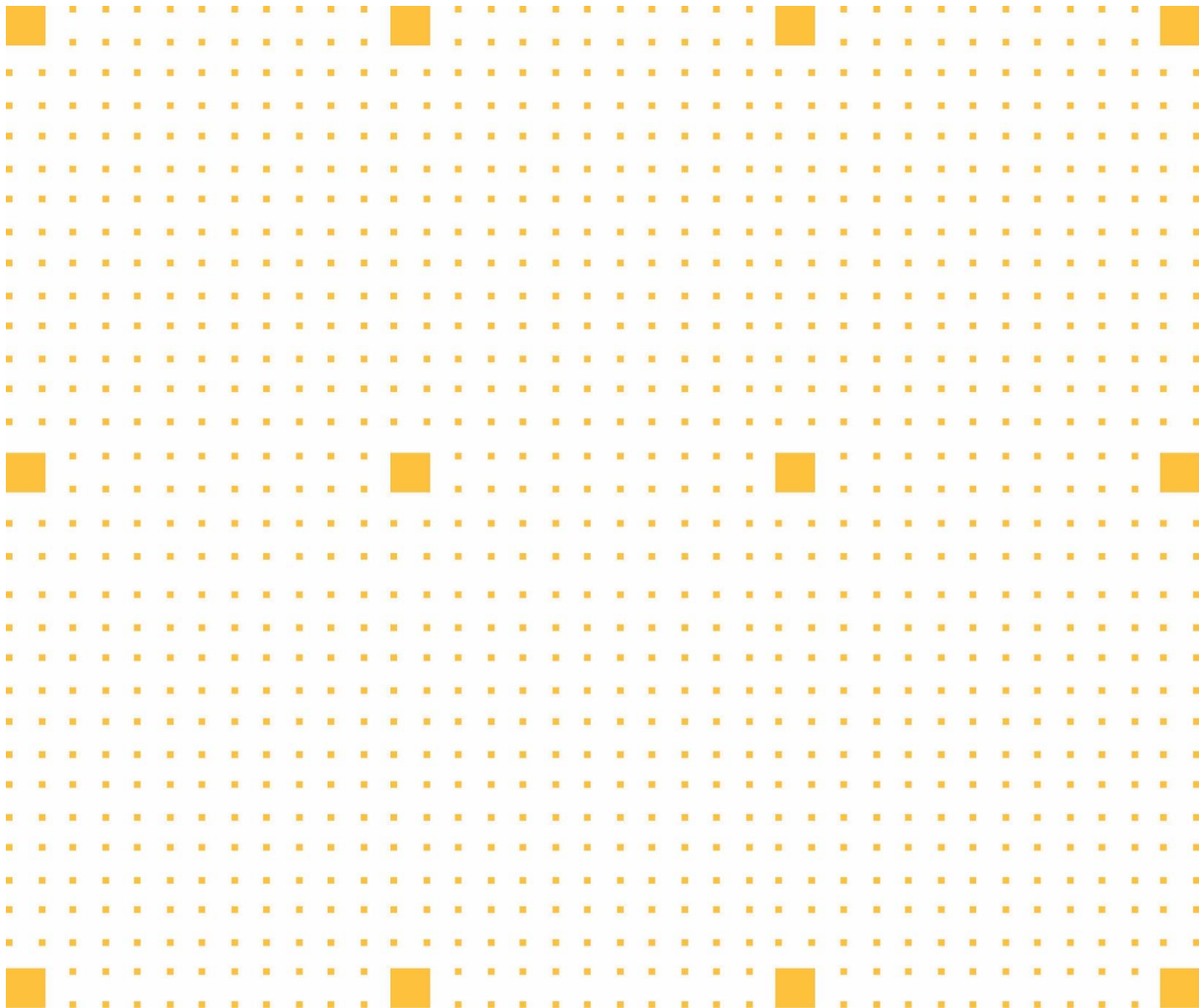


STAGING REPORT

Project: Goulburn Hospital and Health Service Redevelopment

Job No: SC124



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1 Introduction

1.1 Background

Health Infrastructure NSW is responsible for delivering the Goulburn Hospital and Health Service Redevelopment (SSD 8667) (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 Southern NSW Local Health District.

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 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 Goulburn Base Hospital.

