

A background graphic consisting of a dark blue diagonal band across the page. Behind this band is a grayscale image of a city skyline with a prominent skyscraper. Overlaid on the entire background is a pattern of white, isometric 3D cubes of varying sizes.

Goulburn Base Hospital

Staging Report

Submitted to Department of Planning Industry and Environment
On Behalf of Health Infrastructure

June 2021

REPORT REVISION HISTORY

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		Prepared by	Verified by
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Disclaimer

This report has been prepared by City Plan Strategy & Development P/L with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Strategy & Development P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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1. INTRODUCTION

This Staging Report has been prepared by City Plan Strategy and Development (City Plan) on behalf of Health Infrastructure NSW for redevelopment of Goulburn Base Hospital (SSD-8667). The Staging Report has been prepared in accordance with the conditions of the State Significant Development Approval SSD 8667 Modification 2, to allow the staged construction and operation of the development.

1.1. Project Overview

The development, approved 3 December 2018, will result in the redevelopment of Goulburn Base Hospital, which acts as a healthcare hub for the northern sector of the Southern New South Wales Local Health District (SNSW LHD). Existing facilities on the site are outdated, inhibiting the ability of Goulburn Base Hospital to respond to and provide for the future service needs of the LHD. The development includes:

- The demolition of ageing assets (refer to SSD-8667) and maintenance of important heritage buildings on the site. This will improve the curtilage and legibility of existing heritage buildings.
- Construction of:
 - A new four (4) storey acute services building;
 - A new entrance to ambulatory care facilities from Albert Street;
 - New car parking facilities at Albert Street, Goldsmith Street and Faithfull Street to accommodate 139 new car parking spaces, increasing the onsite provision to a total of 196 car parking spaces; and
 - An Engineering Compound which includes the fire hydrant, pump house, generator, electrical substation, water tank, sprinkler booster set, and OSD tank.
- Integration of the new acute services building with existing buildings to create a link between the existing theatres and new hospital building.
- Refurbishment of existing Ambulatory Care and Imaging/Emergency Department.
- Landscaping works throughout the northern portion of the site.
- Associated civil works (outlined by Bonacci in the Civil/Structural Report and Drawings that accompany the development consent).

The location of the approved development is identified in Figure 1 below.

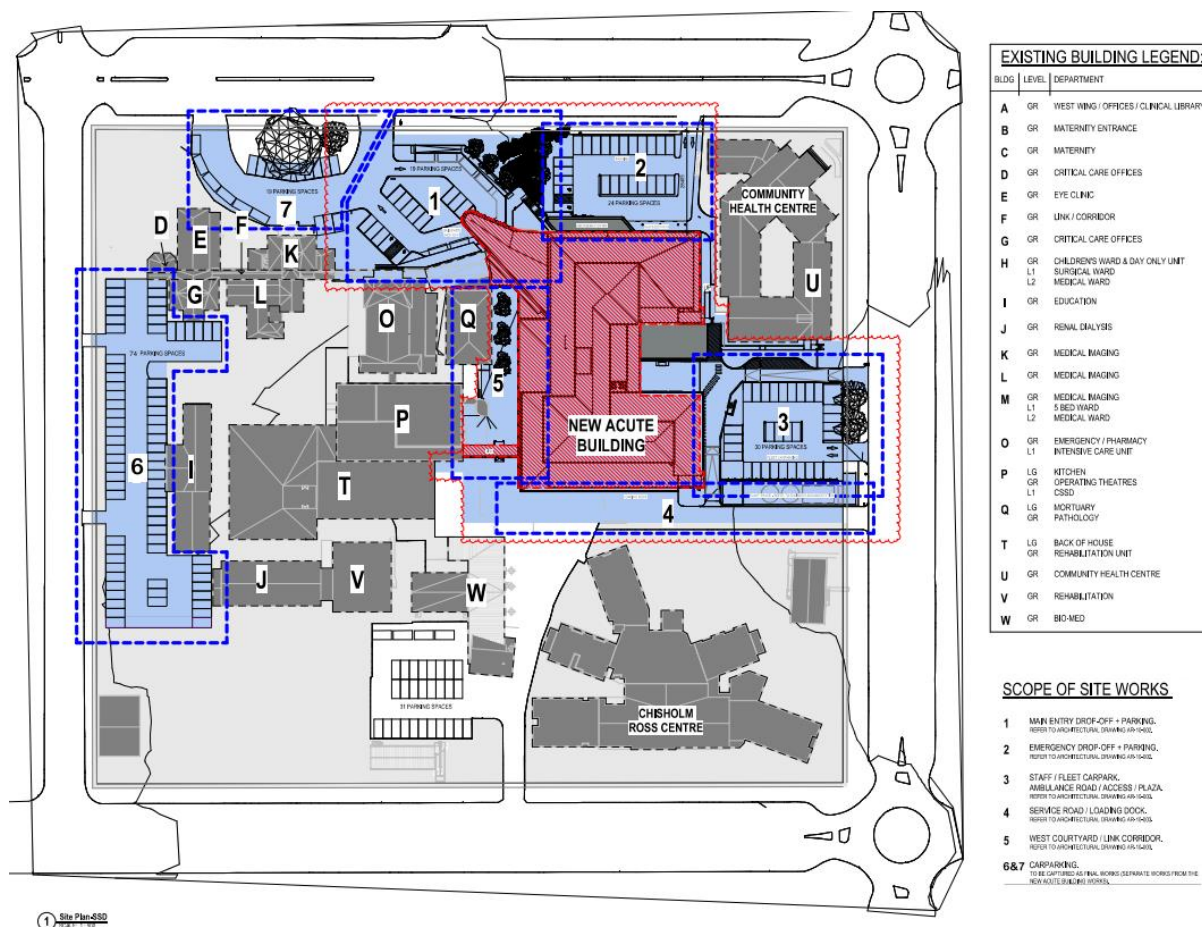


Figure 1: Approved Goulburn Base Hospital Redevelopment (SSD-8667 MOD 2)

An application to modify Consent SSD-8667 (Modification 1) was lodged but subsequently withdrawn.

