIX B : CHANGE LOG</b>	<b>28</b>

## 1. Introduction

### 1.1 Background

Health Infrastructure NSW is responsible for delivering the Nepean Hospital Integrated Ambulatory Services Redevelopment Stage 1 (SSD 8766) (the Project).

The Project forms part of a wider program for the delivery of contemporary and expanded hospital services, and integrated community healthcare facilities for the Nepean Blue Mountains Local Health District. The Project will also help to strengthen the Nepean Hospital's position as a leading tertiary, teaching, research and referral hospital in NSW.

The overall aims of the Project include:

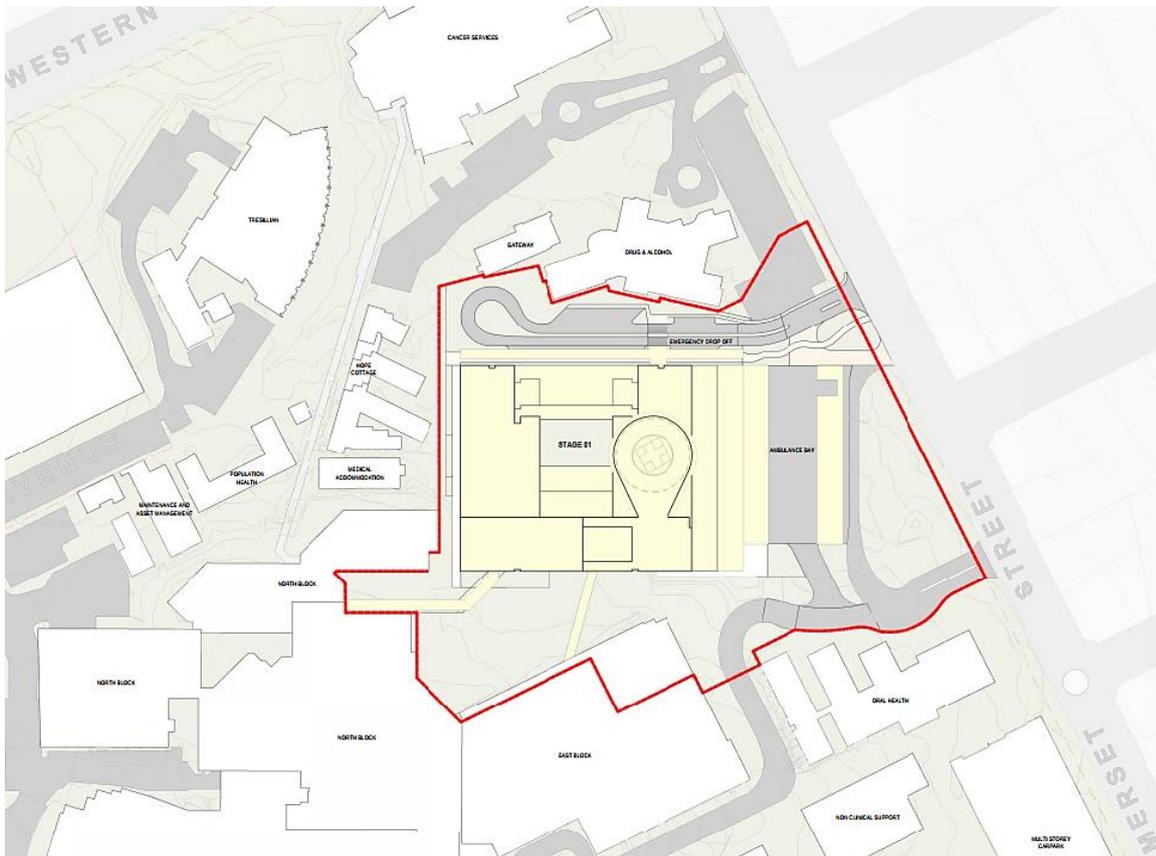
- To cater for future service demand created by the region's ageing population and increased incidence of chronic disease
- Improve the efficiency and effectiveness of service delivery through better patient flows
- Integrated care and elimination of service duplication
- Provide asset replacement capable of enhancing functionality and capacity
- Develop and strengthen research capacities
- Develop a facility to enable staff/clinicians to implement contemporary models of care to better meet the needs of the community; and
- Attract and retain a skilled and sustainable workforce at Nepean Hospital.

### 1.2 The Project

The Project site is situated at 35-65 Derby Street, Kingswood, approximately 40km west of the Sydney Central Business District, within the Penrith City Council Local Government Area. The Project footprint is presented in Figure 1.

Redevelopment works for the Project include:

- A new clinical services block
- A new and expanded Emergency Department
- Expanded and upgraded medical imaging
- At least 12 new operating theatres
- 18 birthing suites in new accommodation (increase of ten)
- A new Neonatal Intensive Care Unit
- More than 200 overnight beds in new accommodation
- A new Helipad
- New Community Health Services (St Mary's, excluding land acquisition); and
- Expansion of medical oncology services



**Figure 1: Project footprint – Stage 1 Nepean Hospital Redevelopment**

### 1.3 Statutory context

The Project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold in Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

An application for consent was lodged with the now NSW Department of Planning Industry and Environment (the Department) in 2018 along with an accompanying Environmental Impact Statement. Consent was granted on 25 February 2019 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD 8766, subject to a set of Conditions of Consent.

Four modifications have been lodged since consent was granted. At the time of writing this Staging Report, two modifications have been approved, two remain under assessment. A summary of each of the modifications is set out below.

#### Modification 1

Modification 1 (Mod 1) sought to amend condition of consent B10 – Unexpected Contamination Procedure to allow for on-site remediation (in accordance with an approved Remedial Action Plan (RAP)). Mod 1 was approved on 25 June 2019.

## Modification 2

Mod 2 sought to gain approval to design refinements to the Project, including relocation and consolidation of plant to lower levels of the building, adjustments to some floor to floor heights, and minor external changes to the façade, parapets, helipad, and signage. Mod 2 was approved on 10 October 2019.

## Modification 3

Mod 3 sought to amend condition of consent B9 – Site Contamination so as to allow for the staging of the Project's Site Audit Report and Section A Site Audit Statement. Due to site constraints, three distinct stages for site auditing were proposed comprising: Stage 2a Main site; Stage 2b Childcare Centre; and Stage 2c Hope Cottage. Mod 3 was approved on 14 August 2019.

## Modification 4

Mod 4 sought to establish staging of the Project by amending conditions required to be met at the commencement of construction. In order to allow for a staged approach, these conditions would be met at different intervals throughout the Project lifetime. Mod 4 was approved on 1 December 2019.