1.2 The Project

The Project site is situated at 130 Goldsmith Street, within the Goulburn Mulwaree Council Local Government Area. The Project footprint is presented in Figure 1.

Redevelopment works for the Project include:

- 10 bed ICU / HDU / CCU
- 28 Medical beds IPU Beds comprising 26 Medical beds and 2 Palliative Care beds
- 28 Surgical beds IPU
- 32 bed Sub-acute IPU comprising 20 Rehabilitation beds, 10 Geriatric Evaluation and Management (GEM) beds and 2 Palliative Care beds
- Perioperative Suite including 3 Operating Theatres, 1 Procedure Room, 8 Recovery Bays, Day Procedure Unit and support services
- New Sterile Supply Unit to replace the existing non-compliant existing SSU
- 5 bed Maternity Inpatient Unit, with 2 Birthing Rooms, Assessment Room and 2 Special Care Nursery Cots
- 6 bed Paediatric Inpatient Unit
- Main Entry and new Front of House (FOH), including Retail
- Emergency Department: 10 spaces. 3 Ambulance Bays.
- Emergency Department Short Stay Unit; and
- Clinical Support Services including Medical Imaging (MRI shell) and purpose-built Mortuary

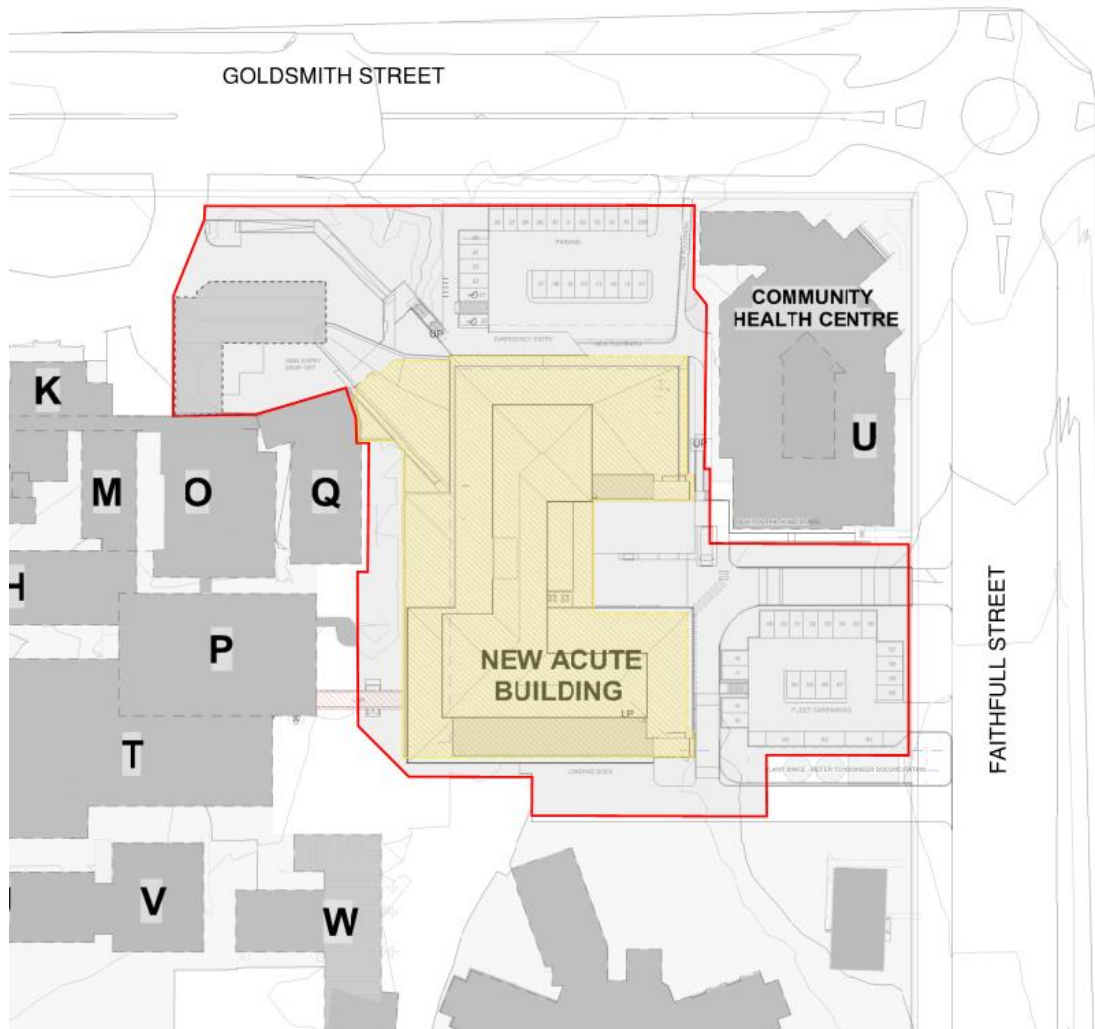


Figure 1: Project Footprint – Goulburn Hospital & Health Service Redevelopment - Main Works

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 3 December 2018 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD 8667, subject to a set of Conditions of Consent.

Modification 2 – Goulburn Base Hospital Design Refinements had been lodged since consent was granted (it is noted that Mod 1 request was withdrawn). SSD 8667 Mod 2 approval was issued on 28 January 2020, with a number of minor amendments to the original consent conditions included.

The key changes associated with Modification 2 are as follows:

- Raising the Level LG floor plate by 300mm to minimize ramps and excavation works;
- Rotating the Service/Bed Lifts to provide a clear Service/Bed corridor traffic flow separate from the Public flow;
- Provided a new Sterile Supply Unit (SSU) and Mortuary within the new Building footprint to provide optimal access and workforce efficiencies;
- Reducing the overall bulk and scale of the proposed building by maximizing efficiencies in clinical planning;
- Providing a greater setback of the upper level building form; and
- Inclusion of conditions to permit the staging of construction.

1.4 Purpose of this Staging Report

This Staging Report has been prepared to facilitate the staging of requirements in accordance with SSD 8667 Mod 2, dated 28/01/20. The following conditions have been included within Mod 2 in Schedule 2, Part A - Administrative Conditions, in relation to the staging of construction:

- A21. *The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report (construction) must be prepared and submitted for the approval of the Planning Secretary. Where compliance with conditions is required to be staged due to staged operation, a Staging Report (operational) must be submitted to the Planning Secretary for approval no later than one month before the commencement of operation of the first of the proposed stages of operation.*
- A22. *A Staging Report prepared in accordance with condition A21 must:*
- (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;*
 - (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);*
 - (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and*
 - (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.*
- A23. *Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.*
- A24. *Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent 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 as identified in the Staging 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 three (3) stages. Whilst each stage will commence at different times, each will have periods during which works may occur contemporaneously.

The Project duration is projected to be approximately 25 months, commencing in October of 2019 with the new Acute Services Building expected to be operational by 2021.

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

Stage	Stage details	Indicative Commencement Dates*	Indicative Completion Dates*
Stage 1	<p>Construction works to be completed in Stage 1 include:</p> <ul style="list-style-type: none"> ▪ Civil earthworks and bulk excavation; ▪ Installation of in-ground services; ▪ Car parking sub structure; ▪ Retaining walls; ▪ Vehicular ramps; ▪ Piles; ▪ Footings; and ▪ Construction of lower ground concrete slab <p>Note; No works above the lower ground slab will be completed as part of the Stage 1 works.</p>	Q4 2019	Q1 2020
Stage 2	<p>Construction works to be completed in Stage 2 include:</p> <ul style="list-style-type: none"> ▪ All structural works, comprising of suspended slabs, columns and load bearing internal block walls 	Q1 2020	Q3 2020
Stage 3	<p>Construction works to be completed in Stage 3 include:</p> <ul style="list-style-type: none"> ▪ Demolition of existing structures; ▪ Building envelope and façade; ▪ Installation of services throughout; ▪ Canopy to main entry; 	Q3 2020	Q4 2021

	<ul style="list-style-type: none"> ▪ Internal fit out works; ▪ Connections to existing buildings adjacent to the new development; ▪ Construction of car parks, kerb and gutter and external footpaths; ▪ Landscaping 		
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Table 1 – Staging Details Summary

* Dates noted above are indicative and may be impacted by weather and obtaining necessary approvals.