Another modification application (Modification 2 to the consent was approved in January 2020 which included minor alterations to design, signage and landscaping. Modification 2 included an additional condition to enable staged construction to occur.

Construction commenced in November 2019 and the redevelopment of Goulburn Base Hospital has advanced considerably since consent was granted.

1.2. Purpose of this Staging Report

This Staging Report has been prepared to facilitate the staging of requirements in accordance with SSD-8667 as outlined within the following conditions:

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 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.*

1.3. Need and justification

The project is required to be staged as the main entry carpark and canopy completion cannot commence until the existing Emergency Department has decanted and is able to be demolished.

2. DETAILS OF PROPOSED STAGING

Redevelopment of Goulburn Base Hospital will occur over three (3) stages. While each stage will commence at different times, each stage will have periods during which works may occur contemporaneously.

Figure 2 and Table 1 below outline the works proposed to be undertaken within each stage.

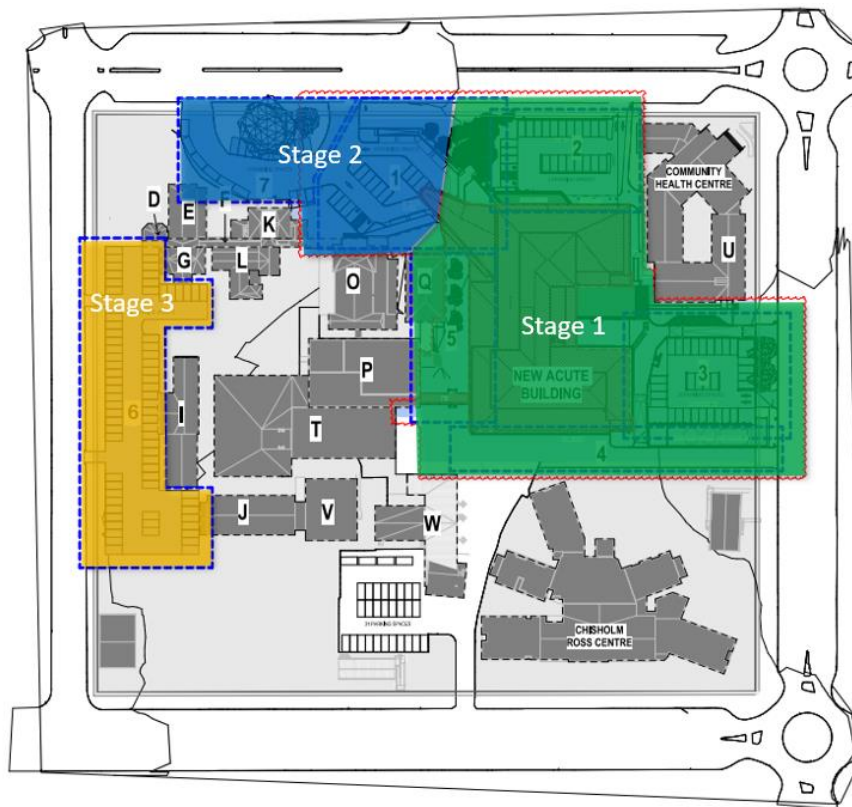


Figure 2: Proposed staging

Stage	Proposed Works	Commencement	Completion
Stage 1	Works associated with Stage 1 include: <ul style="list-style-type: none"> Acute Services Building Main Entry Fleet Car Park Emergency Services Car Park Entry and Access points Ambulance Road 	Construction underway	November 2021
Stage 2	Works associated with Stage 2 include: <ul style="list-style-type: none"> Main entry Car Park and associated soft and hard landscaping Main entry canopy PTV parking bays Demolition 	November 2021	April 2022
Stage 3	Works associated with Stage 3 include: <ul style="list-style-type: none"> Car Parking Demolition 	November 2021	July 2022

Table 1: Works to be completed within each stage.

To deliver the Staging Plan, temporary works will be required between the completion of Stage 1 and Stage 2. These temporary works have been identified within Figure 3 and Appendix 2 and will include a ramp/footpath into the main entry and hoarding around the main entry and internal of the pathology building and corridors during demolition/refurbishment works.