Documents relating to the assessment and determination of the Project and its modifications are located at the Department's major projects website. <https://www.planningportal.nsw.gov.au/major-projects/project/12546>

### 1.4 Purpose of this Staging Report

This Staging Report has been prepared to facilitate the staging of requirements in accordance with Mod 4 request and the Department's Request for Additional Information as outlined below:

*The Department requests a Staging Report to be prepared as part of the modification application.*

*The Staging Report must:*

- a) *set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish.*
- b) *specify how compliance with conditions will be achieved across and between each of the*
- c) *stages of the project as part of a compliance matrix.*
- d) *set out mechanisms for managing any cumulative impacts arising from the proposed staging.*

*The Department emphasises that where staging is proposed, the terms of the approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.*

The Staging Report will be read in conjunction with the approved SSD / Mod conditions of consent and the Applicants Contractors' Compliance Audit Report.

### 1.5 Need and justification

Staging represents the most efficient way in which to deliver this complex public infrastructure project, minimise the impact on existing hospital operations, and to maximise positive outcomes for the community.

Implementation of this Staging Report enables design elements to evolve, be refined and optimized prior to their implementation or their potential impact occurring. It maximises opportunities for best practice design elements to be incorporated at an appropriate time in Project delivery. These benefits in turn result in better outcomes for the operators and users of the future hospital.

The Staging Report reduces administrative burden on the Department, the Certifying Authority and the proponent by allowing requirements to be delivered in a systematic manner, aligned with the works themselves.

Its implementation avoids early construction activities (such as demolition, earthworks and structures) being delayed until 100% design of late stage construction activities (such as mechanical ventilation or end of trip facilities) occurs. This maximises Project delivery opportunities and provides the greatest potential to minimize construction duration, where possible, to the benefit of the surrounding community and to the hospital community.

## 2. Staging

The Hospital Redevelopment Project will be delivered over six (6) stages. While each stage will commence at different times, each stage will have periods during which works may occur contemporaneously.

The Project lifetime is projected to be approximately 20 months, commencing in May of 2019 with the clinical tower expected to be operational by 2021.

Proposed construction stages and corresponding commencement and completion dates for each stage are as follows:

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
Stage 1	<p>Stage 1 will encompass the following scope of works:</p> <ul style="list-style-type: none"> <li>• Pre-construction works, design development, certification and approvals</li> <li>• Bulk Excavation including demolition of existing retaining walls and remediation (per Mod 3 approved staging: 2a Main Works)</li> <li>• In-ground onsite stormwater</li> <li>• Piling</li> <li>• Level 00 Slab on ground (inclusive of lift overrun, core bases, footings etc)</li> </ul> <p>Note: No works above the L00 slab level will be completed as part of the stage 1 works.</p>	Quarter 2 2019	Quarter 4 2019
Stage 2	<p>Stage 2 will encompass the following scope of works:</p> <ul style="list-style-type: none"> <li>• Design development, certification and approvals</li> <li>• Remaining in-ground services including gas, HV, sewer etc</li> <li>• Installation of in-situ concrete structural works above Level 00 and up to Level 14 including the construction of columns, walls and suspended slabs and the fire isolated lift, stairway and service riser shafts and helipad structure</li> <li>• Installation of Blockwork associated with structural activities</li> <li>• Installation of Structural steel</li> <li>• Installation of the roof structure of the building</li> <li>• Rainwater harvesting design</li> </ul>	Quarter 3 2019	Quarter 4 2020
Stage 3	<p>Stage 3 will encompass the following scope of works</p> <ul style="list-style-type: none"> <li>• Design development, certification and approvals</li> <li>• Services – The installation and commissioning of all services within the building including gas, electrical, hydraulic, pneumatic tube, medical gas, stormwater, sewer, and all mechanical equipment such as ductwork, cooling towers and lifts</li> <li>• Helipad services, lighting, and finishes</li> <li>• Finishes – All internal partitions, joinery, FF&amp;E and medical equipment</li> </ul>	Quarter 4 2019	Quarter 4 2021

	<ul style="list-style-type: none"> <li>Façade – This includes all the terracotta tiles, metal cladding, brickwork and all associated external framing</li> </ul>		
Stage 4	<p>Stage 4 will encompass the following scope of works:</p> <ul style="list-style-type: none"> <li>Design development, certification and approvals</li> <li>Demolition of the existing Child Care building (post decant to new building elsewhere on the existing campus) and construction of new structures and roadways</li> <li>Remediation works (per Mod 3 approved staging: 2b Child Care)</li> <li>Piling foundation works to Child Care area</li> <li>Minor earthworks</li> <li>In-ground services installation including gas, electrical, hydraulic, pneumatic tube, medical gas, stormwater and sewer (excluding communications and gas connections to authority infrastructure)</li> <li>General landscaping within the boundary including road/pavement construction, footpaths, lighting, signage and kerb and gutter.</li> </ul>	Quarter 3 2020	Quarter 4 2021
Stage 5 <sup>1</sup>	<p>Stage 5 will encompass the following scope of works:</p> <ul style="list-style-type: none"> <li>Design development, certification and approvals</li> <li>Utilities and services (communications and gas) to authority infrastructure</li> <li>Public domain works including footpath.</li> </ul>	Quarter 3 2020	Quarter 4 2021
Stage 6	<p>Stage 6 will encompass the following scope of works:</p> <ul style="list-style-type: none"> <li>Bicycle parking and end-of-trip facilities</li> </ul>	Quarter 1 2021	Quarter 4 2021

Notes:

- Dates noted above are indicative and may be impacted by weather and obtaining necessary approvals.
- Building and hospital commissioning, inspections and certification in accordance Parts D and E of the consent and handover to the Local Health district will occur after the completion of Stage 5.

## 2.1 Scope of works outside of this Staging Report

### Early low impact works

In addition to the five construction stages the early low impact works excluded from the definition of 'Construction' in SSD 8766, were undertaken to enable the remainder of the Project to run efficiently. These works include:

- Building and road dilapidation;
- Surveys investigative drilling, investigative excavation or Archaeological Salvage;
- Establishing temporary site offices (in locations identified by the conditions of this consent);
- Installation of environmental impact mitigation measures, fencing, enabling works; and

- Minor adjustments to services or utilities.

### **Operations and occupancy**

Completion of the construction project is expected in late 2021 with the subsequent commissioning, certification and operational handover and occupancy of the Nepean Hospital to the Nepean Blue Mountains Local Health District expected to occur as a single stage during the first few months of 2022.