2.1 Other phases in the delivery of the Project

Early, low impact works

In addition to the three (3) construction stages the early, low impact works excluded from the definition of 'Construction' in SSD 8667, were undertaken to enable the remainder of the Project to run efficiently. These works included:

- Building and road dilapidation;
- Surveys, investigative drilling and investigative excavation;
- Establishing temporary site offices; and
- Installation of environmental impact mitigation measures, temporary fencing and enabling works transfer.

Operations and occupancy

Completion of the project is expected in 2021 with the subsequent operation and occupancy of the new Acute Services Building at Goulburn Base Hospital expected to occur as a single stage. 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 Hansen Yuncken's 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 the relevant 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 Hansen Yuncken's management systems, 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 each stage of the redevelopment include (but are not limited to):

- Environmental Management Plan Requirements (condition of consent B15);
- Construction Environmental Management Plan (condition of consent B16) and sub-plans;
- Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B18);
- Construction Noise and Vibration Management Sub-Plan (condition of consent B19)
- Construction Waste and Management Sub-Plan (condition of consent B20)
- Construction Soil and Water Management Sub-Plan (condition of consent B20)

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 B32 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 phase 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 phase 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. The Compliance Monitoring and Reporting Program will require updating to capture the timing shown in the Appendix A, should the staging set out in this Staging Report be approved.

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:

Report	Timing	Anticipated Lodgement Date
Pre - Construction Compliance Report	Prior to commencement of construction	8 th November 2019
Construction Compliance Report 1	26-week intervals from date of commencement of construction	6 th May 2020
Construction Compliance Report 2	26-week intervals from date of commencement of construction	4 th November 2020
Construction Compliance Report 3	26-week intervals from date of commencement of construction	5 th May 2021
Pre – Operational Compliance Report	26-week intervals from date of commencement of construction	30 th July 2021
Operational Compliance Report	At intervals, no greater than 52 weeks from the date of commencement of operation for the duration of operation	30 th July 2022

Table 2 – Compliance Reporting Schedule

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

An Independent Audit Program is being developed for the Project in accordance with condition of consent C38 and captured the audit frequencies set out in condition of consent C39 and the Department's *Independent Audit Post Approval Requirements*. The Program will set out when Independent Audits need to be undertaken.

The undertaking of Independent Environmental 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 of Planning, Industry and Environment, 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.