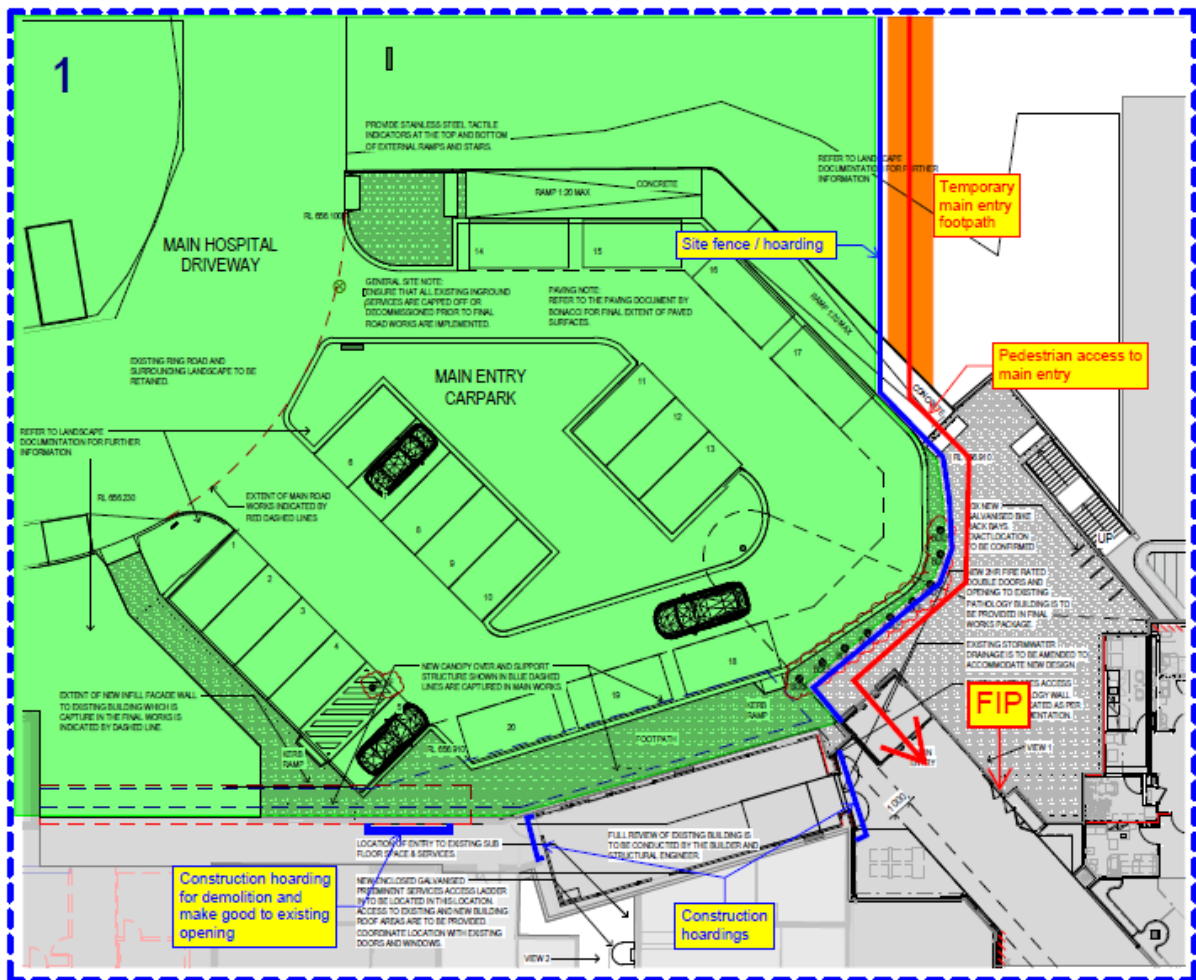


Figure 3: Ground Floor Temporary Works

Completion of the entire project is expected in July 2022 with the subsequent operation and occupancy of the Goulburn Base Hospital expanded operations.

3. CONDITION COMPLIANCE

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 (December 2018).

It sets out the methodology of periodic monitoring and reporting of compliance with each condition of consent applicable to the stage 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, stage to which it relates, the monitoring methodology to track compliance and the evidence used to demonstrate compliance.

Appendix 1 demonstrates how the Compliance Monitoring and Reporting Program can be updated to capture how each condition of consent will be addressed should the staging set out in this Staging Report be approved. Appendix 1 identifies how conditions will be addressed throughout the various stages of the proposed development and how they will be delivered.

4. MANAGEMENT OF CUMULATIVE IMPACTS

Impact of the proposed development were considered during assessment of the SSD Application and subsequent modification. The final impacts associated with the proposed development are not anticipated to change with the introduction of the Staging Plan. There are unlikely to be any significant temporary impacts occurring between the completion of Stage 1 until the development in its entirety is completed. Any potential impacts will be managed in accordance with the relevant conditions of consent.

Cumulative impacts arising from the proposed Staging Plan include:

1. Access;
2. Parking; and
3. Construction.

4.1. Access

The Staging Plan identifies an intent for the new Acute Building to commence operating prior to the completion of the main entry drop-off and parking. Despite the parking and drop-off point not being completed, the main entry itself will be completed as part of Stage 1. This will allow patrons to access the facility from Goldsmith St and the completed car park on Faithful St.

The Staging Plan has been designed to ensure both access points to the new Acute Building are functional at completion of Stage 1 and that any impacts caused during the completion of Stage 2 will be mitigated through a temporary main entry footpath and wayfinding measures (see Attachment 2 - proposed site works plan).

4.2. Parking

At present, condition B23 identifies that parking shortages can be managed through the use of the temporary car park on the corner of Mount St and Fitzroy St. The introduction of staging supports the Faithfull St car park being operational sooner, reducing the staff's reliance on temporary car parking arrangements.

It is identified that Stage 1 operations were intended to utilise car parking spaces in front of the new Acute Building, which fall within Stage 2. During the approximate 6 months between the completion of Stage 1 and Stage 2, the new Acute Building can operate sufficiently through the use of on street parking along Goldsmith St (utilising the temporary access arrangements), use of the additional staff parking brought online through the completion of Stage 1 and use of the emergency drop off facilities accessed through the completed Faithful St car park. It is anticipated that the new Acute Building will be able to operate as intended in the interim period until Stage 2 is completed.

This Staging Plan is not intending to alter the proposed completion time of the proposed development. Existing arrangements and the usage of the Mount St and Fitzroy St temporary carpark, in accordance

with condition B23, are not intended to be altered through the provision of the western carpark as an individual Stage 3.