This Staging Report does not seek to alter the timing of any conditions of consent associated with the commencement or ongoing operations / occupancy.

### 3. Managing compliance and potential impacts

#### 3.1 Approach

The Project is committed to meeting its obligations and being a good neighbour.

Management of environmental issues and compliance with the Project conditions of consent will be achieved through implementation of the CPB Environmental Management System (EMS), application of the Project Construction Environmental Management Plan (CEMP) and sub-plans, compliance monitoring and reporting and independent auditing.

No aspect of the staged approach to construction will affect the ability of the Project to comply with the conditions of consent. All triggered conditions of consent will be complied with at each stage.

#### 3.2 Management plans

A number of management plans are required by the Project conditions of consent and are to be developed in accordance with the CPB Contractors management systems (including EMS), conditions of consent requirements, relevant standards and guidelines and best practice.

The Project management plans outline the requirements of the Project and ensure compliance with the conditions of consent and manage potential environmental and community impacts that may arise from the carrying out of the development.

The key management strategies and plans applicable to Stages 1 to 6 include (but are not limited to):

- Community Communications Strategy (condition of consent B13)
- Construction Environmental Management Plan (condition of consent B20) and sub-plans:
  - Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B22)
  - Construction Noise and Vibration Management Sub-Plan (condition of consent B23)
  - Construction Waste and Management Sub-Plan (condition of consent B24)
  - Construction Soil and Water Management Sub-Plan (condition of consent B25)
  - Flood Emergency Response Sub-Plan (condition of consent B26).

These strategies and plans have been prepared for construction as a whole and will not require updating to cater for the staging described in this Report. Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

#### 3.3 Compliance Monitoring and Reporting

In accordance with condition of consent B40 the Project has developed a Compliance Monitoring and Reporting Program in accordance with Department's *Compliance Reporting Post Approval Requirements 2018*.

It sets out the methodology of periodic monitoring and reporting of compliance with each condition of consent applicable to the Scope of the development being carried out. This will ensure the Project undertakes the appropriate internal checks on compliance throughout each stage and prior to the next.

The Compliance Monitoring and Reporting Program includes a compliance matrix that captures each condition of consent, the Scope or stage to which it relates, the monitoring methodology to track compliance and the evidence used to demonstrate compliance.

A compliance matrix is presented in Appendix A. It identifies the timing of which each condition of consent is triggered and must be complied with. Only conditions pertaining to the staging of requirements for construction are presented. The Compliance Reports are required to reflect the timing shown in Appendix A, of this Staging Report as approved.

In accordance with condition of consent B41, the Compliance Monitoring and Reporting Program and the Department's *Compliance Reporting Post Approval Requirements 2018*, the Project has, and will continue to, prepare Compliance Reports throughout the delivery of the Project. These include:

- Pre-Construction Compliance Report (single report)
- Construction Compliance Report (reported 6-monthly for duration of construction)
- Pre-Operational Compliance Report (single report)
- Operation Compliance Report (reported annually for duration of operations unless otherwise approved under condition of consent B43).

In undertaking this reporting:

- all requirements in the conditions of consent that apply to each stage of the Project are identified and the approach for assessing compliance with them is considered, and where possible, documented, before the commencement of each stage
- the Project's performance in terms of compliance with the conditions of consent is evaluated and is communicated at various stages during the carrying out of the development
- the reporting obligations required by the conditions of consents are met; and
- opportunities for improvement are identified and adopted.

### **3.4 Independent Environmental Auditing**

Independent Audits provide a valuable tool in ensuring compliance is achieved and opportunities for improvement are realized.

An Independent Audit Program was developed for the Project in accordance with condition of consent C40 and captured the audit frequencies set out in condition of consent C41 and the Department's *Independent Audit Post Approval Requirements*. The Program sets out when Independent Audits need to be undertaken.

As required by condition of consent C43, Independent Audits have been, and will continue to be, implemented on the Project in accordance with the Independent Audit Program and the methodologies and reporting requirements in the Department's *Independent Audit Post Approval Requirements*.

The undertaking of Independent Audits for the Project will not be impacted by implementing a staged approach.

### **3.5 Cumulative impact**

Impacts associated with the delivery of the Project include traffic, parking and access, built form and amenity, contamination and nuisance impacts such as dust, noise and vibration and soil and water impacts. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by the Department prior to consent.

The Project would continue to manage the potential impacts through implementation of the Project plans, strategies and protocols identified within the conditions of consent.

Appendix A : Compliance Matrix

Note: Conditions not related to staging requirements for construction have not been included.

