

# STAGING REPORT – LIVERPOOL HOSPITAL REDEVELOPMENT – SSD 10389

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LENDLEASE

SEPTEMBER 2021

## Revision History

Revision	Date	Prepared By	Reviewed By	Description
0	09 July 2021	VG	DL	DRAFT
1	16 July 2021	VG	DL	For issue to HI
2	21 July 2021	VG	DL	Updated to reflect HI comments
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5	7 September 2021	VG	DL	Updated to reflect DPIE comments

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# 1. INTRODUCTION

## 1.1 Background

Health Infrastructure NSW is responsible for delivering the Liverpool Hospital Redevelopment (SSD 10389) (the Project). Lendlease has been awarded the contract for the Project.

The overall objective of the Liverpool Hospital Redevelopment Project is to develop a new Integrated Services Building (ISB) and undertake refurbishment works to existing certain hospital buildings and facilities. It is intended that this development will in turn:

- expand the provision of services to meet the significant growth in population, age profile and complexity of disease and poor health
- improve service access and patient flows, providing the right care for the right people at the right location
- address high rates of preventable hospitalisation, and
- improve the operational efficiency and functionality of the hospital to serve the South Western Sydney Local Health District.

## 1.2 The Project

The Project site is located in the western portion of the Liverpool Hospital Campus and is legally described as Lot 501 in DP 1165217. It is on the corner of Elizabeth Street and Goulburn Street within the Liverpool Central Business District (CBD), approximately 26 kilometres west of the Sydney CBD. It is within the Liverpool Local Government Area. The Project's site plan is presented in Figure 1. An artistic impression of the redevelopment is presented in Figure 2.

The scope of the Project includes:

- demolition and site preparation
- construction and operation of a new 6 storey ISB to provide:
  - expanded Emergency Department
  - new women's and paediatric services
  - new cancer treatment centre
  - new support services including pathology, satellite medical imaging and pharmacy
  - new education and teaching spaces, and
  - new retail facilities; and – New basement loading dock.
- refurbishment of existing buildings to provide:
  - expansion and reconfiguration of the existing Emergency Department



- expansion of the Intensive Care Unit
- reconfiguration of existing operating theatres and same day surgery, and
- repurpose Caroline Chisholm Building for office accommodation.
- new hospital entry and drop off
- construction of a skybridge link over Campbell Street to the Ingham Institute
- construction of new internal access roads and links
- expansion of ambulance bays on Elizabeth Street
- creation of a shared zone on Campbell Street
- tree removal
- landscape works
- utilities services and amplification works, and
- site preparation civil works.

## 1.3 Statutory Context

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

A request for the issue of Secretary's Environmental Assessment Requirements (SEARs) was sought on 28 October 2019. Accordingly, SEARs were issued on 27 November 2019. An Environmental Impact Statement (EIS) was lodged for the Project on 08 May 2020. Consent was granted on 30 November 2021 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD 10389, subject to a set of Conditions of Consent.

One modification has been lodged since consent was granted. A summary of each of the modifications is set out below.

### Modification 1

Modification 1 (Mod 1) sought amendments to Conditions B20 and B21 relating to Flood Management to clarify how the conditions apply to the approved basement. Mod 1 was approved on 01 July 2021.

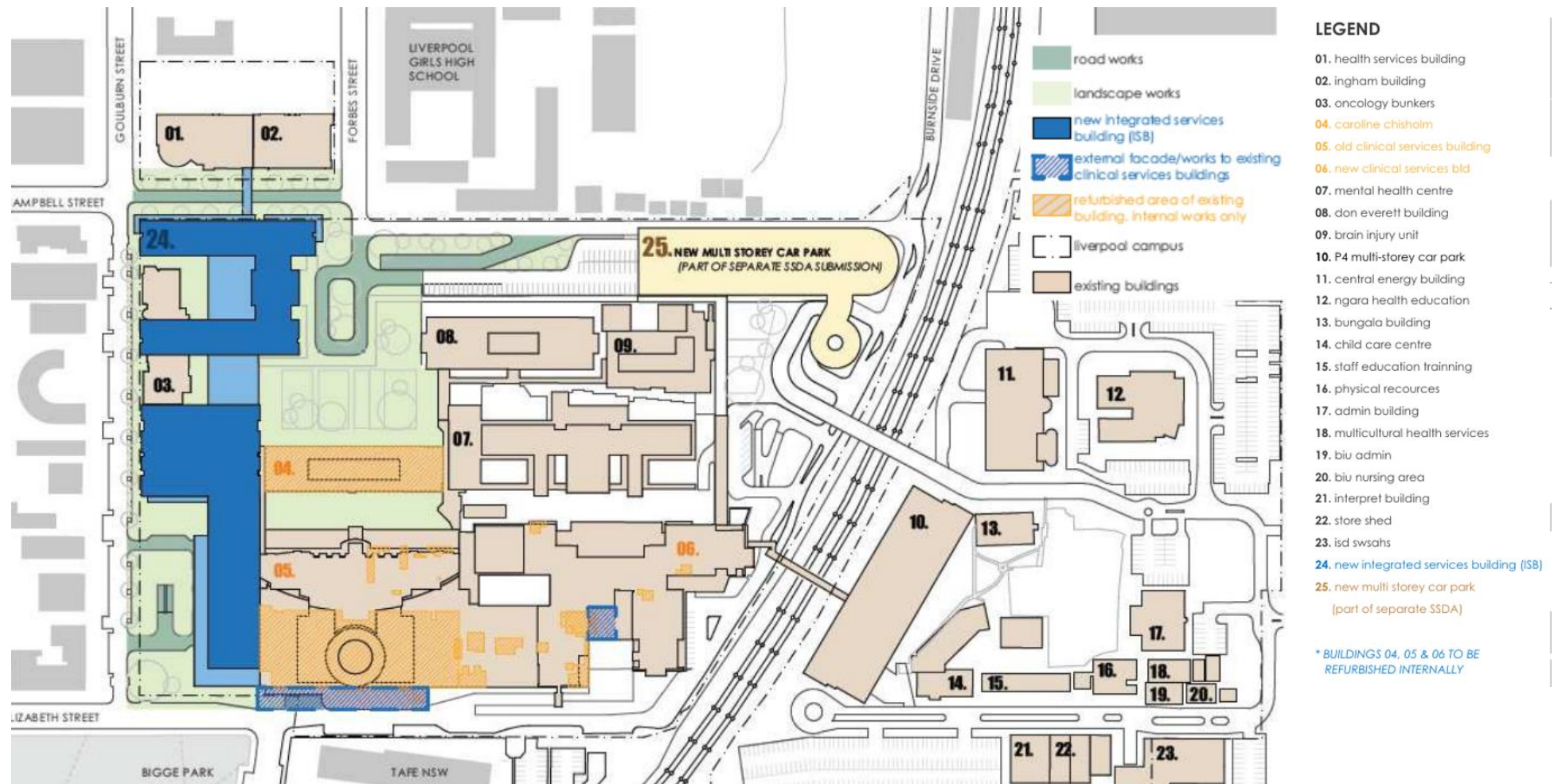


Figure 1: Liverpool Hospital Redevelopment site plan





*Figure 2: Liverpool Hospital Redevelopment artists redevelopment, viewed from the north west of the site*

## 1.4 Purpose of this Staging Report

Conditions A10 to A13 set out the requirements for staging construction and / or operations of the Project. They state:

- A10. *The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).*
- A11. *A Staging Report prepared in accordance with condition A10 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.*
- A12. *Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.*
- A13. *Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.*

## 1.5 Need and Justification

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

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

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

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

This staging approach ultimately provides NSW Health and its staff, patients and visitors with a fully functioning hospital precinct in a timely manner.



## 2. STAGING

### 2.1 Construction Staging

The Project will be delivered over three (3) broad stages. While each stage will commence at different times, each stage will have periods during which works may occur simultaneously. All staging under this staging report has been named to correspond generally to the intended split of Crown Certificates, however this may need to be adjusted should design or construction progress limit the ability for a Crown Certificate to be issued for the full scope of a Stage. Stage 1 includes partial demolition of existing structures in Stage 1, located generally south west of the Liverpool Hospital, refurbishment of the existing basement in this area, construction of part of the new Integrated Services Building (ISB) including an addition to the existing emergency department, new clinical areas (new main entry, general clinics, PIXI, part NICU, birthing) and new back of house, pathology and plant areas. The Stage also includes partial reinforcement of the bunker walls and roof, civil and landscape works across the site, and the refurbishment of parts of the existing Clinical Services Buildings. Stage 1 will be comprised of five (5) sub stages as set out in the table below.

Stage 2 includes demolition of existing structures located in the north western part of Liverpool Hospital, surrounding the Oncology Bunkers Building (Building 03) and constructing the northern part of the new Integrated Services Building (ISB), (as an extension to the Stage 1 built form). This will include outpatient clinics, inpatient units, a new wellness centre and loading dock, and waste management facilities, plant and back of house areas, and façade completion to the new building and the Oncology Bunkers.

Stage 3 includes refurbishment across the existing Old and New Clinical Services Buildings, , Caroline Chisolm Building (Building 04) and associated integration works. Refurbishment will be staggered across the entire project lifetime in order to minimise disruption to the existing facilities. Essentially, as parts of new buildings are completed, uses in parts of the existing buildings to move into the new buildings, which will facilitate the refurbishment of the vacated parts of the existing buildings.

The Project lifetime is projected to be approximately 49 months, commencing in Quarter 3 2021 with the Project expected to be complete by Quarter 4 2026.

Proposed indicative construction stages and corresponding commencement and completion dates for each stage are presented in Table 1. The site plan showing building names and numbers is provided in Figure 1 above. The proposed indicative staging of construction is presented graphically in Figure 4 and Figure 5. Detailed figures showing the breakdown of the indicative project staging are provide as Appendix B.