4.3. Construction

A proposed site works plan has been prepared identifying temporary works required following the completion of Stage 1 and prior to the completion of Stage 2. The temporary works will allow use of the new Acute Building to commence operation and the existing emergency department to decant to allow for its demolition.

Construction of Stage 2 will also be undertaken in accordance with the conditions of consent, ensuring that the safety and amenity of hospital patients and patrons is appropriately maintained.

APPENDIX 1

Compliance Matrix

Condition	Compliance Requirements	Stage Triggered	Phase	Comments
Part A – Administrative Conditions				
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.	All	Throughout	Applies to all stages throughout the development.
A2	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; 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; (d) in accordance with the approved plans in the table below: <insert>	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	All	Throughout	Applies to all stages throughout the development.
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.
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);	All	Throughout	Applies to all stages throughout the development.

	(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).			
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.	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.
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, noncompliance notification, compliance reporting and independent auditing	All	Throughout	Applies to all stages throughout the development.
A19	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (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 (b) keep such information up to date, to the satisfaction of the Planning Secretary.	All	Until completion of works	Applies to all stages throughout the development.

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.	All	Throughout	Applies to all stages throughout the development.
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 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.	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.
A23	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	All	Throughout	Applies to all stages throughout the development.
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.	All	Throughout	Applies to all stages throughout the development.

Condition	Compliance Requirements	Stage Triggered	Phase	Comments
Part B – Prior to Commencement of Construction				
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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;	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.

	(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.			
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B9	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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>	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.

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.			
B15	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <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>(h) a protocol for periodic review of the plan.</p>	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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> <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 B18);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B19);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B20);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B21);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(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.</p>	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.

B18	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 			
B19	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (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. 	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B20	<p>The Construction Waste Management Sub-Plan (CWMSMP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (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 	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B21	<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> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; NSW Government 15 Goulburn Base Hospital Redevelopment Department of Planning, Industry and Environment (SSD 8667) (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). 	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B22	<p>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.</p>	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.

B23	<p>With regard to the temporary car park required by condition B22:</p> <p>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.</p> <p>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.</p>	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B24	<p>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:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(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.</p>	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B25	<p>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.</p>	All	Prior to installation	The requirements of this conditions will be satisfied prior to installation.
B26	<p>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.</p>	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B27	<p>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 NSW Government 16 Goulburn Base Hospital Redevelopment Department of Planning, Industry and Environment (SSD 8667) 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.</p>	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B28	<p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(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;</p> <p>(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;</p> <p>(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 AUSTROADS; and</p> <p>(e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.</p>	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
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>	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.

	e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority			
B30	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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B31	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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B32	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. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). 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.	All	Prior to construction	This condition has been satisfied for the entire development prior to the construction of Stage 1.
B33	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.	All	Info	Info

Condition	Compliance Requirements	Stage Triggered	Phase	Comments
Part C – During Construction				
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	All	During Construction	This condition applies to construction of all stages.
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	All	During Construction	This condition applies to construction of all stages.
C3	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	All	During Construction	This condition applies to construction of all stages.

C4	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.	All	During Construction	This condition applies to construction of all stages.
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	All	During Construction	This condition applies to construction of all stages.
C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	All	During Construction	This condition applies to construction of all stages.
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	All	During Construction	This condition applies to construction of all stages.
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	All	During Construction	This condition applies to construction of all stages.
C9	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	All	During Construction	This condition applies to construction of all stages.
C10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	All	During Construction	This condition applies to construction of all stages.
C11	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	All	During Construction	This condition applies to construction of all stages.
C12	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	All	During Construction	This condition applies to construction of all stages. Hoarding will be adjusted as the project progresses through the stages.
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, unless there is a prior approval from the relevant Authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	All	During Construction	This condition applies to construction of all stages.
C14	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	All	During Construction	This condition applies to construction of all stages.
C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	All	During Construction	This condition applies to construction of all stages.

C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	All	During Construction	This condition applies to construction of all stages.
C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	All	During Construction	This condition applies to construction of all stages.
C18	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	All	During Construction	This condition applies to construction of all stages.
C19	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18.	All	During Construction	This condition applies to construction of all stages.
C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.	All	During Construction	This condition applies to construction of all stages.
C21	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site must be suitably protected during construction as per recommendations of the report titled Aboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 8 November 2017; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	All	During Construction	This condition applies to construction of all stages.
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All	During Construction	This condition applies to construction of all stages.
C23	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks/vehicles entering or leaving the site with loads have their loads covered; (c) trucks/vehicles associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks/vehicles are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces	All	During Construction	This condition applies to construction of all stages.
C24	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	All	During Construction	This condition applies to construction of all stages.
C25	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifying Authority upon request.	All	During Construction	This condition applies to construction of all stages.
C26	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	All	During Construction	This condition applies to construction of all stages.
C27	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the	All	During Construction	This condition applies to construction of all stages.

	registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.			
C28	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	All	During Construction	This condition applies to construction of all stages.
C29	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	All	During Construction	This condition applies to construction of all stages.
C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	All	During Construction	This condition applies to construction of all stages.
C31	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	All	During Construction	This condition applies to construction of all stages.
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse or stormwater system.	All	During Construction	This condition applies to construction of all stages.
C33	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	All	During Construction	This condition applies to construction of all stages.
C34	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	All	During Construction	This condition applies to construction of all stages.
C35	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All	During Construction	This condition applies to construction of all stages.
C36	Within three months of: (a) the submission of a compliance report under condition B32; (b) the submission of an incident report under condition C34; (c) the submission of an Independent Audit under condition B33; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	All	During Construction	This condition applies to construction of all stages.
C37	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised,	All	During Construction	This condition applies to construction of all stages.

	to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.			
C38	No later than two months after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	All	During Construction	This condition was completed within two months of commence of construction.
C39	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	All	During Construction	This condition applies to construction of all stages.
C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C39 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	All	During Construction	This condition applies to construction of all stages.
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.	All	During Construction	This condition applies to construction of all stages.