4 Appendices

4.1 Appendix A – Goulburn Hospital and Health Service Staging Matrix

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment																																																																																																																																																																																																																																																																																				
PART A - ADMINISTRATIVE CONDITIONS																																																																																																																																																																																																																																																																																									
Obligation to Minimise Harm to the Environment																																																																																																																																																																																																																																																																																									
A1	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.	Triggered			This condition is triggered in Stage 1, with the condition to be met through each stage of the works.																																																																																																																																																																																																																																																																																				
Development in Accordance with Plans & Documentation (Terms of consent)																																																																																																																																																																																																																																																																																									
A2	<p>The development may only be carried out:</p> <p>(a) in compliance with the condition of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS and Response to Submissions; and generally in accordance with the Section 4.55(2) Modification Report and appendices prepared by City Plan, dated 20 September 2019 and the Response to Submissions, prepared by Health Infrastructure dated 4 December 2019, and the further information and appendices prepared by Health Infrastructure, dated 12 December 2019; and</p> <p>d) In accordance with the approval plans in the table below:</p> <table border="1"> <thead> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>AA04-0104</td> <td>B</td> <td>Site Plan – Demolition</td> <td>30/11/18</td> </tr> <tr> <td>AA-01-01</td> <td>B</td> <td></td> <td>22/11/2019</td> </tr> <tr> <td>AR-02-02</td> <td>L</td> <td>Site Plan – 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Plan	30/08/18	L001	B		09/12/2019	SKP-001	H	Carpark Screening	30/08/18	SKP-001	H	Heritage Entry	30/08/18	L-001	-	Entry Landscape	-	L-002	-	Fleet Carpark Landscape	-	L-005	-	Materials	-	Dwg No.	Rev	Name of Plan	Date	Subdivision Plan prepared by Project Surveyors				B4024	-	Plan Showing Proposed Lot Consolidation	July 2018	Dwg No.	Rev	Name of Plan	Date	Wayfinding Signage prepared by Minale Tattersfield				S-001	-	Site Plan	26/11/2019	S-002	-	Site Plan – Ground Level	26/11/2019	S-003	-	External Building Signs – North & West Elevation	26/11/2019	S-004	-	Vehicular Circulation – Lower Ground	26/11/2019	Sheet 1 of 1	A	Graphic Colour Specifications	23/08/18	S-005	-	Typefaces	26/11/2019	Sheet 1 of 1	A	Graphic Specifications – Arrow & Pictograms	23/08/18	S-006	-	Colours & Arrows	26/11/2019	Sheet 1 of 1	A	External Sign Locations	23/08/18	Sheet 1 of 1	A	External Vehicular Signs – Sign Family – Lower Ground Floor	23/08/18	S-007	-	External Vehicular Signs – Sign Family – Lower Ground Floor	26/11/2019	S-008	-	External Vehicular Signs – Sign Family – Ground Floor	26/11/2019	S-009	-	External Vehicular Signs – Renders	26/11/2019	S-0010	-	External Signs – Specifications	26/11/2019	S-0011	-	External Signs Cont. – Specifications	26/11/2019	Sheet 1 of 1	A	Detail Plan – Lower Ground Lower Ground Level – Sign Locations	23/08/18	S-0015	-	Detail Plan – Lower Ground Lower Ground Level – Sign Locations	10/09/2019	Sheet 1 of 1	A	Detail Plan – Ground Ground Level – Sign Locations	23/08/18	S-0016	-	Detail Plan – Ground Ground Level – Sign Locations	10/09/2019	Sheet 1 of 1	A	Detail Plan – Level 1 Level 1 – Sign Locations	23/08/18	S-0017	-	Detail Plan – Level 1 Level 1 – Sign Locations	10/09/2019	Sheet 1 of 1	A	Detail Plan – Level 2 Level 2 – Sign Locations	23/08/18	S-0018	-	Detail Plan – Level 2 Level 2 – Sign Locations	10/09/2019	Sheet 1 of 1	A	Detail Plan – Level 3 Level 3 – Sign Locations	23/08/18	S-0019	-	Detail Plan – Level 3 Level 3 – Sign Locations	26/11/2019				Condition and plan list updated in line with SSD 8667 Mod 2 approval. Updated plans to be utilised from Stage 2 onwards.
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CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
Inconsistency between documents					
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.				This condition may take effect at any stage of the works.
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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				This condition may take effect at any stage of the works.
Limits on Consent					
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.				Noted; the works are scheduled to commence within 1 year of this consent, dated 3 December 2018.
Prescribed conditions					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Triggered			This condition is triggered in Stage 1, with the condition to be met through each stage of the works.
Planning Secretary as Moderator					
A7	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.				This condition may take effect at any stage of the works.
Long Service Leave Levy					
A8	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.	Triggered			LSL paid for all stages in advance of commencement of Stage 1. Receipt provided to PCA (Receipt No.: 00399825).
Legal Notices					
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.				This condition may take effect at any stage of the works.
Evidence of Consultation					
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a)consult with the relevant party prior to submitting the subject document for information or approval; and (b)provide details of the consultation undertaken including: (i)the outcome of that consultation, matters resolved and unresolved; and (ii)details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.				This condition may take effect at any stage of the works.