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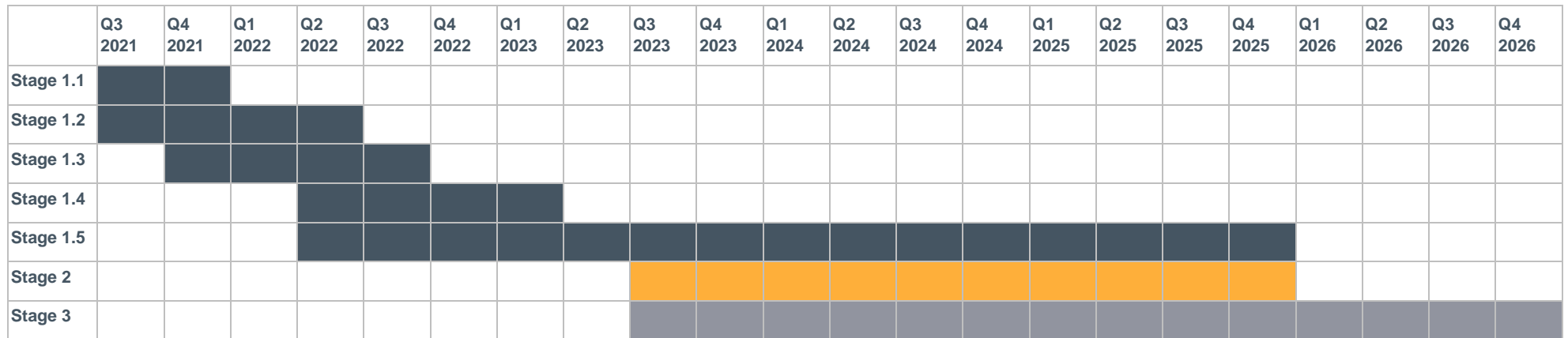


Figure 3: Liverpool Hospital Redevelopment construction stage timing.

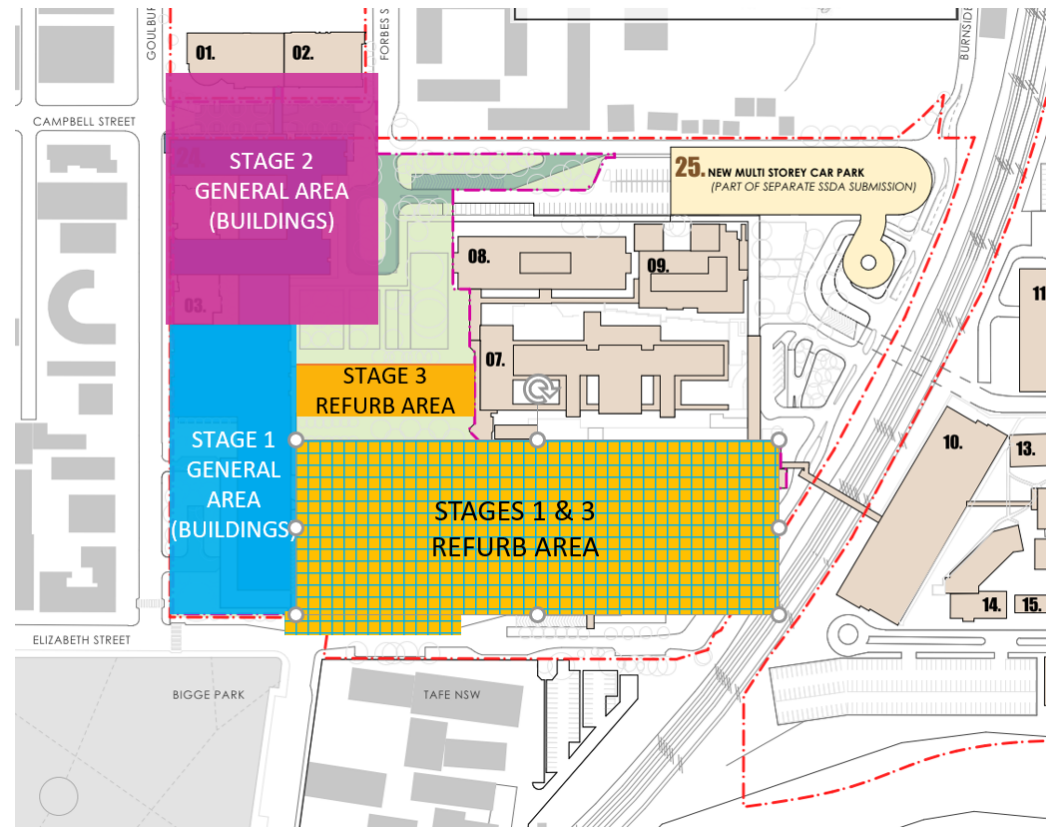


Figure 4: Liverpool Hospital Redevelopment construction stages. (Stage 1.5 landscape / civil scope unmarked and extends across all marked stages plus balance areas shaded in green)



Table 1: Proposed stages

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
<b>Construction</b>			
Stage 1 will align with the delivery of Crown Certificate 1 and will be comprised of 5 sub-stages.		Quarter 3 2021	Quarter 4 2025
Stage 1.1	Stage 1.1 will encompass the following scope of works: <ul style="list-style-type: none"> <li>Demolition – Thomas &amp; Rachael Moore Education Centre (Building 27) &amp; part Old Clinical Services Building (Building 05) and associated adjoining and adjacent structures</li> <li>Associated services adjustments, and</li> <li>Refurbishment of existing Emergency Department – Forensics.</li> </ul>	Quarter 3 2021	Quarter 4 2021
Stage 1.2	Stage 1.2 will encompass the following scope of works: <ul style="list-style-type: none"> <li>Structure &amp; Services in the Stage 1 Area – In-ground / basement level (this includes piles, retaining walls, sub-structure, cores, core raft slab)</li> <li>Oncology Bunkers (Building 03) wall &amp; roof reinforcement works (note -balance of works to the bunkers building are in the Stages 1.5 (landscape) and 2 scope), and</li> <li>Interventional Radiology refurbishment within the existing New Clinical Services Building (Building 06), including associated façade works.</li> </ul>	Quarter 3 2021	Quarter 2 2022
Stage 1.3	Stage 1.3 will encompass the following scope of works: <ul style="list-style-type: none"> <li>Structural works to the balance of the basement to roof structure in the Stage 1 Area, generally from around gridline M southwards.</li> </ul>	Quarter 4 2021	Quarter 3 2022
Stage 1.4	Stage 1.4 will encompass the following scope of works: <ul style="list-style-type: none"> <li>Façade, fitout and services of part of the new Integrated Services Building in the Stage 1 Area</li> <li>Integration of the attached parts of existing buildings with the new building at all interfacing levels</li> <li>Refurbishment of existing Old Clinical Services Building (Building 05) – Emergency Department (ED) on the Ground Floor, Sterilisation Services Department (SSD) on Level 1, and the Surgical Short Stay Unit (SSSU) on Level 2, and</li> <li>Refurbishment of parts of Level 2 of the existing New Clinical Services Building (Building 06) – Intensive Care Unit (ICU) and Operating Theatre (OT)</li> </ul>	Quarter 2 2022	Quarter 1 2023
Stage 1.5	Stage 1.5 will encompass external works including landscape and civil works: <ul style="list-style-type: none"> <li>Caroline Chisolm Courtyard, located immediately south of the Caroline Chisolm Building (Building 04) &amp; Main Entry</li> <li>Oncology Bunkers (Building 03) rooftop landscaped areas</li> </ul>	Quarter 2 2022	Quarter 4 2025

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
	<ul style="list-style-type: none"> <li>Integrated Clinical Services Building Rooftop landscaped area, and</li> <li>Landscaped areas, pathways and related works across the balance of the site.</li> </ul>		
Stage 2	<p>Stage 2 involves the construction of the balance of the Integrated Services Building, generally from around grid line M and northwards. This includes the following key activities:</p> <ul style="list-style-type: none"> <li>Demolition of existing Cancer Building (Building 24), Pathology Building (Building 25) and Alex Grimson Building (Building 25) and associated structures, and</li> <li>Structural work including piling, substructure and main structure.</li> </ul> <p>Stage 2 also includes the completion of the façade upgrade works to the Oncology Bunkers Building (Building 03) as part of the overall integrated façade works.</p>	Quarter 3 2023	Quarter 4 2025
Stage 3	<p>Stage 3 will include the delivery of remaining refurbishment works to existing buildings including:</p> <ul style="list-style-type: none"> <li>The refurbishment of the existing Caroline Chisolm Building (Building 04), and</li> <li>Refurbishment of the existing New Clinical Services Building (Building 06) - Basement Level amenities and Ground Floor Level communications and information departments, including Distributed Antennae System (DAS) and Communications (Comms) facilities and Clinical Information Department (CID).</li> </ul>	Quarter 3 2023	Quarter 4 2026

Notes:

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

## 2.2 Scope of works outside of this Staging Report

### Early low impact works

In addition to the seven indicative construction stages detailed above the early low impact works excluded from the definition of 'Construction' in SSD 10389, will be undertaken to enable the remainder of the Project to run efficiently. These low impact works are not subject to the staging described in this Staging Report.

These works include:

- building and road dilapidation surveys; investigative drilling or investigative excavation;
- Archaeological Salvage;
- establishing temporary site offices (in locations identified by the conditions of this consent);
- installation of environmental impact mitigation measures, fencing, enabling works; and
- minor adjustments to services or utilities.

### ***Operations and occupancy***

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

### 3. **MANAGING COMPLIANCE AND POTENTIAL IMPACTS**

#### 3.1 **Approach**

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

Management of environmental issues and compliance with the Project Conditions of Consent relating to construction will be achieved through the implementation of Contractor Environmental Management System (EMS), project Construction Environmental Management Plan (CEMP) and sub-plans, compliance monitoring and reporting and independent auditing.

No aspect of the staged approach to construction will affect the ability of the Project to comply with the Conditions of Consent. All triggered Conditions of Consent will be complied with at each stage, within the timing specified in the Compliance Matrix in Appendix A.

#### 3.2 **Management Plans**

A number of management plans are required by the Project's Conditions of Consent and are to be developed in accordance with Contractor EMS, Conditions of Consent requirements, relevant standards and guidelines and best practice.

Management of environmental issues and compliance with the Project Conditions of Consent will be achieved through implementation of the Lendlease Building EMS, application of the Project CEMP and sub-plans, compliance monitoring and reporting and independent auditing.