Condition	Compliance Requirements	Stage Triggered	Phase	Comments
Part D – Prior to Occupation of Commencement of use				
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	All	Prior to operation	SNSW LHD to issue letter to DPIE minimum one month prior to occupation of each stage.
D2	Prior to the occupation of the Acute Services Building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems 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.	Stage 1	Prior to operation	The Certifying Authority will be provided the relevant documentation to address condition D2 prior to the occupation of Stage 1 (the Acute Services Building).
D3	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.	Stage 1	Prior to operation	SNSW LHD to provide the Department with a copy of the documentation provided to the Certifying Authority prior the occupation of Stage 1 (the Acute Services Building).
D4	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	All	Prior to operation	This condition applies to all stages of the development.
D5	The Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:	Completion of Stage 3	Post-construction	A Dilapidation Report for the entire site finalised prior to operation of the final stage.

	<p>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>ii) have written confirmation from the relevant Authority that there is no adverse structural damage to their infrastructure and roads as a result of the development works.</p> <p>c) to be forwarded to Council.</p>			
D6	Prior to occupation of the Acute Services Building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.	Stage 1 and 2	Prior to occupation of Stage 1	There are some minor stormwater works required as part of Stage 2 that are necessary to be completed for the condition to be satisfied. This component of Stage 2 will commence prior to the occupation of Stage 1.
D7	Upon completion of all construction works, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Completion of Stage 3	Post-construction	A works-as-executed drawing is to be prepared following the completion of all construction works.
D8	<p>Upon completion of all construction works, the Applicant must prepare an Operational Management Plan (OMP) for the site. The plan must:</p> <p>(a) be prepared in consultation with relevant stakeholders of Goulburn Base Hospital; and</p> <p>(b) include measures to ensure all wayfinding signage, CCTV security measures and landscaping is managed to maintain their effectiveness in ensuring the safety of all users of the hospital campus.</p>	All	Prior to operation	Upon completion of each stage, an Operational Management Plan will be prepared to address the requirements of the conditions submitted to the Certifying authority.
D9	The OMP required by condition D8 must be submitted to the satisfaction of the Certifying Authority and implemented for the life of the approved development. The OMP is to be reviewed as required to ensure the safety of all users of the hospital campus is maintained.	All	Prior to operation	Upon completion of each stage, an Operational Management Plan will be prepared to address the requirements of the conditions submitted to the Certifying authority.
D10	<p>Prior to occupation of the Acute Services Building, a Green Travel Plan (GTP) must be prepared and be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;</p> <p>(b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</p> <p>(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff to and from the hospital campus.</p>	Stage 1	Prior to occupation	Prior to the occupation of Stage 1, a Green Travel Plan will be prepared and be submitted to the Planning Secretary.
D11	<p>The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with the OEH NSW Heritage Division and Council;</p> <p>(b) be submitted to the Certifying Authority, Planning Secretary and Council prior to the commencement of operation of the Acute Services Building;</p> <p>(c) include provision for naming elements within the development that acknowledges the site's heritage; and</p> <p>(d) incorporates interpretive information in to the landscape design for the site.</p>	Stage 1	Prior to occupation	Prior to the occupation of Stage 1 a Heritage Interpretation Plan will be prepared and be submitted to the Planning Secretary.
D12	<p>The Applicant must:</p> <p>(a) not commence operation of the Acute Services Building until the Heritage Interpretation Plan is submitted to the Certifying Authority; and</p>	Stage 1	Prior to occupation	Prior to the occupation of Stage 1 a Heritage Interpretation Plan will be

	(b) implement the most recent version of the Heritage Interpretation Plan submitted to the Certifying Authority.			prepared and be submitted to the Planning Secretary.
D13	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade	All	Prior to occupation	Prior to the occupation of each stage.
D14	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	All	Prior to occupation	Prior to the occupation of any each stage, the cost of repairing any damage caused by the applicant will be resolved with Council.
D15	Prior to the final occupation of the Acute Services Building, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	All	Prior to occupation	Prior to the occupation of Stage 1, a Fire Safety Certificate will be prepared and be submitted to the relevant authority.
D16	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. (c) person/s authorised to, for the life of the development.	All	Prior to occupation	Prior to the occupation of each state a Structural Inspection Certificate or a Compliance Certificate will be submitted to the satisfaction of the Certifying Authority.
D17	Where relevant, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to commencement of use.	Stage 1	Prior to occupation	Prior to occupation of Stage 1, a certificate will be produced for the Certifying Authority demonstrating kitchen, food storage and food preparation areas are fitted in accordance with AS 4674 Design.
D18	Upon completion of all construction works, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the Certifying Authority to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety and WaterNSW requirements.	All	Prior to occupation	Prior to occupation of each stage, a OMP will be prepared for the Certifying Authority demonstrating compliance with the condition.
D19	A signed works-as-executed Rainwater Re-Use Plan must be provided to the Certifying Authority upon completion of all construction works.	Completion of Stage 3	Post-construction	To be provided to the Certifying Authority upon completion of all construction works.
D20	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	All	Prior to occupation	All water systems are to comply with the requirements of the condition.
D21	Wayfinding signage and signage identifying the location of staff car parking must be installed prior to commencement of use of all new parking areas.	All	Prior to commencement	To be demonstrated to the certifying authority prior to operation of Stage 1.
D22	Bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas upon completion of all construction works.	Completion of Stage 3	Post-construction	To be demonstrated to the certifying authority upon completion of all construction works.