Reference	Condition of Consent: Requirement	Stage	Stage Scope	Comment																																																																																				
<b>PART A : ADMINISTRATIVE CONDITIONS</b>																																																																																								
A1	<p><b>Obligation to Minimise Harm to the Environment</b> In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	1-6	Throughout	Nil																																																																																				
A2	<p><b>Terms of Approval</b> The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) <b>generally in accordance with the section 4.55 modification application (SSD 8766 MOD2) prepared by planning Pty Ltd, dated 5 August 2019;</b> (e) <b>generally in accordance with the section 4.55(1A) modification application (SSD 8766 MOD 4) document titled Response to Request for Additional Information – Nepean Hospital Redevelopment – SSD 8766 Mod 4 prepared by Health Infrastructure and Wolf Peak, dated 21 and 25 November 2019 respectively [SSD-8766-Mod 4 – 01.12.2019]; and</b> (f) <del>(e)</del> in accordance with the approved plans in the table below:</p> <table border="1" data-bbox="457 1041 1288 1696"> <thead> <tr> <th colspan="4">Architectural Plans prepared by BVN</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>A0-106</td><td>B</td><td>Demolition Plan</td><td>14/11/2018</td></tr> <tr><td>A0-108</td><td>B</td><td>Proposed Site Plan</td><td>14/11/2018</td></tr> <tr><td>A0-200</td><td>B</td><td>Lv 00 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-201</td><td>B</td><td>Lv 01 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-202</td><td>B</td><td>Lv 02 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-203</td><td>B</td><td>Lv 03 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-204</td><td>B</td><td>Lv 04 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-205</td><td>B</td><td>Lv 05 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-206</td><td>B</td><td>Lv 06 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-207</td><td>B</td><td>Lv 07 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-208</td><td>B</td><td>Lv 08 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-209</td><td>B</td><td>Lv 09 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-210</td><td>B</td><td>Lv 10 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-211</td><td>B</td><td>Lv 11 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-212</td><td>B</td><td>Lv 12 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-213</td><td>B</td><td>Lv 13 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-214</td><td>B</td><td>Lv 14 Floor Plan</td><td>14/11/2018</td></tr> <tr><td>A0-215</td><td>B</td><td>Lv 15 Roof Plan</td><td>14/11/2018</td></tr> <tr><td>A0-216</td><td>B</td><td>Lv B1 Floor Plan</td><td>14/11/2018</td></tr> </tbody> </table>	Architectural Plans prepared by BVN				Dwg No.	Rev	Name of Plan	Date	A0-106	B	Demolition Plan	14/11/2018	A0-108	B	Proposed Site Plan	14/11/2018	A0-200	B	Lv 00 Floor Plan	14/11/2018	A0-201	B	Lv 01 Floor Plan	14/11/2018	A0-202	B	Lv 02 Floor Plan	14/11/2018	A0-203	B	Lv 03 Floor Plan	14/11/2018	A0-204	B	Lv 04 Floor Plan	14/11/2018	A0-205	B	Lv 05 Floor Plan	14/11/2018	A0-206	B	Lv 06 Floor Plan	14/11/2018	A0-207	B	Lv 07 Floor Plan	14/11/2018	A0-208	B	Lv 08 Floor Plan	14/11/2018	A0-209	B	Lv 09 Floor Plan	14/11/2018	A0-210	B	Lv 10 Floor Plan	14/11/2018	A0-211	B	Lv 11 Floor Plan	14/11/2018	A0-212	B	Lv 12 Floor Plan	14/11/2018	A0-213	B	Lv 13 Floor Plan	14/11/2018	A0-214	B	Lv 14 Floor Plan	14/11/2018	A0-215	B	Lv 15 Roof Plan	14/11/2018	A0-216	B	Lv B1 Floor Plan	14/11/2018	1-6	Throughout	Nil
Architectural Plans prepared by BVN																																																																																								
Dwg No.	Rev	Name of Plan	Date																																																																																					
A0-106	B	Demolition Plan	14/11/2018																																																																																					
A0-108	B	Proposed Site Plan	14/11/2018																																																																																					
A0-200	B	Lv 00 Floor Plan	14/11/2018																																																																																					
A0-201	B	Lv 01 Floor Plan	14/11/2018																																																																																					
A0-202	B	Lv 02 Floor Plan	14/11/2018																																																																																					
A0-203	B	Lv 03 Floor Plan	14/11/2018																																																																																					
A0-204	B	Lv 04 Floor Plan	14/11/2018																																																																																					
A0-205	B	Lv 05 Floor Plan	14/11/2018																																																																																					
A0-206	B	Lv 06 Floor Plan	14/11/2018																																																																																					
A0-207	B	Lv 07 Floor Plan	14/11/2018																																																																																					
A0-208	B	Lv 08 Floor Plan	14/11/2018																																																																																					
A0-209	B	Lv 09 Floor Plan	14/11/2018																																																																																					
A0-210	B	Lv 10 Floor Plan	14/11/2018																																																																																					
A0-211	B	Lv 11 Floor Plan	14/11/2018																																																																																					
A0-212	B	Lv 12 Floor Plan	14/11/2018																																																																																					
A0-213	B	Lv 13 Floor Plan	14/11/2018																																																																																					
A0-214	B	Lv 14 Floor Plan	14/11/2018																																																																																					
A0-215	B	Lv 15 Roof Plan	14/11/2018																																																																																					
A0-216	B	Lv B1 Floor Plan	14/11/2018																																																																																					

A0-220	A	Lv-00-General Arrangement	14/11/2018
A0-221	A	Lv-01-General Arrangement	14/11/2018
A0-222	A	Lv-02-General Arrangement	14/11/2018
A0-223	A	Lv-03-General Arrangement	14/11/2018
A0-224	A	Lv-04-General Arrangement	14/11/2018
A0-225	A	Lv-05-General Arrangement	14/11/2018
A0-226	A	Lv-06-General Arrangement	14/11/2018
A0-227	A	Lv-07-General Arrangement	14/11/2018
A0-228	A	Lv-08-General Arrangement	14/11/2018
A0-229	A	Lv-09-General Arrangement	14/11/2018
A0-230	A	Lv-10-General Arrangement	14/11/2018
A0-231	A	Lv-11-General Arrangement	14/11/2018
A0-232	A	Lv-12-General Arrangement	14/11/2018
A0-233	A	Lv-13-General Arrangement	14/11/2018
A0-234	A	Lv-14-General Arrangement	14/11/2018
A0-235	A	Lv-Roof-General Arrangement	14/11/2018
A0-236	A	Lv-B1-General Arrangement	14/11/2018
A0-300	B	Elevations – North	14/11/2018
A0-301	B	Elevations – South	14/11/2018
A0-302	B	Elevations – West	14/11/2018
A0-303	B	Elevations – East	14/11/2018
A0-310	B	Building Sections	14/11/2018
A0-311	B	Building Sections	14/11/2018
A0-350	B	Material Sample Board	14/11/2018
<b>Landscape Plans prepared by Arcadia Landscape Architecture</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
101	B	Plant Schedule	21/08/2018
102	B	Landscape Level 01 Forecourt	21/08/2018
103	B	Landscape Level 01 Courtyard-2	21/08/2018
104	B	Landscape level 0 Atrium	21/08/2018
105	B	Landscape level 0 PECC Courtyard	21/08/2018
106	B	Landscape Level 06	21/08/2018
-	4	Vision   Overall Master Plan	August 2018
-	4	Vision   Stage One Landscape Plan	August 2018
-	4	Vision   Rooftop Landscape Plan	August 2018
<b>Concept stormwater, sediment and erosion control plan prepared by Bonacci</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
NHR-BON-DRW-CIV-TB1 0000001	C	Drawing Register and Construction Notes	4/10/2018
NHR-BON-DRW-CIV-TB1 0001001	C	Soil and Water Management Plan Sheet 1	4/10/2018
NHR-BON-DRW-	C	Soil and Water Management Plan Sheet 2	4/10/2018