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

The key management strategies and plans applicable to construction stages 1 to 3 include (but are not limited to):

- Construction Environmental Management Plan (Conditions of Consent B11) and sub-plans:
  - Construction Traffic and Pedestrian Management Sub-Plan (Conditions of Consent B12)
  - Construction Noise and Vibration Management Sub-Plan (Conditions of Consent B13)
  - Construction Waste and Management Sub-Plan (Conditions of Consent B14)

The plans, strategies and programs for the construction phase have not been staged and are still suitable to manage the risks and compliance requirements for these stages. Updates to the documents will occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed. Any updates that may occur, following approval of this Staging Report, will be completed in accordance with Conditions of Consent A31/A32.

### 3.3 Compliance Monitoring and Reporting

In accordance with Condition of Consent A34, the Compliance Monitoring and Reporting Schedule and the Department's *Compliance Reporting Post Approval Requirements 2020*, the Project has, and will continue to, prepare Compliance Reports throughout the delivery of the Project. These include:

- Pre-Construction Compliance Report (single report), submitted prior to the commencement of construction
- Pre-Operational Compliance Report (single report), submitted prior to the commencement of operation and / or use, and
- Operation Compliance Report (reported annually for duration of operations unless otherwise approved under Condition of Consent A38).

In undertaking this reporting:

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

### 3.4 Independent Environmental Auditing

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

In accordance with condition of consent C41, within four weeks of the commencement of construction, an Independent Audit Schedule capturing the audit frequencies set out in condition of consent C40 and the Department's *Independent Audit Post Approval Requirements* will be developed by the Project.

Independent Audits will to be undertaken within 12 weeks of the notification of commencement of construction and at 26 week intervals thereafter in accordance with Conditions of Approval C42, C44 and the Department's *Independent Audit Post Approval Requirements*.

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

### 3.5 Cumulative Impact

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

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

## **APPENDIX A:**

### **SSD 10389 Schedule 3: Conditions of Consent (including Mod 1)**

Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment			
		Demolition Service Adjustment Refurb (Forensics)	Structural and Services – Stage 1 Area & Oncology Bunkers Refurb (IR)	Ground – Level 5 (Roof)	Façade Fitout Services Partial Refurb (Old & New CSB Buildings)	External Civil Landscaping	Demolition Structure Services Façade External	Balance of Refurb (Old & New CSB Buildings)				
Part A Administrative conditions												
Obligation to Minimise Harm to the Environment												
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	X	X	X	X	X	X	X	All construction stages of the Project will implement all reasonable and feasible measures to prevent or minimise any material harm to the environment.			
Terms of Consent												
A2	The development may only be carried out :	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.			
	(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											
	(d) in accordance with the approved plans in the table below:											
	Architectural drawings prepared by <i>fitzpatrick+partners</i>											
	Dwg No.									Rev	Name of Plan	Date
	A-SSDA-MW-04									9	BUILDING DEMOLITION PLAN	06/11/20
	A-SSDA-MW-05									9	BASEMENT DEMOLITION PLAN	06/11/20
	A-SSDA-MW-06									10	SITE PLAN	12/11/20
	A-SSDA-MW-07									9	BASEMENT	06/11/20
	A-SSDA-MW-08									9	GROUND PLAN	06/11/20
	A-SSDA-MW-09									9	LEVEL 1	06/11/20
	A-SSDA-MW-10									9	LEVEL 2	06/11/20
	A-SSDA-MW-11									9	LEVEL 3	06/11/20
	A-SSDA-MW-12									9	LEVEL 4	06/11/20
	A-SSDA-MW-13									9	LEVEL 5	06/11/20
	A-SSDA-MW-14									9	LEVEL 6 – PLANT	06/11/20
	A-SSDA-MW-15									9	ROOF	06/11/20
	A-SSDA-MW-16									9	SECTION THROUGH NORTH IPU TOWER	06/11/20
	A-SSDA-MW-17									9	SECTION THROUGH EXISTING BUNKER	06/11/20
	A-SSDA-MW-18									9	SECTION THROUGH SOUTH IPU TOWER	06/11/20
	A-SSDA-MW-19									9	SECTION THROUGH MAIN ENTRY	06/11/20
	A-SSDA-MW-20									9	SECTION THROUGH ELIZABETH STREET	06/11/20
	A-SSDA-MW-21									9	SECTION THROUGH CAMPBELL STREET	06/11/20
	A-SSDA-MW-22									9	NORTH ELEVATION	06/11/20
	A-SSDA-MW-23									9	EAST ELEVATION 01	06/11/20
	A-SSDA-MW-24									9	EAST ELEVATION 02	06/11/20
	A-SSDA-MW-25									9	WEST ELEVATION 01	06/11/20
	A-SSDA-MW-26									9	WEST ELEVATION 02	06/11/20
	A-SSDA-MW-28									9	SOUTH ELEVATION	06/11/20
	A-SSDA-MW-29									9	SOUTH ELEVATION – NEW AMBULANCE STATION	06/11/20
A-SSDA-MW-30	9	FAÇADE DETAIL SECTION IPU TOWER	06/11/20									
A-SSDA-MW-31	9	FAÇADE DETAIL SECTION PODIUM	06/11/20									



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A3	<div>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</div> <div>(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;</div> <div>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</div> <div>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</div>	X	X	X	X	X	X	X	All written directions from the Planning Secretary will be acted on throughout all construction stages of the Project.																																																																																							
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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.																																																																																							
Limits of Consent																																																																																																
A5	This consent lapses five years after the date of consent unless work is physically commenced.	X							Note: Works are expected to physically commence in Quarter 3 2021.																																																																																							
Campbell Street Shared Zone																																																																																																
A6	The Campbell Street shared zone is not approved, and the works associated with the shared zone do not form part of the development approved under this consent.	X	X	X	X	X	X	X	The Campbell Street Shared Zone will not be undertaken under this approval.																																																																																							

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Prescribed Conditions									
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	X	X	X	X	X	X	X	The Project will comply with all prescribed conditions throughout development.
Planning Secretary as Moderator									
A8	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.	X	X	X	X	X	X	X	The Planning Secretary will be used in the event of a dispute between the Applicant and a public authority.
Evidence of Consultation									
A9	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	X	X	X	X	X	X	X	During all construction stages and throughout development, required consultation will be undertaken and evidence recorded.
	(b) provide details of the consultation undertaken including: (ii) the outcome of that consultation, matters resolved and unresolved; and (iii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved								
Staging									
A10	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation)	X	X	X	X	X	X	X	This Construction Staging Report will be prepared and submitted to the satisfaction of the Planning Secretary, at least one month prior to the commencement of construction of Stage 1.1.
A11	A Staging Report prepared in accordance with condition A10 must:	X	X	X	X	X	X	X	This Construction Staging Report has been prepared in accordance with condition A10. Any further revisions will also comply.
	(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								
A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	X	X	X	X	X	X	X	The Project will be staged in accordance with this Construction Staging Report.
A13	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.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
Staging, combining and Updating Strategies, Plan or Programs									
A14	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design 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 (including	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.

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	management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);								
	(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and								
	(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or 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).								
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	X	X	X	X	X	X	X	During all construction stages and throughout development, revisions to all strategies, plans and programs will be submitted to the satisfaction of the Planning Secretary (where previously approved by the Planning Secretary).
A16	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design 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.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
A17	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
<b>Structural Adequacy</b>									
A18	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.  <i>Notes:</i> • <i>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i>	X	X	X	X	X	X	X	All new buildings and structures, and any alterations or additions to existing buildings and structures will be constructed in accordance with the relevant requirements of the BCA. This will be confirmed prior to the commencement of the relevant structural works during each construction stage.
<b>External Walls and Cladding</b>									
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.				X		X		BCA compliance of external walls and cladding will be demonstrated prior to the relevant works during Stages 1.4 and 2.
<b>Site Contamination</b>									
A20	Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan (RAP), dated 29 April 2020, prepared by JKEvironments, or any updated RAP, prepared by a Certified Contaminated Land Consultant.	X	X			X	X		All post demolition, subsurface and surface works will be undertaken in accordance with the relevant RAP.
<b>Applicability of Guidelines</b>									
A21	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.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.

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A22	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.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
<b>Monitoring and Environmental Audits</b>									
A23	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, Site audit report and independent auditing.  <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	X	X	X	X	X	X	X	All environmental monitoring and auditing will be undertaken in accordance with Division 9.4 of Part 9 of the EP&A Act. This condition applies to and will be complied with for all construction stages and throughout development.
<b>Access to information</b>									
A24	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 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.	X	X	X	X	X	X	X	Information and documents relevant to each stage of works will be made publicly available on the Project website as required. This condition applies to and will be complied with for all construction stages and throughout development.
<b>Compliance</b>									
A25	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.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
<b>Incident Notification, Reporting and Response</b>									
A26	The Planning Secretary must be notified through the major projects portal 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.	X	X	X	X	X	X	X	All incidents will be notified to the Planning Secretary as soon as they are identified. This condition applies to and



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									will be complied with for all construction stages and throughout development.
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
<b>Non-Compliance Notification</b>									
A28	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	X	X	X	X	X	X	X	Non compliances will be notified to the Planning Secretary within seven days of being identified. This condition applies to and will be complied with for all construction stages and throughout development.
A29	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.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
<b>Revision of Strategies, Plans and Programs</b>									
A31	Within three months of:	X	X	X	X	X	X	X	All plans, strategies and programs will be regularly reviewed in accordance with this condition. This condition applies to and will be complied with for all construction stages and throughout development.
	(a) the submission of a compliance report under condition A36;								
	(b) the submission of an incident report under condition A27;								
	(c) the submission of an Independent Audit under condition C46;								
	(d) the approval of any modification of the conditions of this consent; or								
	(e) 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 Planning Secretary and the Certifier must be notified in writing that a review is being carried out.								
A32	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	X	X	X	X	X	X	X	All plans, strategies and programs will be regularly reviewed in accordance with this condition. This condition applies to and will be complied with for all construction stages and throughout development.
<b>Compliance Reporting</b>									
A33	No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A34, must be submitted to the Planning Secretary and the Certifier.	X							This condition will be satisfied prior at least 48 hours prior to the commencement of construction.
A34	Table 1 of the Compliance Reporting Post Approval Requirements is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is: (a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction;	X							A Pre-Construction Compliance Report will be prepared in accordance with the CR-PAR prior to the commencement of Stage 1.1.