D23	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site upon completion of all construction works.	Completion of Stage 3	Post-construction	To be demonstrated to the Certifying Authority upon completion of all construction works.
D24	Prior to the commencement of operation of the Acute Services Building, the Applicant must prepare an Operational Waste Management Plan (OWMP) for the development and submit it to the Certifying Authority. The OWMP must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in RtS	Stage 1	Prior to commencement	Prior to the occupation of Stage 1, an OWMP will be prepared and presented to the Certifying Authority.
D25	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an EPA accredited Site Auditor; (b) be submitted to EPA, the Planning Secretary, Council and the Certifying Authority for information one month after the completion of remediation works; (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); (d) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria in the report titled Remediation Action Plan Goulburn Base Hospital, prepared by Consulting Earth Scientists, dated 19 September 2018; (v) details of the volume of treated material emplaced within the containment cell and its location; (vi) results of any validation sampling, compared to relevant guidelines/criteria; (vii) discussion of the suitability of the remediated areas for the intended land use; and (viii) any other requirement relevant to the project.	Completion of Stage 3	Post-construction	To be completed within one month of completion of remediation works.
D26	Prior to final occupation, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	Completion of Stage 3	Post-construction	To be demonstrated to the certifying authority upon completion of all stages.
D27	Within three months of submission of the Validation Report required by condition D26, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).	Completion of Stage 3	Post-construction	To be demonstrated to the certifying authority within one month of completion of remediation works.
D28	Upon completion of all construction works, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) be generally in accordance with the Landscape Concept prepared by Space Lab, dated 30 August 2018; (b) detail the species to be planted on-site; (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (d) be consistent with the Applicant's Management and Mitigation Measures in the RtS; and (e) provide for the planting of trees to screen approved car parking areas from the public domain and provide shade.	Completion of Stage 3	Post-construction	To be demonstrated to the certifying authority upon completion, and prior to operation, of the final stage of construction works.
D29	The Applicant must not commence final operation until the Landscape Management Plan is submitted to the Certifying Authority.	Completion of Stage 3	Post-construction	To be demonstrated to the certifying authority upon completion of all stages.
D30	-	-	-	-
D31	-	-	-	-
D32	The Applicant must manage the site in accordance with the Landscape Management Plan required by condition D29.	All	Post-construction	This condition applies to the ongoing management of the site.

D33	<p>The Applicant must ensure the installed outdoor lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:</p> <p>(a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p> <p>Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition</p>	All	Post-construction	This condition applies to the ongoing management of the site.
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Condition	Compliance Requirements	Stage Triggered	Phase	Comments
Part – Post Occupation				
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	All	Operation	Applicable to all stages of operation.
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	All	Operation	Applicable to all stages of operation.
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018.	All	Operation	Applicable to all stages of operation.
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers (including the level 2 palliative roof terrace).	All	Operation	Applicable to all stages of operation.
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	All	Operation	Applicable to all stages of operation.
E6	The Green Travel Plan required by condition D10 of this consent must be updated annually and implemented.	All	Operation	Applicable to all stages of operation.
E7	The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	All	Operation	Applicable to all stages of operation.
E8	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement	All	Operation	Applicable to all stages of operation.
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D30 for the duration of occupation of the development.	All	Operation	Applicable to all stages of operation.
E10	The Applicant must store all chemicals, fuels and oils used on-site in accordance with:	All	Operation	Applicable to all stages of operation.