CIV-TB4 0001002			
NHR-BON-DRW-CIV-TB1 0001100	B	Soil and Water Management Details	1/06/2018
NHR-BON-DRW-CIV-TB1 0002001	D	Bulk Earthworks Plan Sheet 1	16/07/2018
NHR-BON-DRW-CIV-TB1 0002002	D	Bulk Earthworks Plan Sheet 2	24/07/2018
NHR-BON-DRW-CIV-TB1 0002401	B	Bulk Earthworks Longitudinal Sections Sheet 1	01/06/2018
NHR-BON-DRW-CIV-TB1 0002402	C	Bulk Earthworks Longitudinal Sections Sheet 2	01/06/2018
NHR-BON-DRW-CIV-TB1 0002403	C	Bulk Earthworks Longitudinal Sections Sheet 3	01/06/2018
NHR-BON-DRW-CIV-TB1 0002404	B	Bulk Earthworks Longitudinal Sections Sheet 4	01/06/2018
NHR-BON-DRW-CIV-TB1 0002405	B	Bulk Earthworks Longitudinal Sections Sheet 5	01/06/2018
NHR-BON-DRW-CIV-TB1 0002406	B	Bulk Earthworks Longitudinal Sections Sheet 6	19/04/2018
NHR-BON-DRW-CIV-TB1 0003001	B	Siteworks and Stormwater Drainage Plan – Sheet 1	01/06/2018
NHR-BON-DRW-CIV-TB1 0003002	C	Siteworks and Stormwater Drainage Plan – Sheet 2	23/07/2018
NHR-BON-DRW-CIV-TB1 0003011	A	Stormwater Drainage Longitudinal Sections – Sheet 1	01/06/2018
<b>Architectural Plans prepared by BVN</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
<b>A0-108</b>	<b>C</b>	<b>Proposed Site Plan</b>	<b>9/7/2019</b>
<b>A0-200</b>	<b>C</b>	<b>Lv 00 Floor Plan</b>	<b>9/7/2019</b>
<b>A0-201</b>	<b>C</b>	<b>Lv 01 Floor Plan</b>	<b>9/7/2019</b>
<b>A0-202</b>	<b>C</b>	<b>Lv 02 Floor Plan</b>	<b>9/7/2019</b>
<b>A0-203</b>	<b>C</b>	<b>Lv 03 Floor Plan</b>	<b>9/7/2019</b>
<b>A0-204</b>	<b>C</b>	<b>Lv 04 Floor Plan</b>	<b>9/7/2019</b>
<b>A0-205</b>	<b>C</b>	<b>Lv 05 Floor Plan</b>	<b>9/7/2019</b>
<b>A0-206</b>	<b>C</b>	<b>Lv 06 Floor Plan</b>	<b>9/7/2019</b>
<b>A0-207</b>	<b>C</b>	<b>Lv 07 Floor Plan</b>	<b>9/7/2019</b>
<b>A0-208</b>	<b>C</b>	<b>Lv 08 Floor Plan</b>	<b>9/7/2019</b>

A0-209	C	Lv 09 Floor Plan	9/7/2019
A0-210	C	Lv 10 Floor Plan	9/7/2019
A0-211	C	Lv 11 Floor Plan	9/7/2019
A0-212	C	Lv 12 Floor Plan	9/7/2019
A0-213	C	Lv 13 Floor Plan	9/7/2019
A0-214	C	Lv 14 Floor Plan	9/7/2019
A0-215	C	Lv 15 Roof Plan	9/7/2019
A0-216	C	Lv B1 Floor Plan	9/7/2019
A0-220	B	Lv 00 General Arrangement	9/7/2019
A0-221	B	Lv 01 General Arrangement	9/7/2019
A0-222	B	Lv 02 General Arrangement	9/7/2019
A0-223	B	Lv 03 General Arrangement	9/7/2019
A0-224	B	Lv 04 General Arrangement	9/7/2019
A0-225	B	Lv 05 General Arrangement	9/7/2019
A0-226	B	Lv 06 General Arrangement	9/7/2019
A0-227	B	Lv 07 General Arrangement	9/7/2019
A0-228	B	Lv 08 General Arrangement	9/7/2019
A0-229	B	Lv 09 General Arrangement	9/7/2019
A0-230	B	Lv 10 General Arrangement	9/7/2019
A0-231	B	Lv 11 General Arrangement	9/7/2019
A0-232	B	Lv 12 General Arrangement	9/7/2019
A0-233	B	Lv 13 General Arrangement	9/7/2019
A0-234	B	Lv 14 General Arrangement	9/7/2019
A0-235	B	Lv Roof General Arrangement	9/7/2019
A0-236	B	Lv B1 General Arrangement	9/7/2019
A0-300	C	Elevations – North	9/7/2019
A0-301	D	Elevations – South	24/9/2019
A0-302	D	Elevations – West	24/9/2019
A0-303	D	Elevations – East	24/9/2019
A0-310	C	Building Sections	9/7/2019
A0-311	D	Building Sections	24/9/2019
A0-350	C	Material Sample Board	9/7/2019
<b>Landscape Plans prepared by Arcadia Landscape Architecture</b>			
Dwg No.	Rev	Name of Plan	Date
101	D	Plant Schedule	03/09/2019
102	D	Landscape Level 01 Forecourt	03/09/2019
103	D	Landscape Level 01 Courtyard 2	03/09/2019
104	D	Landscape level 0 Atrium	03/09/2019
105	D	Landscape level 0 PECC Courtyard	03/09/2019
106	D	Landscape Level 05, 06, and 07	03/09/2019
107	D	Landscape Streetscape	03/09/2019
3.0	5	Vision   Overall Master Plan	July 2019
3.2	5	Vision   Stage One Landscape Plan	July 2019
3.3	5	Vision   Rooftop Landscape Plan	July 2019
<b>Concept stormwater, sediment and erosion control plan prepared by Bonacci</b>			
Dwg No.	Rev	Name of Plan	Date
NHR-BON-DRW-CIV-TB1 0001002	D	Soil and Water Management Plan Sheet 2	23/7/2019
NHR-BON-DRW-CIV-TB1 0002002	E	Bulk Earthworks Plan Sheet 2	23/7/2019
NHR-BON-DRW-CIV-TB1 0002101	C	Bulk Earthworks Longitudinal Sections Sheet 1	23/7/2019
NHR-BON-DRW-CIV-TB1	D	Bulk Earthworks Longitudinal Sections Sheet 2	23/7/2019