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	(b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and (c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.								Pre-Operational and Operational Compliance Reports are not impacted by the staging within this Staging Report.
A35	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements.	X							A Pre-Construction Compliance Report will be prepared in accordance with the CR-PAR prior to the commencement of Stage 1.1.  Pre-Operational and Operational Compliance Reports are not impacted by the staging within this Staging Report.
A36	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	X							Pre-Construction Compliance Report will be prepared in accordance with the CR-PAR prior to the commencement of Stage 1.1.  Pre-Operational and Operational Compliance Reports are not impacted by the staging within this Staging Report.
A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	X							All Compliance Reports will be made publicly available 60 days after submission to the Planning Secretary.
A38	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operation Compliance Reports to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that consistent operational compliance has been achieved.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Part B: Prior to Commencement of Construction									
Notification of Commencement									
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	X	X	X	X	X	X	X	Notification of the commencement of the construction and operation of all stages will occur at least 48 hours prior to the relevant works.
B2	If the construction or operation of the development is to be staged, the Planning Secretary 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.	X	X	X	X	X	X	X	Notification of the commencement of the construction and operation of all stages will occur at least 48 hours prior to the relevant works.
Certified Drawings									
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier relevant structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	X	X	X	X	X	X	X	This condition will be satisfied prior to the commencement of relevant structural works during each construction stage.  Where refurbishments require structural drawings, these will be provided to the Certifier prior to the commencement of relevant works.
External Walls and Cladding									
B4	Prior to the commencement of construction of the facade, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium				X		X		This condition will be satisfied prior to the relevant works during Stages 1.4 and 2.

Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
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	composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.								
<b>Protection of Public Infrastructure</b>									
B5	Prior to the commencement of construction, the Applicant must:	X	X	X	X	X	X	X	This condition will be satisfied prior to the relevant works during each construction stage, where impact to public infrastructure is identified.
	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;								
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and								
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.								
<b>Pre-Construction Dilapidation Report</b>									
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	X					X		This condition will be satisfied prior to the commencement of relevant Stage 1.1 and Stage 2 construction.
<b>Ecologically Sustainable Development</b>									
B7	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:	X							This condition will be satisfied prior to the commencement of Stage 1.1 construction.
	(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or								
	(b) seeking approval from the Planning Secretary for an alternative certification process.								
<b>Outdoor Lighting</b>									
B8	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.				X	X	X		This condition will be satisfied prior to outdoor lighting installation as relevant to Stage 1.4, Stage 1.5 and Stage 2.
<b>Demolition</b>									
B9	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 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 Certifier.	X					X		This condition will be satisfied prior relevant demolition works during Stage 1.1 and Stage 2.
<b>Environmental Management Plan Requirements</b>									
B10	Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).  <i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval/">https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval/</a></i>	X							Management plans will be developed prior to Stage 1.1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.

Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
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	<i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>								All subsequent revisions, if any are required will also align with the relevant guidelines.
<b>Construction Environmental Management Plan</b>									
B11	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:	X							<p>The CEMP will be developed prior to Stage 1.1 and will be prepared in accordance with the relevant guidelines. The CEMP and Sub-plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
	(a) Details of:								
	(ii) hours of work;								
	(iii) 24-hour contact details of site manager;								
	(iii) management of dust and odour to protect the amenity of the neighbourhood;								
	(iv) stormwater control and discharge;								
	(iv) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;								
	(iv) groundwater management plan including measures to prevent groundwater contamination;								
	(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;								
	(iv) community consultation and complaints handling;								
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B12);								
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B13);								
	(d) Construction Waste Management Sub-Plan (see condition B14);								
	(e) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;								
	(f) 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.								
B12	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	X							<p>The CTPMSP will be developed prior to Stage 1.1 and will be prepared in accordance with the relevant guidelines. The CTPMSP will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
	(a) be prepared by a suitably qualified and experienced person(s);								
	(b) be prepared in consultation with Council and TfNSW;								
	(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; and								
	(d) detail heavy vehicle routes, access and parking arrangements								
B13	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	X							<p>The CNVMSP will be developed prior to Stage 1.1 and will be prepared in accordance with the relevant guidelines. The CNVMSP will apply to all stages of construction.</p>
	(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);								



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	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;								All subsequent revisions, if any are required will also align with the relevant guidelines.
	(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 B13(d);								
	(f) include a complaints management system that would be implemented for the duration of the construction; and								
	(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B13(d).								
B14	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	X							The CWMSP will be developed prior to Stage 1.1 and will be prepared in accordance with the relevant guidelines. The CWMSP will apply to all stages of construction.
	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and								
	(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 construction.								All subsequent revisions, if any are required will also align with the relevant guidelines.
B15	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	X							The Driver Code of Conduct will be developed prior to Stage 1.1 and will be prepared in accordance with the relevant guidelines. The Driver Code of Conduct will apply to all stages of construction.
	(a) minimise the impacts of earthworks and construction on the local and regional road network;								
	(b) minimise conflicts with other road users;								
	(c) minimise road traffic noise; and								
	(d) ensure truck drivers use specified routes.								All subsequent revisions, if any are required will also align with the relevant guidelines.
Soil and Water									
B16	Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	X	X	X	X	X	X	X	Erosion and sediment controls will be installed in accordance with the 'Blue Book' prior to the commencement of relevant construction works.
B17	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 <sup>th</sup> edition, Landcom 2004) commonly referred to as the 'Blue Book'.	X	X	X	X	X	X	X	Erosion and sediment controls will be installed in accordance with the 'Blue Book' prior to the commencement of relevant construction works.
Construction Parking									
B18	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site for heavy vehicles, except where separate works zone have been approved, to ensure that construction traffic associated with the development does not utilize public and residential streets or public parking facilities.	X	X	X	X	X	X	X	Sufficient on-site parking for heavy vehicles will be provide for heavy vehicles during each stage of construction, except where separate works zone have been approved. The location of heavy vehicle parking and separate work zones may change depending on each stage of construction.
Construction Worker Transportation Strategy									

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B19	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary for information.	X							The CWTS will be developed prior to Stage 1.1 and will be prepared in accordance with the relevant guidelines. The CWTS will apply to all stages of construction.				
Flood Management													
B20	Prior to the commencement of construction, a civil engineer must provide details and design certification to the Certifier that all new floor levels are protected against flooding up to the 1% Annual Exceedance Probability flood level plus 500 mm of freeboard.			X	X	X	X	X	Prior to relevant ground floor works commencing, Certifier satisfaction will be obtained for flooding impacts.				
B21	Prior to the commencement of construction, a civil and structural engineer must provide details and design certification to the Certifier that confirms any new structures affected by flooding (excluding any new structures to be protected by flood mitigation works) up to the Probable Maximum Flood levels in Flooding and Stormwater SSDA Report prepared by Taylor Thomson Whitting, dated 13 March 2020, are constructed from flood compatible building components.		X	X	X	X	X	X	Prior to construction of any new structures below the PMF Certifier satisfaction will be obtained for flood compatible building components.				
Operational Noise – Design of Mechanical Plant and Equipment													
B22	Prior to installation of mechanical plant and equipment, the Applicant must incorporate noise mitigation measures in the detailed design drawings. An acoustic assessment prepared by a suitably qualified and experienced professional must be submitted to the Certifier verifying that the noise mitigation measures that have been incorporated into the design would ensure that the development will not exceed the noise limits at the times and locations in the table below.	X	X	X	X		X	X	Compliance of detail design drawings with noise limits specified by the condition will be demonstrated prior to the installation of mechanic plant and equipment associated with each relevant construction stage of works.				
	Location									Noise Limits in dB(A)			
										Day	Evening	Night	Night
										L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>AFmax</sub>
	Any residence									47	43	38	53
Archaeological Salvage – Historic Archaeology													
B23	Prior to the commencement of construction, a suitably qualified and experienced historical archaeologist, who meets Heritage Council of NSW’s Criteria for assessing Excavation Directors, must be nominated to manage a historical archaeological program.	X							This condition will be satisfied prior to the commencement of Stage 1.1 construction.				
B24	Prior to the commencement of construction, an Archaeological Research Design and Excavation Methodology must be prepared to the satisfaction of the Planning Secretary to guide the historical archaeological program. It must be prepared in accordance with Heritage Council of NSW guidelines and in consultation with Heritage NSW. The final approved Archaeological Research Design and Excavation Methodology must be provided to Council.	X							This condition will be satisfied prior to the commencement of Stage 1.1 construction.				
Roads Approval													
B25	Prior to the commencement of any construction works over Campbell Street, a Section 138 Approval must be provided to the Certifier.						X		Section 138 Approval will be obtained prior to the commencement of Stage 2, Campbell Street works.				
Landscaping													
B26	Prior to the commencement of construction, the Applicant must prepare and submit to the Planning Secretary a revised Landscape Plan to manage the revegetation and landscaping works on-site. The plan must:					X	X		A revised Landscape Plan will be developed prior to the relevant works during Stage 1.5 and Stage 2.				
	(a) provide for the planting of 150 trees;												
	(b) detail the location, species, maturity and height at maturity of plants to be planted on-site;												

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	(c) include species (trees, shrubs and groundcovers) indigenous to the local area;								
	(d) include the planting of trees with a pot container of 75 litres or greater; and								
	(e) include the provision of street tree planting. Species and spacing of trees to be determined in Consultation with Council.								
<b>Car Parking</b>									
B27	Prior to the commencement of relevant construction works, compliance with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, must be in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	X					X	X	Prior to the commencement of relevant construction works during Stages 1.1, 2 and 3, compliance with this condition will be demonstrated to the Certifier. Compliance of revisions will be demonstrated to the Certifier as required.
<b>Public Domain Works</b>									
B28	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier 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 Certifier.					X	X		Prior to commencement of any footpath and public domain works including the alteration of pedestrian management and hospital access, Council will be consulted and compliance demonstrated to the Certifier.
<b>PART C: DURING CONSTRUCTION</b>									
<b>Site Notice</b>									
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer and must satisfy the following requirements; (b) 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; (c) the notice must be durable and weatherproof and must be displayed throughout the works period; (d) 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 (e) the notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	X	X	X	X	X	X	X	A site notice will be prominently displayed at the boundaries of the site during all construction stages of the Project.
<b>Operation of Plant and Equipment</b>									
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	X	X	X	X	X	X	X	All construction plant and equipment will be maintained in a proper and efficient condition during all construction stages of the Project.
<b>Demolition</b>									
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B9.	X	X	X	X	X	X	X	Demolition works will be undertaken in compliance with this condition. This condition applies to and will be