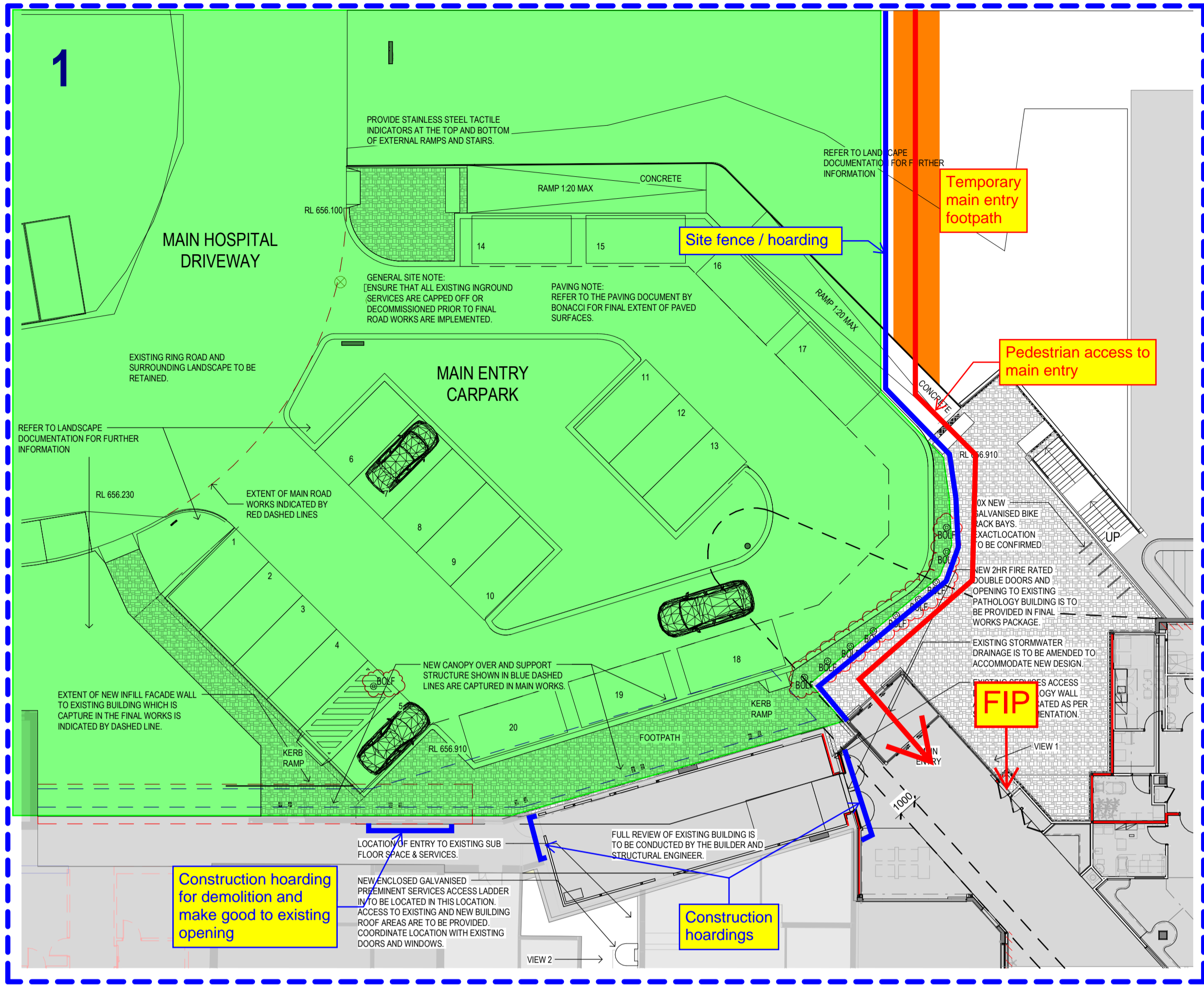
	(a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.			
E11	In the event of an inconsistency between the requirements of condition E10(a) and E10(b)E10(a), the most stringent requirement must prevail to the extent of the inconsistency.	All	Operation	Applicable to all stages of operation.
E12	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).	All	Operation	Applicable to all stages of operation.
E13	In the event of an inconsistency between the requirements E12(a) to E12(c), the most stringent requirement must prevail to the extent of the inconsistency.	All	Operation	Applicable to all stages of operation.
E14	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	All	Operation	Applicable to all stages of operation.
E15	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	All	Operation	Applicable to all stages of operation.
E16	-	-	-	-
E17	Notwithstanding condition D33, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	All	Operation	Applicable to all stages of operation.

Condition	Compliance Requirements	Stage Triggered	Phase	Comments
Part – Prior to issue of subdivision certificate				
F1	An application for a Subdivision Certificate must be submitted to and approved by the Certifying Authority prior to endorsement of the plan of subdivision.	All	Operation	Applicable to all stages of operation.
F2	Documentation is to be submitted to the Certifying Authority to demonstrate full compliance with all approval conditions in accordance with clause 157 Clause 2 (f) of the Environmental Planning and Assessment Regulations 2000 prior to issue of the Subdivision Certificate, where relevant to the plan of subdivision.	All	Operation	Applicable to all stages of operation.