	<table border="1"> <tr> <td>0002102</td> <td></td> <td></td> <td></td> </tr> <tr> <td>NHR-BON-DRW-CIV-TB1-0002103</td> <td>D</td> <td>Bulk Earthworks Longitudinal Sections Sheet 3</td> <td>23/7/2019</td> </tr> <tr> <td>NHR-BON-DRW-CIV-TB1-0002104</td> <td>C</td> <td>Bulk Earthworks Longitudinal Sections Sheet 4</td> <td>23/7/2019</td> </tr> <tr> <td>NHR-BON-DRW-CIV-TB1-0002105</td> <td>C</td> <td>Bulk Earthworks Longitudinal Sections Sheet 5</td> <td>23/7/2019</td> </tr> <tr> <td>NHR-BON-DRW-CIV-TB1-0002106</td> <td>C</td> <td>Bulk Earthworks Longitudinal Sections Sheet 6</td> <td>23/7/2019</td> </tr> <tr> <td>NHR-BON-DRW-CIV-TB1-0003002</td> <td>D</td> <td>Siteworks and Stormwater Drainage Plan – Sheet 2</td> <td>23/7/2019</td> </tr> <tr> <td>NHR-BON-DRW-CIV-TB1-0003011</td> <td>B</td> <td>Stormwater Drainage Longitudinal Sections – Sheet 1</td> <td>23/7/2019</td> </tr> <tr> <td>NHR-BON-DRW-CIV-TB1-0003012</td> <td>C</td> <td>Stormwater Drainage Longitudinal Sections – Sheet 2</td> <td>23/7/2019</td> </tr> <tr> <td colspan="4"><b>Swept Path Analysis and Signage Plan prepared by ptc.</b></td> </tr> <tr> <td>Dwg No.</td> <td>Rev</td> <td>Name of Plan</td> <td>Date</td> </tr> <tr> <td>TP-002</td> <td>8</td> <td>19m articulated truck, ambulance and SRV movement and signage</td> <td>19/9/2019</td> </tr> </table>	0002102				NHR-BON-DRW-CIV-TB1-0002103	D	Bulk Earthworks Longitudinal Sections Sheet 3	23/7/2019	NHR-BON-DRW-CIV-TB1-0002104	C	Bulk Earthworks Longitudinal Sections Sheet 4	23/7/2019	NHR-BON-DRW-CIV-TB1-0002105	C	Bulk Earthworks Longitudinal Sections Sheet 5	23/7/2019	NHR-BON-DRW-CIV-TB1-0002106	C	Bulk Earthworks Longitudinal Sections Sheet 6	23/7/2019	NHR-BON-DRW-CIV-TB1-0003002	D	Siteworks and Stormwater Drainage Plan – Sheet 2	23/7/2019	NHR-BON-DRW-CIV-TB1-0003011	B	Stormwater Drainage Longitudinal Sections – Sheet 1	23/7/2019	NHR-BON-DRW-CIV-TB1-0003012	C	Stormwater Drainage Longitudinal Sections – Sheet 2	23/7/2019	<b>Swept Path Analysis and Signage Plan prepared by ptc.</b>				Dwg No.	Rev	Name of Plan	Date	TP-002	8	19m articulated truck, ambulance and SRV movement and signage	19/9/2019			
0002102																																																
NHR-BON-DRW-CIV-TB1-0002103	D	Bulk Earthworks Longitudinal Sections Sheet 3	23/7/2019																																													
NHR-BON-DRW-CIV-TB1-0002104	C	Bulk Earthworks Longitudinal Sections Sheet 4	23/7/2019																																													
NHR-BON-DRW-CIV-TB1-0002105	C	Bulk Earthworks Longitudinal Sections Sheet 5	23/7/2019																																													
NHR-BON-DRW-CIV-TB1-0002106	C	Bulk Earthworks Longitudinal Sections Sheet 6	23/7/2019																																													
NHR-BON-DRW-CIV-TB1-0003002	D	Siteworks and Stormwater Drainage Plan – Sheet 2	23/7/2019																																													
NHR-BON-DRW-CIV-TB1-0003011	B	Stormwater Drainage Longitudinal Sections – Sheet 1	23/7/2019																																													
NHR-BON-DRW-CIV-TB1-0003012	C	Stormwater Drainage Longitudinal Sections – Sheet 2	23/7/2019																																													
<b>Swept Path Analysis and Signage Plan prepared by ptc.</b>																																																
Dwg No.	Rev	Name of Plan	Date																																													
TP-002	8	19m articulated truck, ambulance and SRV movement and signage	19/9/2019																																													
	[SSD-8766-Mod 2 – 10.10.2019]																																															
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	1-6	Throughout	Nil																																												
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) <del>or to A2(de)</del> . In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) <del>or to A2(de)</del> , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. [SSD-8766-Mod 2 – 10.10.2019]	1-6	Throughout	Nil																																												
A5	<b>Limits of Consent</b> This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	1-6	Throughout	Nil																																												
A6	<b>Prescribed Conditions</b> The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	1-6	Throughout	Nil																																												
A7	<b>Planning Secretary as Moderator</b> In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary’s resolution of the matter must be binding on the parties.	1-6	Throughout	Nil																																												
A8	<b>Long Service Levy</b> For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	1-6	Throughout	The LSL pertaining to the value of the works in that Stage will be paid prior to relevant Crown Certification approval.																																												
A9	<b>Legal Notices</b>	1-6	Throughout	Nil																																												

	Any advice or notice to the consent authority must be served on the Planning Secretary			
A10	<p><b>Evidence of Consultation</b> Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	1-6	Throughout	Nil
A11	<p><b>Staging, Combining and Updating Strategies, Plans or Programs</b> With the approval of the Planning Secretary, the Applicant may:</p> <p>(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);</p> <p>(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	1-6	Throughout	Nil
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	1-6	Throughout	Nil
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	1-6	Throughout	Nil
A14	<p><b>Demolition</b> Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</p>	1 & 4	<p>1.; Bulk Excavation including demolition of existing retaining walls and remediation (per Mod 3 approved staging: 2a Main Works)</p> <p>4: Demolition of the existing Child Care building and associated structures and roadways Childcare Centre, excavation, in-ground services, roadways and landscaping.</p>	Nil
A15	<p><b>Structural Adequacy</b> All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p>	1-6	Throughout	Nil
A16	<p><b>External Walls and Cladding</b> The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	3	Façade – This includes all the terracotta tiles, metal cladding, brickwork and all associated external framing	Nil
A17	<p><b>Applicability of Guidelines</b> References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p>	1-6	Throughout	Nil
A18	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management	1-6	Throughout	Nil

	obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.			
A19	<p><b>Monitoring and Environmental Audits</b></p> <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p>	1-6	Throughout	Nil
A20	<p><b>Access to Information</b></p> <p>A20. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	1-6	Throughout	Updated Information will be uploaded as required throughout the construction process as new information becomes available and prior to commencing each Stage
A21	<p><b>Compliance</b></p> <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	1-6	Throughout	Nil
A23	<p><b><u>The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary [SSD-8766-Mod 4 – 01.12.2019].</u></b></p>	1-6	Throughout	Nil
A24	<p><b><u>A Staging Report prepared in accordance with condition A23 must:</u></b></p> <p><b><u>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</u></b></p> <p><b><u>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</u></b></p> <p><b><u>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</u></b></p>	1-6	Throughout	Nil