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									complied with for all construction stages and throughout development.
<b>Construction Hours</b>									
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) 7am and 6pm, Mondays to Fridays inclusive; and (b) 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	X	X	X	X	X	X	X	Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C7 and C9.
C5	Construction activities may be undertaken outside of the hours in condition C4 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) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	X	X	X	X	X	X	X	Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C7 and C9.
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C7	Construction activities may be undertaken outside of the hours in condition C4 for concrete finishing works (including the use of a helicopter float), unless directed otherwise by the Planning Secretary, with these activities restricted to the following times (over and above the hours approved in condition C4): (a) Friday: 6pm to 10pm. (b) Saturday: 1pm to 10pm. (c) Sunday: 8am to 10pm.	X	X	X	X	X	X	X	Required construction hours will be complied with for all construction stages of the Project, unless works comprise those listed in conditions C5, C7 and C9.
C8	The work permitted under condition C7 must only be undertaken where managed by an Out-of Hours Work Protocol, prepared in consultation with the EPA and Council, and approved by the Planning Secretary. The Protocol must be prepared to identify a schedule for work to be undertaken outside the hours permitted under condition C4 and how they would be managed. The Protocol must provide: (a) a description of the proposed out-of-hours works; (b) predictions of LAeq (15 minute) noise levels at noise sensitive receivers from these works and activities, where noise levels are predicted to be greater than the construction noise management level (NML); and (c) a monitoring plan to validate the noise predictions, based on monitoring at the boundary of representative sensitive receivers during noise generating activities that are representative of the out-of-hours works; (d) identification of proposed mitigation and management measures; (e) consideration of out-of-hours work against the relevant NML and vibration criteria; (f) a process for consultation with the community at each affected location for identifying and implementing mitigation measures where the NML would be exceeded, including respite periods. The measures must take into account the predicted noise levels and the likely	X	X	X	X	X	X	X	Where out of hours concrete finishing works are required an Out of Hours Works Protocol will be development. This condition applies to all construction stages and throughout the development.



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	frequency and duration of the out-of-hours works that sensitive receivers would be exposed to; and								
	(g) notification arrangements for affected receivers, the EPA and the Planning Secretary for out-of-hours works.								
C9	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.	X	X	X	X	X	X	X	Required construction hours will be complied with for all construction stages of the Project, unless works comprise those listed in conditions C5, C7 and C9.
Archaeological Salvage – Historic Archaeology									
C10	The historical archaeological program is to be undertaken in accordance with the approved Archaeological Research Design and Excavation Methodology under condition B24.	X	X			X	X		The historical archeology program will be implemented during relevant Stage 1.1, Stage 1.2, Stage 1.5 and Stage 2 ground disturbance works.
C11	A final archaeological excavation report must be prepared within 12 months of the completion of archaeological excavation. The report must include details of any significant artefacts recovered, where they were located and details of their ongoing conservation and protection in perpetuity. Copies of the final excavation report must be provided to the Planning Secretary, Heritage NSW and Liverpool Council's local studies unit.						X		The final archaeological excavation report will be prepared within 12 months of completion of relevant Stage 2 archaeological excavation works.
Heritage Interpretation Strategy									
C12	A Heritage Interpretation Strategy (HIS) must be prepared within 12 months of the completion of archaeological excavation, in consultation with Heritage NSW, and submitted to the Planning Secretary and Council. The HIS must ensure that the final design (building and landscaping) incorporates the results of previous and current archaeological excavations undertaken at Liverpool Hospital. This must include key results from the final excavation reports (prepared by Higginbotham, 1995 and AHMS, 2009) including artefacts, and where these can be located. Where relevant this should include information on the display and housing of artefacts.						X		The HIS will be prepared within 12 months of completion of relevant Stage 2 archaeological excavation works.
Implementation of Management Plans									
C13	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	X	X	X	X	X	X	X	All construction stages of the Project will be undertaken in accordance with the most recent version of the CEMP.
Construction Traffic									
C14	All construction 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 or an approved on-street work zone before stopping unless directed otherwise by traffic control.	X	X	X	X	X	X	X	Construction vehicles will be contained wholly within the site during all construction stages of the Project.
Hoarding Requirements									
C15	The following hoarding requirements must be complied with:	X	X	X	X	X	X	X	Hoarding for all construction stages of the Project will comply with this condition.
	(a) where feasible graphics must be provided illustrating Liverpool's history developed in consultation with Council's Public Art Officer;								
	(b) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and								
	(c) 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.								
No Obstruction of Public Way									
C16	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.	X	X	X	X	X	X	X	The public way will not be obstructed during any stage of the Project.
Construction Noise Limits									

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C17	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (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.	X	X	X	X	X	X	X	All construction stages will be undertaken in accordance with the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009).
C18	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 C4 except where permitted by condition C7.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C19	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
<b>Vibration Criteria</b>									
C20	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).	X	X	X	X	X	X	X	Vibration intensive works may occur during all construction stages, however potential vibration caused by relevant works will be limited to the requirements of condition C20, unless otherwise specified in the CNVMP.
C21	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 C20.	X	X	X	X	X	X	X	Where vibratory compactors are used closer than 30 metres from residential buildings, these works will be subject to vibration monitoring. Where the vibration criteria specified in condition C20 is exceeded, vibratory plant will be shut down.
C22	The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B13 of this consent.	X	X	X	X	X	X	X	Potential vibration caused by relevant construction works will be limited to the requirements of condition C20, unless otherwise specified in the CNVMP.
<b>Tree Protection</b>									
C23	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 immediately adjacent to the property boundary along Campbell Street, Forbes Street, Goulburn Street and Elizabeth Street, unless approved for removal, must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, 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 that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Tree Protection Specification, prepared by treeIQ, dated 5 March 2020; 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.	X	X	X	X	X	X	X	All construction stages of the Project will comply with the tree protection requirements of condition C23.

Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
		Demolition Service Adjustment Refurb (Forensics)	Structural and Services – Stage 1 Area & Oncology Bunkers Refurb (IR)	Ground – Level 5 (Roof)	Façade Fitout Services Partial Refurb (Old & New CSB Buildings)	External Civil Landscaping	Demolition Structure Services Façade External	Balance of Refurb (Old & New CSB Buildings)	
Landscaping									
C24	Within 12 months of commencement of works, the landscaping works for the Caroline Chisolm courtyard must be completed to re-establish the canopy cover lost as soon as practicable.					X			Caroline Chisolm landscaping works will be undertaken within 12 months of the commencement of works.
Air Quality									
C25	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C26	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
Erosion and Sediment Control									
C27	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 has been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the ‘Blue Book’.	X	X	X	X	X	X	X	Erosion and sediment controls will be installed in accordance with the ‘Blue Book’ prior to the commencement of relevant construction works.
Imported Soil									
C28	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 Certifier upon request.	X	X	X	X	X	X	X	This condition will apply to the importation of VENM, ENM and other fill materials approved by the EPA, during all construction stages of the Project.
Disposal of Seepage and Stormwater									
C29	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council’s stormwater drainage system or street gutter.	X	X	X	X	X	X	X	Provisions to collect and discharge stormwater drainage will be implemented during all construction stages of the Project.  Prior written approval will be obtained from Council, except in the event of an emergency stormwater discharge.
Emergency Management									
C30	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	X	X	X	X	X	X	X	Emergency Management training will be provided to all employees and contractors during all construction stages of the Project.
Stormwater Management System									
C31	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS;		X		X		X		This condition will be satisfied within three months of the commencement of Stage 1.2, 1.4 and Stage 2 works.

Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
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	(c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.								
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>									
C32	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 registered Aboriginal representatives must be contacted to determine the significance of the object(s). The site must be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW 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 Heritage NSW to develop and implement management strategies for all objects/sites. Works may only recommence with the written approval of Heritage NSW	X	X			X	X		This condition applies to and will be complied with for all construction stages and throughout development.
<b>Unexpected Finds Protocol – Historic Heritage</b>									
C33	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW 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 NSW.	X	X			X	X		This condition applies to and will be complied with during the relevant works of construction stages 1.1, 1.2, 1.5 and 2.
<b>Waste Storage and Processing</b>									
C34	All waste generated during construction 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.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C35	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C36	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.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C37	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C38	The Applicant must ensure that the 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 is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
<b>Outdoor Lighting</b>									
C39	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	X	X	X	X	X	X	X	All external lighting for construction will be constructed and maintained in accordance with this condition.
<b>Independent Environmental Audit</b>									
C40	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	X							Proposed independent auditors will be agreed prior to the preparation of the Independent Audit Schedule or the commencement of an Independent Audit.
C41	Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with the Independent Audit Post Approval Requirements, as amended by condition C42, must be submitted to the Planning Secretary and the Certifier.	X							An Independent Audit Schedule will be prepared within four weeks of the commencement of Stage 1.1



Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
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									construction, and in accordance with conditions C41 and C42.
C42	Table 1 of the Independent Audit Post Approval Requirements, is amended so that the Independent Audit Schedule frequency required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within 12 weeks of the notified commencement date of construction; and	X	X	X	X	X	X	X	An Independent Audit Schedule will be prepared within four weeks of the commencement of Stage 1.1 construction, and in accordance with conditions C41 and C42.  Independent environmental audits will be undertaken in accordance with conditions C42 – C46 during all stages of the Project.
	(b) subsequent Independent Audits of construction must be undertaken at intervals, no greater than 26 weeks from the date of the initial construction Independent Audit.								
C43	The Planning Secretary may require Independent Audits to be undertaken at different times to those specified above, upon giving at least eight weeks’ notice to the Applicant of the date upon which the Independent Audit must be commenced.	X	X	X	X	X	X	X	Independent environmental audits will be undertaken in accordance with conditions C42 – C46 during all stages of the Project.
C44	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C41 of this consent, as amended by condition C42; and	X	X	X	X	X	X	X	Independent environmental audits will be undertaken in accordance with conditions C42 – C46 during all stages of the Project.
	(b) the Independent Audit Post Approval Requirements (Department 2020, or as amended).								
C45	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond separately to each Independent Audit Report prepared under condition C44 of this consent;	X	X	X	X	X	X	X	Independent environmental audits will be undertaken in accordance with conditions C42 – C46 during all stages of the Project.
	(b) submit the response to the Planning Secretary and the Certifier; and								
	(c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.								
C46	Independent Audit Reports and the Applicant’s response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	X	X	X	X	X	X	X	Independent environmental audits will be undertaken in accordance with conditions C42 – C46 during all stages of the Project.
C47	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing operational Independent Audits to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that Independent Audits have demonstrated consistent operational compliance.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE									
Notification of Occupation									
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary 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.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
External Walls and Cladding									
D2	Prior to commencement of operation, the Applicant must provide the Certifier 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.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							

Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
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Post-construction Dilapidation Report									
D4	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report. This report must:</p> <p>(a) ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>(b) be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(ii) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(iii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) be forwarded to Council.</p>	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Protection of Public Infrastructure									
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by the conditions of this consent.</i></p>	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
		This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Protection of Property									
D6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Utilities and Services									
D7	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Works as Executed Plans									
D8	Prior to the commencement of operation, 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 Certifier.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Green Travel Plan									
D9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP) must be submitted to the satisfaction of TfNSW 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 TfNSW;</p> <p>(b) set mode share targets that encourage the use of public and active transport and reduce the proportion of single-occupant car journeys to the site;</p> <p>(c) identify robust actions and strategies to meet the mode share targets in the first two, five and 10 years post occupation;</p>	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							

Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment																		
		Demolition Service Adjustment Refurb (Forensics)	Structural and Services – Stage 1 Area & Oncology Bunkers Refurb (IR)	Ground – Level 5 (Roof)	Façade Fitout Services Partial Refurb (Old & New CSB Buildings)	External Civil Landscaping	Demolition Structure Services Façade External	Balance of Refurb (Old & New CSB Buildings)																			
	<div>(d) include a Transport Access Guide that provides information to employees, patients and visitors about the range of travel modes, access arrangements and supporting facilities that service the site, including bicycle parking and other end of trip facilities;</div> <div>(e) identify relevant workplace policies such as flexible working arrangements that enable administrative staff to travel outside peak periods, or which reduce the need for work related travel;</div> <div>(f) consider the appropriateness of any relevant parking policies to manage travel demand, including a measure to apply higher car parking charges during peak times to encourage off-peak use;</div> <div>(g) details of carpooling operations and monitoring of parking priority;</div> <div>(h) appoint a Travel Plan Coordinator to oversee the implementation of the GTP and Transport Access Guide;</div> <div>(i) nominate a party responsible for the ongoing monitoring and review of the GTP, including the delivery of actions and associated mode share targets;</div> <div>(j) include a breakdown of staff shift patterns including the number of staff commencing shifts at particular times; and the residential postcodes of where those staff are travelling from, if known; and</div> <div>(k) include, if available, details of visiting hours and anticipated numbers of patients and visitors.</div>																										
Local Traffic Management Plan																											
D10	Prior to the commencement of operation, a local traffic management plan must be prepared in consultation with Council and the final submitted to Council outlining traffic management scheme, including signs and line marking relating to any new vehicle crossings and pick-up and drop-off zones.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.																									
Heritage Interpretation Plan																											
D11	Prior to the commencement of operation, the Applicant must complete the implementation of the HIS required by condition C12.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.																									
Operational Noise – Design of Mechanical Plant and Equipment																											
D12	<div>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that noise generated at the premises would not exceed the noise limits at the times and locations in the table below.</div> <table><tr><th rowspan="3">Location</th><th colspan="4">Noise Limits in dB(A)</th></tr><tr><th>Day</th><th>Evening</th><th>Night</th><th>Night</th></tr><tr><th>L<sub>Aeq</sub>(15 minute)</th><th>L<sub>Aeq</sub>(15 minute)</th><th>L<sub>Aeq</sub>(15 minute)</th><th>L<sub>AFmax</sub></th></tr><tr><td>Any residence</td><td>47</td><td>43</td><td>38</td><td>54</td></tr></table>	Location	Noise Limits in dB(A)				Day	Evening	Night	Night	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>AFmax</sub>	Any residence	47	43	38	54	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Location	Noise Limits in dB(A)																										
	Day		Evening	Night	Night																						
	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>AFmax</sub>																							
Any residence	47	43	38	54																							
Mechanical Ventilation																											

Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
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D13	<p>Prior to commencement of operation of a kitchen or any food storage / preparation area, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p>	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
	<p>(b) any dispensation granted by Fire and Rescue NSW.</p>								
Car Parking Arrangements									
D14	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, the carpark in SSD-10388 must be completed and operational.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Bicycle Parking and End-of-Trip Facilities									
D15	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:</p> <p>(a) the provision of a minimum 50 staff and 25 visitor bicycle parking spaces;</p>	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
	<p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version 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;</p>								
	<p>(d) the provision of appropriate pedestrian and cyclist advisory signs; and</p>								
	<p>(e) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority.</p>								
Road Damage									
D16	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Fire Safety Certification									
D17	Prior to commencement of occupation, 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.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Structural Inspection Certificate									
D18	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. 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:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works are deemed to comply with the final design drawings; and</p>	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
	<p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>								
Compliance with Food Code									
D19	Prior to the commencement of operation, the Applicant must obtain a certificate from a suitably qualified tradesperson certifying that the kitchen, food storage and food preparation areas have	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							

Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
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	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 Certifier.								
Stormwater Quality Management Plan									
D20	Prior to the commencement of operation of the relevant stormwater system, an Operation and Maintenance Plan (OMP) must be submitted to the satisfaction of the Certifier. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices;(b) record and reporting details;	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
	(b) relevant contact information; and								
	(c) Work Health and Safety requirements.								
Warm Water Systems and Cooling Systems									
D21	The installation 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 Part 1 (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.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Outdoor Lighting									
D22	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
	(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network								
Signage									
D23	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
D24	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
D25	Prior to the commencement of operation, the Applicant must install eight signs (consisting of four secondary and four tertiary pedestrian signs as defined by the Liverpool City Centre Public Domain Master Plan) and related wayfinding infrastructure in the Liverpool CBD, identifying key pedestrian routes and destinations within the area. The proposed signs must be designed in accordance with any applicable wayfinding specifications and must be approved by Council's Manager City Design and Public Domain Manager prior to installation.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Site Contamination									
D26	The Applicant must submit a Validation Report for the development. The Validation Report must: (a) be prepared by a Certified Contaminated Land Consultant;	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
	(b) be submitted to the Planning Secretary and the Certifier for information within one month after the completion of remediation works; and								
	(c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011).								
Site Audit Statement									



Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
		Demolition Service Adjustment Refurb (Forensics)	Structural and Services – Stage 1 Area & Oncology Bunkers Refurb (IR)	Ground – Level 5 (Roof)	Façade Fitout Services Partial Refurb (Old & New CSB Buildings)	External Civil Landscaping	Demolition Structure Services Façade External	Balance of Refurb (Old & New CSB Buildings)	
D26	Prior to the commencement of operation, 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 intended land use and be provided for the information of the Planning Secretary and the Certifier.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Long Term Environmental Management Plan									
D27	Where a Long Term Environmental Management Plan (LTEMP) is identified as required by the RAP, the plan must:	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
	(a) be prepared by a certified Contaminated Land Consultant;								
	(b) be accompanied by a Section B Site Audit Statement prepared by a NSW EPA accredited Site Auditor, that determines the appropriateness of the LTEMP and/or that the land can be made suitable for the intended use if the site is managed in accordance with the LTEMP;								
	(c) be provided to the Planning Secretary within one month of the completion of remediation works, unless otherwise agreed by the Planning Secretary;								
	(d) include, but not be limited to:								
	(ii) a description of the nature and location of any contamination remaining on site;								
	(iii) provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell;								
	(iiii) a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal;								
	(iiv) a description of the procedures for monitoring the integrity of the containment cell;								
	(iv) a surface and groundwater monitoring program;								
	(ivi) mechanisms to report results to relevant agencies;								
	(ivii) triggers that would indicate if further remediation is required; and								
	(iviii) details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.								
Landscaping									
D31	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage landscaping on-site. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
D32	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Public Art									
D33	A public art package for the hospital campus, including consideration of engraving or inlays for paving design, must be prepared in consultation with Council’s Public Arts Officer or relevant representative. Prior to commencement of operation, relevant components of the public art package must be installed.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
D34	Prior to commencement of operations, any aviation obstacle lighting required at highest points and corners of the building for the helicopter landing surface on the hospital site, must be installed as per the recommendations of Liverpool Health and Academic Precinct Main Works Submission Aviation Flight Path Report, prepared by AviPro, dated 18 January 2020.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
PART E POST OCCUPATION									
Operation of Plant and Equipment									