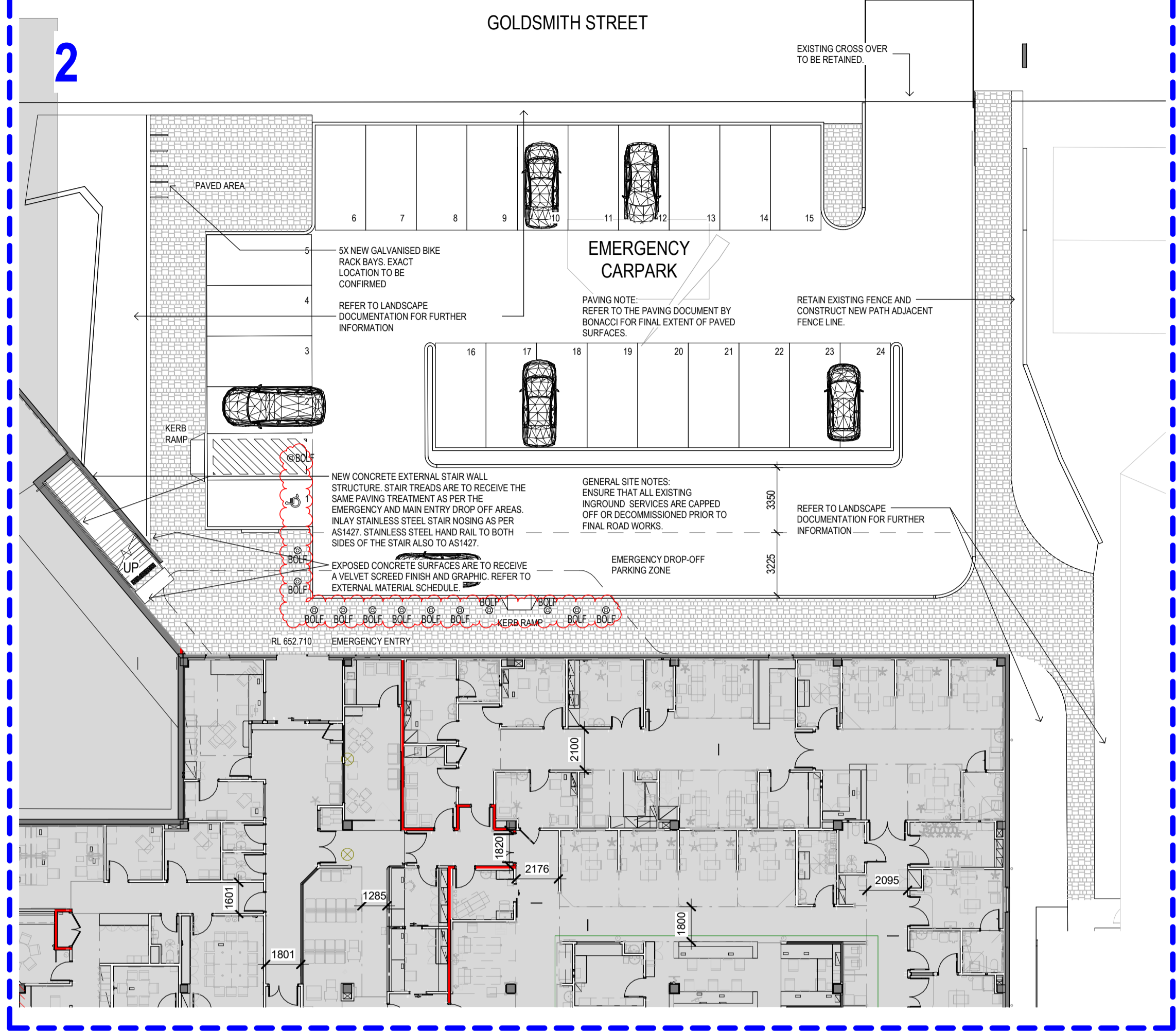
APPENDIX 2

Proposed Site Works Plan

GOLDSMITH STREET



1 Ground Floor - Site Works 1
SCALE: 1 : 200



2 Lower Ground - Site Works 2
SCALE: 1 : 200

GENERAL NOTE:
READ THIS DOCUMENT IN CONJUNCTION WITH
DEMOLITION DRAWING AR12-001.

EXISTING DOOR IS TO BE REMOVED AND OPENING
BROCKED IN NEW AND EXISTING WALL EXTENTS
ARE TO BE MADE GOOD TO ACCOMMODATE NEW
RETAINING WALL WATER PROOFING AS REQUIRED.
SERVICES LOCATED ON EXISTING PATHOLOGY
WALL ARE TO BE RELOCATED IF REQUIRED OR
CAPPED OFF IF REDUNDANT AS PER SERVICES
DOCUMENTATION.

REMOVE EXISTING HANDRAIL TO
ALLOW FOR NEW LINK.



EXISTING SITE PHOTO - VIEW 1



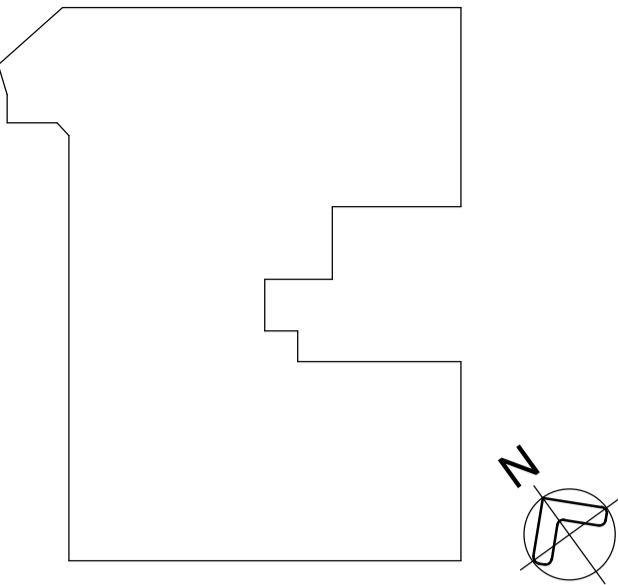
EXISTING SITE PHOTO - VIEW 2

MICROWAVE DISH ANTENNA NOTE:
THE EXISTING MICROWAVE RECEIVER WHICH IS
CURRENTLY LOCATED ON THE ROOF OF THE
EXISTING MEDICAL IMAGING BUILDING (BUILDING 11)
ON SITE PLAN AR-10-002 WILL BE BLOCKED BY THE
NEW FOUR STORY BUILDING AND WILL NEED TO BE
RELOCATED FURTHER NORTH TO MAINTAIN SIGNAL.
EXACT LOCATION IS TO BE CONFIRMED PRIOR TO
RELOCATION OF DISH. A SUFFICIENT SIGNAL IS ALSO
TO BE CONFIRMED PRIOR TO RELOCATION.

NEW ENCLOSED GALVANISED PERMANENT
SERVICES ACCESS LADDER IS TO BE LOCATED IN
THIS LOCATION. ACCESS TO EXISTING AND NEW
BUILDING ROOF AREAS ARE TO BE PROVIDED.



KEY PLAN



REV	DESCRIPTION	DRN	DATE
1	ISSUED FOR CONSTRUCTION	ML	01/05/2020
2	AMENDMENTS AS CLOUDED IN RESPONSE TO ACCESS REVIEW	MS	20/07/2020
3	DESIGN REVIEW ADJUSTMENTS & MINI ORB ORIENTATION UPDATE	EC	19/11/2020

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FOR CONSTRUCTION

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CLIENT



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PROJECT

Goulburn Hospital & Health Service Redevelopment

130 Goldsmith St, Goulburn NSW 2580

DRAWING TITLE

PROPOSED SITE WORKS PLAN

SCALE: 1 : 200@A1 DATE: 19/11/20 DRAWN BY: ML CHECKED: STH

PROJECT No: 10406.00 DRAWING No: AR-10-002 REVISION: 3