	<b>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</b> [SSD-8766-Mod 4 – 01.12.2019].			
A25	<b>Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.</b> [SSD-8766-Mod 4 – 01.12.2019].	1-6	Throughout	Nil
A26	<b>Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.</b> [SSD-8766-Mod 4 – 01.12.2019]	1-6	Throughout	Nil
<b>PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
B1	<b>Notification of Commencement</b> The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates	1-6	Throughout	Nil
B2	<b>Notification of Commencement</b> If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	1-6	Throughout	Nil
B3	<b>Certified Drawings</b> Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	1-6	Throughout	Certified structural drawings will be submitted to the Certifier prior to commencement of each stage.
B4	<b>Reflectivity</b> The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of facade works.	3	Façade – This includes all the terracotta tiles, metal cladding, brickwork and all associated external framing	Design to be completed prior to Stage 3.
B5	<b>External Walls and Cladding</b> Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.	3	Façade – This includes all the terracotta tiles, metal cladding, brickwork and all associated external framing	Design to be completed prior to Stage 3.
B6	<b>External Walls and Cladding</b> The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	3	Façade – This includes all the terracotta tiles, metal cladding, brickwork and all associated external framing	Copy of documentation will be provided to Planning Secretary within seven days after Certifier has accepted.
B7	<b>Protection of Public Infrastructure</b> Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	1	Pre-construction, design development, certification and approvals	The Applicant will consult relevant owners and providers, conduct a dilapidation report and submit to relevant Authorities prior to Stage 1

B8	<p><b>Site Contamination</b> Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan (54794/118777 - Rev O) dated 9/11/2018 and prepared by JBS &amp; G.</p>	1 & 4	<p>1: Bulk Excavation including demolition of existing retaining walls and remediation (per Mod 3 approved staging: 2a Main Works) 4: Demolition of the existing Child Care building and associated structures and roadways</p>	Mod 3, approved on 14 August 2019, amended B9 to allow for 3 x distinct stages for the Project's Site Audit Report and Section A Site Audit Statement. Main site works remediation will be completed in Stage1 and the Childcare Centre completed in Stage 4. Hope Cottage will be completed after new Main Tower works are commissioned and operating.
B9	<p><b>Site Contamination</b> <del>Prior to the commencement of earthworks,</del> <b>Upon completion of each stage of the remedial works, in accordance with the Site Audit Report - Staging Plan prepared by JBS&amp;G and dated 12.08.2019,</b> the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority <b>[SSD-8766-Mod-3 – 14.08.2019]</b>.</p>	1 & 4	<p>1: Bulk Excavation including demolition of existing retaining walls and remediation (per Mod 3 approved staging: 2a Main Works) 4: Demolition of the existing Child Care building and associated structures and roadways</p>	Site Audit Report and Section A Site Audit Statement will be prepared at completion of relevant stage of remedial works per Mod 3 approval and issued to the Certifying Authority.
B10	<p><b>Unexpected Contamination Procedure</b> Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and <del>must ensure any material identified as contaminated must be disposed off-site, with</del> <b>where any material identified as contaminated is to be disposed off-site,</b> the disposal location and results of testing are to be submitted to the Planning Secretary, prior to its removal from the site <b>[SSD-8766-Mod-1 – 25.06.19]</b>.</p>	1 & 4	<p>1: Bulk Excavation including demolition of existing retaining walls and remediation (per Mod 3 approved staging: 2a Main Works) 4: Demolition of the existing Child Care building and associated structures and roadways</p>	Nil
B11	<p><b>Utilities and Services</b> Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers</p>	1-5	Throughout	Consultation with the Energy, Water and Gas provider will be ongoing from stage 5 and be completed with the relevant approvals issued prior to stage 5 being completed. Negotiations for telecommunication services provisions will be ongoing through stages 1-5 and consultation completed with the relevant approvals issued prior to stage 5.
B12	<p><b>Utilities and Services</b> Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.</p>	1-5	Throughout	Written advice will be obtained from the approved electrical supply authority, approved telecommunications carrier and approved gas carrier prior to the completion of stage 5.
B13	<p><b>Community Communication Strategy</b> A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction Scopes; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant;</p>	1-6	Throughout	The Communication Strategy will be prepared prior to commencement of Stage 1.

	(ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.			
B14	<b>Community Communication Strategy</b> The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	1	Pre-construction, design development, certification and approvals	Nil
B15	<b>Community Communication Strategy</b> Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	1	Pre-construction, design development, certification and approvals	Nil
B16	<b>Ecologically Sustainable Development</b> <del>Within 6 months of the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.</del> <b>Prior to the commencement of above ground works, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</b> <b>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority;</b> <b>or</b> <b>(b) seeking approval from the Planning Secretary for an alternative certification process.</b> <b>[SSD-8766-Mod- 4 – 01.12.2019]</b>	2	Design development, certification and approvals	Applicant will provide accredited equivalency rating scheme as detailed and agreed with Planning Secretary
B17	<b>Outdoor Lighting</b> Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must comply with any recommendations of the review undertaken under Condition B44 to ensure the ongoing safe operation of the existing helipad on the site. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	3 & 4	3: Helipad services, lighting, and finishes 4: External lighting and associated external services	Outdoor lighting installation will commence toward the end of Stage 3
B18	<b>Access for People with Disabilities</b> The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	3 & 4	3: Helipad services, lighting, and finishes 4: External lighting and associated external services; and demolition of the existing Child Care building and associated structures and roadways	Detailed design and construction of accessible elements will commence during Stage 3 Design compliance evidence will be issued to Certifier prior to the commencement of Stage 3
B19	<b>Environmental Management Plan Requirements</b> Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development

	<p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(iii) a protocol for periodic review of the plan</p>			
B20	<p><b>Construction Environmental Management Plan</b> The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B22);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B23);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B24);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B25);</p> <p>(f) Flood Emergency Response (see condition B26);</p> <p>(g) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and</p>	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B21	<p><b>Construction Environmental Management Plan</b> The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.</p>	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B22	<p><b>Construction Environmental Management Plan</b> The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p>	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development