Staging, Combining and Updating Strategies, Plans or Programs					
A11	With the approval of the Planning Secretary, the Applicant may: 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); 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 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).				This condition is to be met in advance of any staged works being undertaken.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
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.				This condition is to be met in advance of any staged works being undertaken.
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.				This condition is to be met in advance of any staged works being undertaken.
Demolition					
A14	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.			Triggered	Demolition works scheduled for Stage 3 only (demolition of existing structures on site).
Structural Adequacy					
A15	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.		Triggered		Structural works are scheduled to commence in Stage 2. This condition must be satisfied in advance the issue of CC2 by the PCA.
External Walls and Cladding					
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.			Triggered	External walls and cladding/façade works are scheduled to commence in Stage 3. This condition must be satisfied in advance the issue of CC3 by the PCA.
Applicability of Guidelines					
A17	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. 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 obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Triggered			This condition is triggered in Stage 1, with the condition to be met through each stage of the works.
Applicability of Guidelines					
A18	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&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.				Noted; this condition may apply to any and all stages of the works and will be observed as such.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
Access to Information					
A19	<p>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> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (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; (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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	Triggered			This condition must be met at least 48 hours before the commencement of Stage 1. Any updated or newly received documentation in accordance with the listed items under this condition if received throughout the works, will be made publicly available.
Compliance					
A20	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.	Triggered			This condition will be met prior to commencement of Stage 1, and throughout each subsequent stage as new subcontractors are on-boarded throughout the duration of the works.
Staging					
A21	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report (construction) must be prepared and submitted for the approval of the Planning Secretary. Where compliance with conditions is required to be staged due to staged operation, a Staging Report (operational) must be submitted to the Planning Secretary for approval no later than one month before the commencement of operation of the first of the proposed stages of operation.	Triggered			Condition added in line with SSD 8667 Mod 2 approval.
A22	<p>A Staging Report prepared in accordance with condition A21 must:</p> <ul style="list-style-type: none"> (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; (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); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	Triggered			Condition added in line with SSD 8667 Mod 2 approval.
A23	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Triggered			Condition added in line with SSD 8667 Mod 2 approval.
A24	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent 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 as identified in the Staging Report.	Triggered			Condition added in line with SSD 8667 Mod 2 approval.
ADVISORY NOTES					
AN I.	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents				This condition is to be met in advance of any staged works being undertaken, and maintained for the duration of the works.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
PART B - PRIOR TO COMMENCEMENT OF WORKS					
Notification of Commencement					
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. 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.	Triggered			This condition will be satisfied at least 48 hours prior to the commencement of Stage 1.
Certified Plans					
B2	Plans certified in accordance with section 6.28 of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and must include details as required by any of the following conditions.	Triggered	Triggered	Triggered	This condition is to be met prior to commencement of each stage.
Certified Drawings					
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority 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.	Triggered	Triggered	Triggered	Certified structural drawings will be submitted to the Certifier prior to commencement of each stage
External Walls and Cladding					
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. 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.			Triggered	Compliance with this condition is not required until the commencement of stage 3 (construction of the façade). This condition will be satisfied prior to commencement Stage 3.
Protection of Public Infrastructure					
B5	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 Certifying Authority and Council.	Triggered			This condition is to be met prior to the commencement of Stage 1.
Site Contamination					
B6	Remediation approved as part of this development consent must be carried out in accordance with the report titled Remediation Action Plan Goulburn Base Hospital, prepared by Consulting Earth Scientists, dated 19 September 2018.	Triggered			Remediation works will be undertaken during Stage 1 (civil/earth works).
B7	Upon completion of remedial works, 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.		Triggered		The site audit report is required upon the completion of Stage 1 (civil/earth works) and in advance of Stage 2 (structural works) commencing.
Unexpected Contamination Procedure					
B8	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 B16 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing must be submitted to the Planning Secretary prior to its removal from the site.	Triggered			This condition will be satisfied prior to commencement of Stage 1 (civil/earth works).