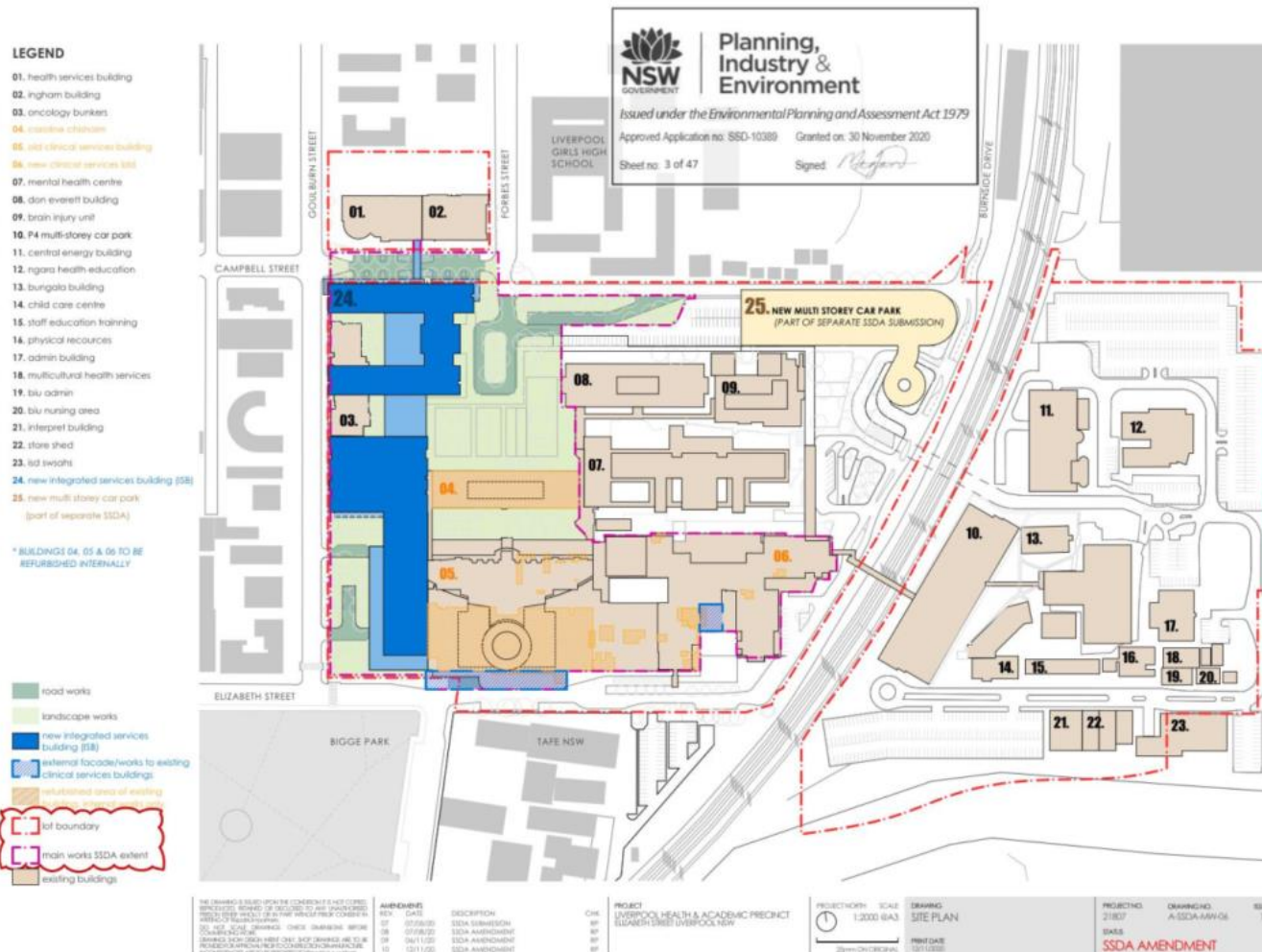
Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
		Demolition Service Adjustment Refurb (Forensics)	Structural and Services – Stage 1 Area & Oncology Bunkers Refurb (IR)	Ground – Level 5 (Roof)	Façade Fitout Services Partial Refurb (Old & New CSB Buildings)	External Civil Landscaping	Demolition Structure Services Façade External	Balance of Refurb (Old & New CSB Buildings)	
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Warm Water Systems Cooling Systems									
E2	The 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 Part 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.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Long Term Environmental Management Plan									
E3	Upon completion of remediation works, and where a LTEMP has been prepared, the Applicant must manage the site in accordance with the LTEMP approved under condition D28 and any on-going maintenance of remediation notice issued by EPA under <i>the Contaminated Land Management Act 1997</i> .	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Operational Noise Limits									
E4	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in condition D12.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
E5	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data are 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 commencing use of each stage of the development to verify that operational noise levels do not exceed the noise levels identified in condition D12. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must implement appropriate noise attenuation measures so that operational noise levels do not exceed the noise levels or provide attenuation measures at the affected noise sensitive receivers.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Unobstructed Driveways and Parking Areas									
E6	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.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Lighting									
E7	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Stormwater Operation and Maintenance Plan									
E8	The OMP required by condition D20 of this consent must be implemented for the duration of occupation of the development.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Ecologically Sustainable Development									
E9	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B7, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Outdoor Lighting									

Condition of Consent	Compliance Requirement	Stage 1.1	Stage 1.2	Stage 1.3	Stage 1.4	Stage 1.5	Stage 2	Stage 3	Comment
		Demolition Service Adjustment Refurb (Forensics)	Structural and Services – Stage 1 Area & Oncology Bunkers Refurb (IR)	Ground – Level 5 (Roof)	Façade Fitout Services Partial Refurb (Old & New CSB Buildings)	External Civil Landscaping	Demolition Structure Services Façade External	Balance of Refurb (Old & New CSB Buildings)	
E10.	Notwithstanding condition D22, 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.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Landscaping									
E11	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required by condition D29 for the duration of occupation of the development.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Operational Waste Management Plan									
E12	The Liverpool Health Academic Precinct Operational Waste Management Plan, prepared by Waste Audit and Consultancy Services (Aust) Pty Ltd, dated January 2020, for the development must be implemented for the duration of the development and updated annually. The Waste Management Plan must:	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
	(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); and								
	(c) detail the materials to be reused or recycled, either on or off site.								
Hazards and Risk									
E13	The Applicant must store all chemicals, fuels and oils used on-site in accordance with:	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
	(a) the requirements of all relevant Australian Standards; and								
	(b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.								
E14	In the event of an inconsistency between the requirements of condition E13(a) and E13(b), the most stringent requirement must prevail to the extent of the inconsistency.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Dangerous Goods									
E15	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							
Discharge Limits									
E16	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	This Staging Report does not seek to alter the timing of any Conditions of Consent associated with the commencement of operations or occupancy.							

## **APPENDIX B:**

### **Staging Overview Figures**

# LHAP SSD10389 - STAGING OVERVIEW



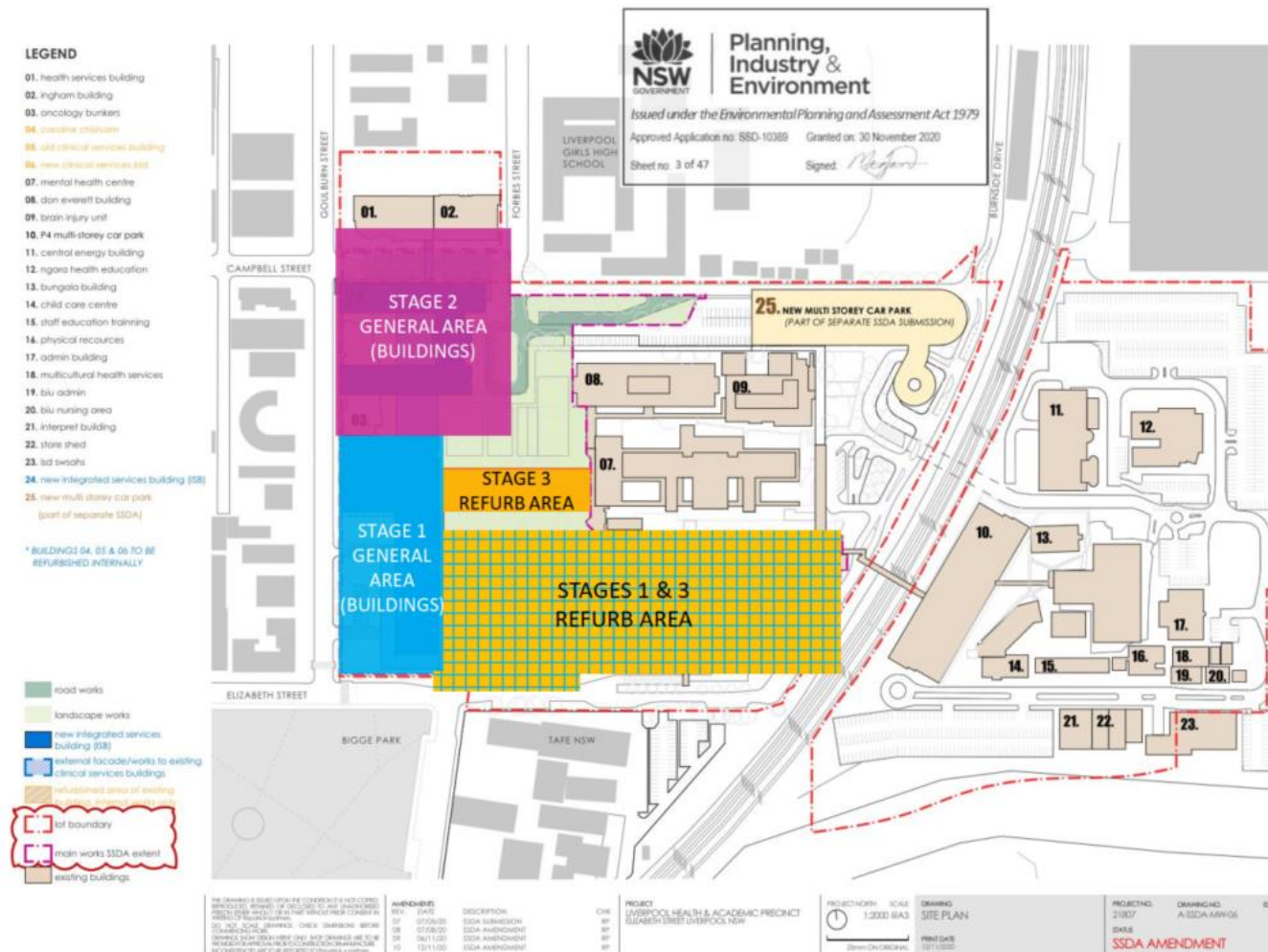
The areas of works outlined within this document are the intended stages.

The stages have been overlaid on the approved DA drawings. Refer to the legend on the right hand side of each page to identify the works in the stage.

The works stages are broadly defined by annotation for the purpose of guiding DPIE's compliance team on the Staging of works only. The development consent and approved drawings should be consulted for further and accurate details.



# LHAP SSD10389 - STAGING OVERVIEW



The areas of works outlined within this document are the intended stages.

The stages have been overlaid on the approved DA drawings. Refer to the legend on the right hand side of each page to identify the works in the stage.

The works stages are broadly defined by annotation for the purpose of guiding DPIE's compliance team on the Staging of works only. The development consent and approved drawings should be consulted for further and accurate details.