	<p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with relevant road authority;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(f) include a program to monitor the effectiveness of these measures; and</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>			
B23	<p><b>Construction Environmental Management Plan</b></p> <p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B23(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B24	<p><b>Construction Environmental Management Plan</b></p> <p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B25	<p><b>Construction Environmental Management Plan</b></p> <p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(d) detail all off-Site flows from the Site; and</p> <p>(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).</p>	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B26	<p><b>Construction Environmental Management Plan</b></p> <p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p>	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development

	(b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (c) include details of: (i) the flood emergency responses for both construction and operation Scopes of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.			
B27	<b>Construction Parking</b> Prior to the commencement of construction, the Applicant must provide sufficient parking facilities for heavy vehicles on-site (unless alternative parking is agreed to in writing from the relevant road authority) and ensure that construction traffic associated with the development minimises on-street parking or the use of public parking facilities.	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B28	<b>Road Design and Traffic Facilities</b> All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	4	Design development, certification and approvals	Required permits and approvals will be obtained prior to commencing Stage 4.
B29	<b>Stormwater Management System</b> Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS as modified in the RtS <b>and the section 4.55 modification application (SSD 8766 Mod 2 – 10.10.2019)</b> ; (c) be in accordance with applicable Australian Standards; (d) be designed in accordance with Council’s Stormwater Drainage for Building Developments and Water Sensitive Urban Design Policy. The stormwater drainage plans must include site specific cross-sections and plan view details for all stormwater treatment measures; (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (f) divert existing clean surface water around operational areas of the site; (g) direct all sediment laden water in overland flow away from the leachate management system; (h) prevent cross-contamination of clean and sediment or leachate laden water. <b>[SSD-8766-Mod-2 – 10.10.2019]</b>	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B30	<b>Operational Noise – Design of Mechanical Plant and Equipment</b> Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment (Rev 9) prepared by Acoustic Logic dated 15/11/2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment (Rev 9) prepared by Acoustic Logic dated 15/11/2018.	3	Design development, certification and approvals	This condition will be satisfied prior to commencement of Stage 3.
B31	<b>Biodiversity</b> Prior to any clearing or construction works, the Applicant must purchase and 2 ecosystem credits to offset the removal of native vegetation on site. The ecosystem credits must be determined in accordance with the OEH’s Framework	1	Pre- construction, design development, certification and approvals	Nil

	for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BBAM).			
B32	<b>Construction and Demolition Waste Management</b> The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B33	<del><b>Operational Waste Storage and Processing</b> Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council [SSD-8766-Mod- 4 – 01.12.2019]</del>	<del>1</del>	<del>Pre- construction, design development, certification and approvals</del>	<del>No waste removal is being undertaken by Council – Condition will not be triggered.</del>
B34	<b>Mechanical Ventilation</b> All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	3	Design development, certification and approvals	This condition will be satisfied prior to commencement of Stage 3.
B35	<b>Rainwater Harvesting</b> Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	2	Pre- construction, design development, certification and approvals	Nil
B36	<b>Roadworks and Access</b> Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the largest vehicle accessing the site.	1 & 4	1: Pre- construction, design development, certification and approvals  4: Demolition of the existing Child Care building and construction of new structures and roadways	The applicant will commence construction of the Northern Road during Stage 1. New roadways will also be constructed following the demolition of Childcare
B37	<b>Car Parking and Service Vehicle Layout</b> Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	4	Pre- construction, design development, certification and approvals	Nil
B38	<b>Bicycle Parking and End-of-Trip Facilities</b> Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: a) the provision of a minimum 25 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	6	Any other external works	This condition will be satisfied prior to commencement of Stage 6.

B39	<p><b>Public Domain Works</b> Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.</p>	5	External and tower public domain works	This condition will be satisfied prior to commencement of Stage 5.
B40	<p><b>Compliance Reporting</b> No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p>	1	Pre- construction, design development, certification and approvals	Nil
B41	<p><b>Compliance Reporting</b> Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p>	1-6	Throughout	Nil

B42	<p><b>Compliance Reporting</b> The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	1-6	Throughout	Nil
B43	<p><b>Compliance Reporting</b> Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance</p>	-	-	Noted. This is operational and not part of Construction staging
B44	<p><b>Existing Helipad / Helicopter Operations During Construction</b> Prior to the commencement of construction, helipad / helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority.</p>	1	Pre-construction, demolition and in-ground works.	Nil
B45	<p><b>Proposed Helipad Design</b> Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.</p>	2	Installation of in-situ concrete structural works above Level 00 and up to Level 14 including the construction of columns, walls and suspended slabs and the fire isolated lift, stairway and service riser shafts	Construction of the Helipad Structure will be completed at the end of Stage 2
B46	<p><b>Proposed Helipad Operations</b> Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad shall be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Department and Council.</p>	2	Installation of in-situ concrete structural works above Level 00 and up to Level 14 including the construction of columns, walls and suspended slabs and the fire isolated lift, stairway and service riser shafts	Construction of the Helipad Structure will be completed at the end of Stage 2

<b>Job_Title</b>	1949_Nepean Hospital Stage 1 Staging Report			
<b>Revision</b>	<b>Date</b>	<b>Prepared By</b>	<b>Reviewed By</b>	<b>Description</b>
0	11/9/2019	VG/HK	DL	For issue
1	16/9/2019	HK	DL	Revision to address CPB, CBRE and HI comments
2	16/9/2019	HK	DL	Minor amendments
3	17/9/2019	HK	DL	Minor amendments
4	23/9/2019	VG/HK	DL	Revision to address DPIE comments
5	24/9/2019	HK	DL	FINAL
6	09/10/2019	DL	DL	Update to capture additional DPIE comments
7	17/10/2019	HK	DL	Minor amendments
8	29/10/2019	HK	DL	Update to capture additional DPIE comments
9	06/11/2019	ME	MM	Update to capture additional DPIE comments
10	14/11/2019	MM	SG	Update to capture additional DPIE comments
10a	19/11/2019	ME	DL	Update to capture additional DPIE comments
10b	25/11/2019	JF	DL	Minor amendments
11	13/03/2020	LA	DL	Updated to include Modification 4 (refer to Section 1 and Appendix A), and comments of Conditions B11 and B12 to confirm stage of compliance (refer to Appendix A).
12	16/03/2020	DL	KM	Correction to dates
13	23/03/2020	DL	-	Final
14	03/05/2020	DL	KM	Adjustment to the timing of B37



**WolfPeak Pty Limited**

Suite 2, Level 10, 189 Kent Street, Sydney 2000

17A High Street, Wauchope 2446

**[www.wolfpeak.com.au](http://www.wolfpeak.com.au)**