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
Utilities and Services					
B9	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.			Triggered	This condition will be satisfied prior to commencement Stage 3 (connection to utilities).
B10	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.		Triggered		This condition will be satisfied prior to commencement Stage 2 (structural works - above ground).
Community Communication Strategy					
B11	<p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, 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.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (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: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (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. <p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p> <p>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.</p>	Triggered			This condition must be satisfied prior to commencement of Stage 1.
Ecologically Sustainable Development					
B12	Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by Wood and Grieve Engineers dated 21 September 2017 to target the equivalent of a minimum 4 Star Green Star rating.		Triggered		This condition will be satisfied prior to commencement Stage 2 in advance of above ground works as design is further developed.
Outdoor Lighting					
B13	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. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.			Triggered	Compliance with this condition is not required until the commencement of Stage 3 (balance of works).
Access for People with Disabilities					
B14	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.		Triggered	Triggered	Design development informing structural considerations in Stage 2 and the balance of works captured in Stage 3 will need to demonstrate compliance with this condition.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
Environmental Management Plan Requirements					
B15	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (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; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (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; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	Triggered			This condition will be met prior to the commencement of Stage 1, with the requirements to be satisfied within the CEMP and associated appendices. .
Construction Environmental Management Plan					
B16	<p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18); (c) Construction Noise and Vibration Management Sub-Plan (see condition B19); (d) Construction Waste Management Sub-Plan (see condition B20); (e) Construction Soil and Water Management Sub-Plan (see condition B21); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) 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. 	Triggered			This condition will be satisfied prior to commencement of Stage 1. The CEMP will be in effect throughout each stage, with amendments made if/as required over the course of the project.
B17	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 and Council.	Triggered			This condition must be satisfied prior to commencement of Stage 1.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
B18	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and RMS; (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; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Triggered			This condition will be satisfied prior to commencement of Stage 1. The CTPMSP will be in effect throughout each stage, with amendments made if/as required over the course of the project.
B19	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B19(d); and (f) include a complaints management system that would be implemented for the duration of the construction.	Triggered			This condition will be satisfied prior to commencement of Stage 1. The CNVMP will be in effect throughout each stage, with amendments made if/as required over the course of the project.
B20	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (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.	Triggered			This condition will be satisfied prior to commencement of Stage 1. The CWMSP will be in effect throughout each stage, with amendments made if/as required over the course of the project.
B21	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (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); (d) detail all off-Site flows from the Site; and (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).	Triggered			This condition will be satisfied prior to commencement of Stage 1. The CSWMSP will be in effect throughout each stage, with amendments made if/as required over the course of the project.
Construction Parking					
B22	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that a binding agreement has been entered into with the NSW Department of Education for the establishment and use of a temporary hospital car park on land at the corner of Fitzroy and Mount Street at the Wollondilly Public School, or suitable alternative location as agreed to by the Planning Secretary.	Triggered			This condition must be satisfied prior to commencement of Stage 1.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
B23	With regard to the temporary car park required by condition B22: a) a minimum 120 car parking spaces must be provided for the use of construction workers associated with the hospital redevelopment for the duration of the construction period, the management of which must be incorporated into the CTPMSP required by condition B18. b) any spaces within the carpark that are not required by construction workers once the construction of the Acute Services Building is complete must be made available for the use of hospital staff until all approved car parking on the hospital campus is operational.		Triggered		This requirement will be satisfied from the commencement of Stage 2 as worker numbers increase, with contractor parking provided on site for the interim.
Stormwater Management System					
B24	Prior to the commencement of construction, the Applicant must design a 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; (c) be in accordance with applicable Australian Standards; and (d) 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.	Triggered			This condition must be satisfied prior to commencement of Stage 1.
Operational Noise — Design of Mechanical Plant and Equipment					
B25	Prior to the installation of Mechanical Plant and Equipment, the Applicant must incorporate the noise mitigation recommendations in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 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 report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018.			Triggered	This condition must be satisfied during Stage 3. Condition amended line with SSD 8667 Mod 2 approval.
Construction and Demolition Waste Management					
B26	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.	Triggered			This condition must be satisfied prior to commencement of Stage 1.
Mechanical Ventilation					
B27	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 the relevant works.			Triggered	This condition must be satisfied prior to the commencement of Stage 3, specifically, the installation of mechanical ventilation systems.
Car Parking and Service Vehicle Layout					
B28	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 196 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping; (d) 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 AUSTRROADS; and (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Triggered			This condition must be satisfied prior to commencement of Stage 1.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
Bicycle Parking and End-of-Trip Facilities					
B29	<p>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:</p> <p>a) the provision of a minimum 12 staff and 8 visitor bicycle parking spaces;</p> <p>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;</p> <p>c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;</p> <p>d) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>		Triggered		This condition must be satisfied prior to commencement of Stage 2.
Public Domain Works					
B30	<p>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>	Triggered		Triggered	This condition must be met during both Stage 1 and 3 for public domain works scheduled to be undertaken during each stage.
Archival Recording					
B31	<p>Prior to the commencement of demolition works on-site, a photographic archival record of the Pathology Specimen Collection building and Reception buildings is to be prepared in accordance with the recommendations in the report titled Statement of Heritage Impact, Goulburn Hospital & Health Service Redevelopment, prepared by Perumal Murphy Alessi, dated June 2018 and the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A copy is to be submitted to Planning Secretary and Council prior to demolition works commencing.</p>			Triggered	This condition must be satisfied prior to commencement of Stage 3 (demolition works).
Compliance Reporting					
B32	<p>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> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>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>	Triggered			This condition must be satisfied no later than two weeks prior to the commencement of Stage 1.
B33	<p>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>				This condition will be triggered if and as approved by the Planning Secretary, not triggered by any stage of works.