01. health services building
02. ingham building
03. oncology bunkers
04. caroline chishom
05. did clinical services building
06. new clinical services bld
07. mental health centre
08. don everett building
09. brain injury unit
10. P4 multi-storey car park
11. central energy building
12. ngara health education
13. bungalo building
14. child care centre
15. staff education training
16. physical resources
17. admin building
18. multicultural health services
19. blu admin
20. blu nursing area
21. interpret building
22. store shed
23. lid swaths
24. cancer building
25. pathology building
26. alex grimsen
27. thomas & rachael moore  
education centre
28. P2 car park



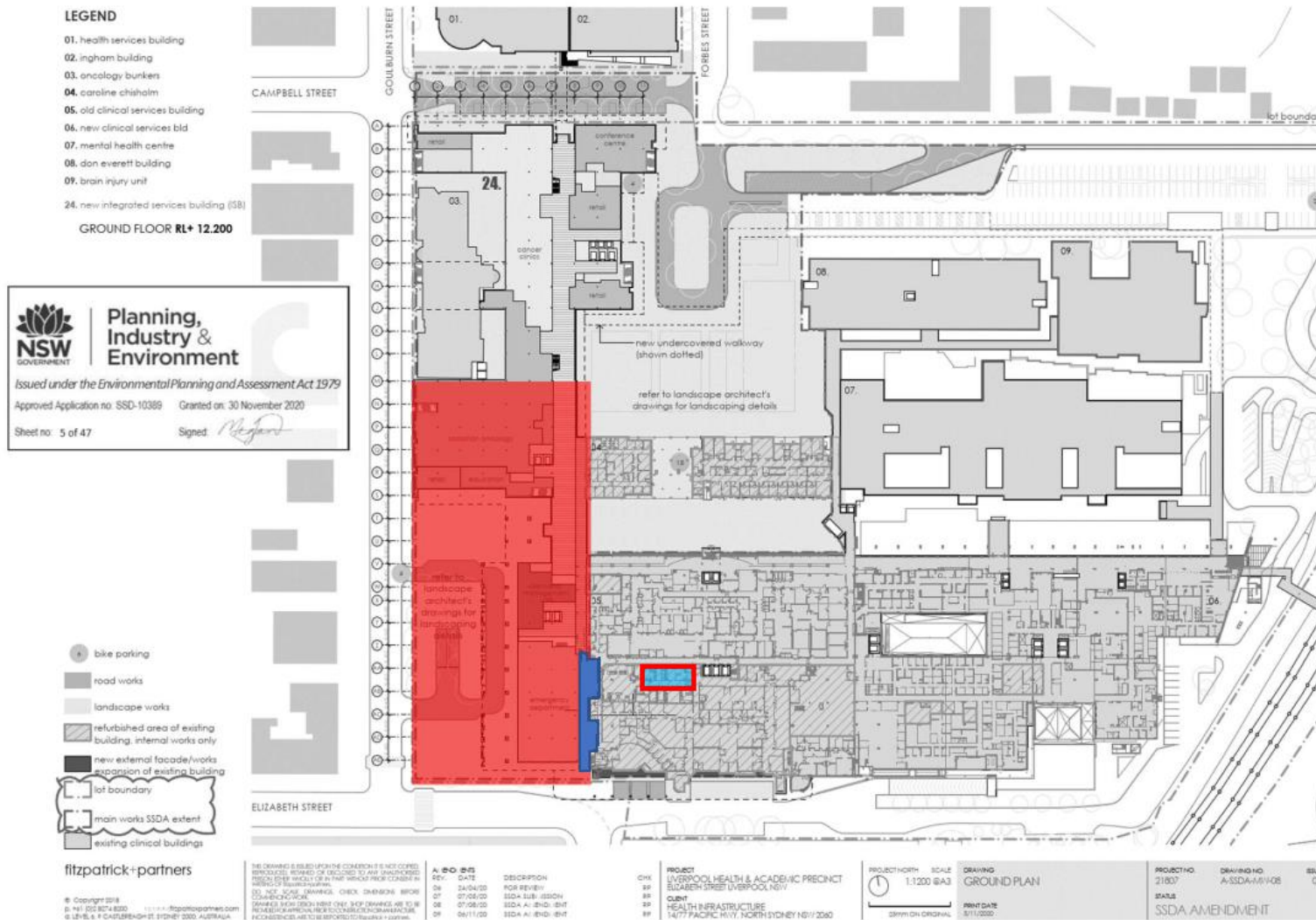
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Page | 45



PROJECT NO. 21807	DRAWING NO. A-SSDA-MW-07	ISSUE NO. 01
SHEET NO. SSDA AMENDMENT		



**LHAP SSD10389 –  
STAGING**

## STAGE 1.1

DEMOLITION, SERVICES  
ADJUSTMENTS & FORENSICS  
REFURB (BUILDING 05)

**GROUND LEVEL**

**DEMOLITION SCOPE  
(OVERVIEW)**  
**NOTE: ALSO MINOR  
DEMOLITION IN OLD  
CLINICAL SERVICES  
BUILDING 05**

ED REFURB - FORENSICS

**RELATED WORKS (EXEMPT DEVELOPMENT)**  
**TEMPORARY ENTRY**

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

#### LEGEND

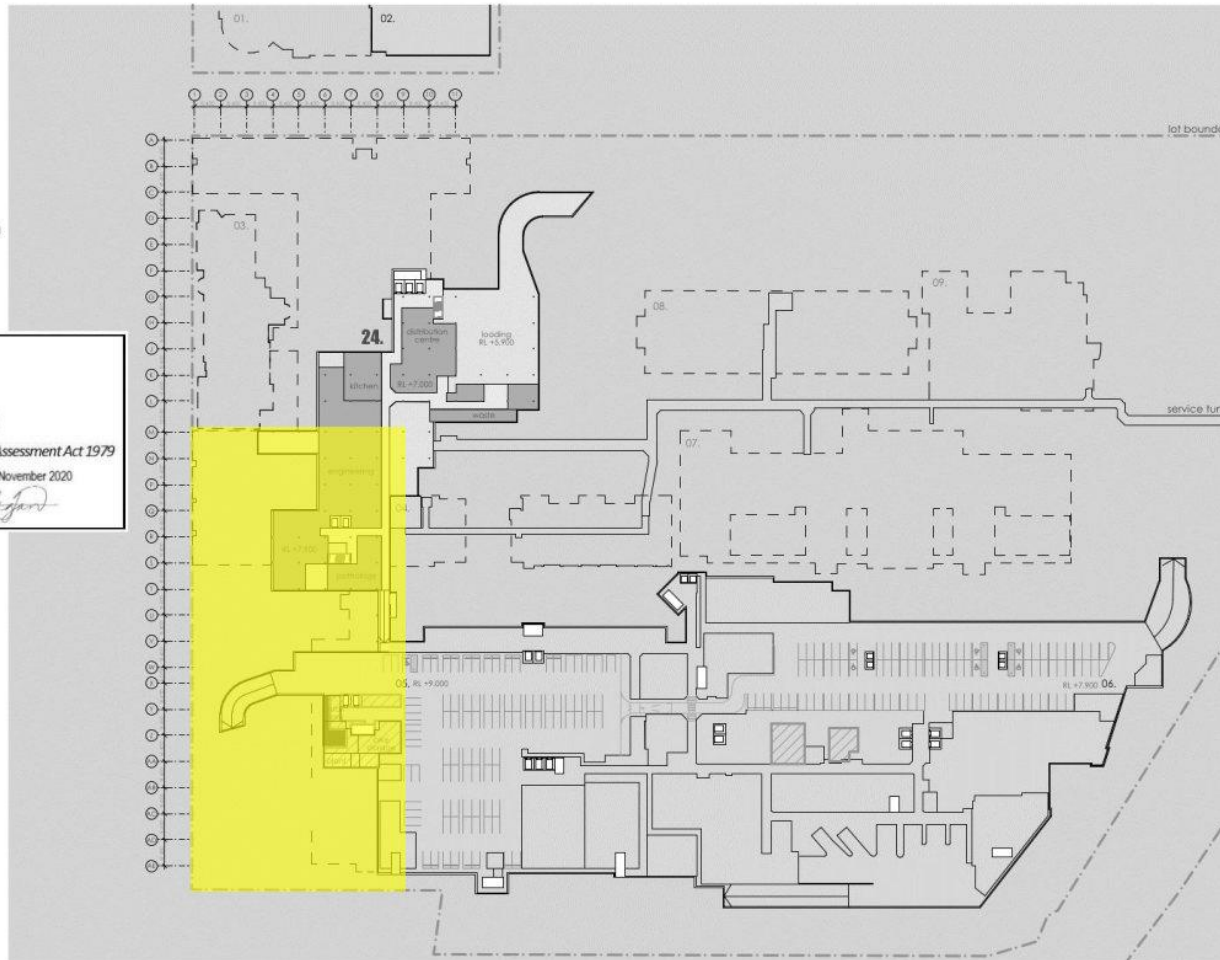
- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit

24. new integrated services building (ISS)

BASEMENT RL+ 7.000



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- buildings above shown dotted
- lot boundary
- existing clinical buildings



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09. 06/11/20

AMENDMENTS  
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05. 26/04/20  
06. 07/05/20  
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09. 06/11/20

DESCRIPTION  
FOR REVIEW  
SSDA SUBMISSION  
SSDA AMENDMENT  
SSDA AMENDMENT

CHK.  
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PROJECT  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT  
HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY. NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
1:1200 IBA3  
25mm ON ORIGINAL

DRAWING  
BASEMENT  
PRINT DATE  
6/11/2020

PROJECT NO.  
21867  
DRAWING NO.  
A-SSDA-MW-07  
ISSUE  
01

SSDA  
SSDA AMENDMENT

## LHAP SSD10389 – STAGING

# STAGE 1.2

- STRUCTURE & SERVICES – IN-GROUND & BASEMENT LEVEL (INCL. PILES, RETAINING WALLS, SUB-STRUCTURE, CORES, CORE RAFT SLAB)
- INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FAÇADE
- BUNKER STRUCTURE (TOPPING SLAB & FAÇADE BUILD UP) WORKS

## BASEMENT & IN-GROUND

### STRUCTURE & SERVICES

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.



## STAGE 1.2

- **STRUCTURE & SERVICES – IN-GROUND & BASEMENT LEVEL (INCL. PILES, RETAINING WALLS, SUB-STRUCTURE, CORES, CORE RAFT SLAB)**
- **INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FAÇADE**
- **BUNKER STRUCTURE (TOPPING SLAB & FAÇADE BUILD UP) WORKS**

### GROUND LEVEL

- STRUCTURE & SERVICES**
- BUNKER STRUCTURE – FAÇADE / WALLS**

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#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISB)

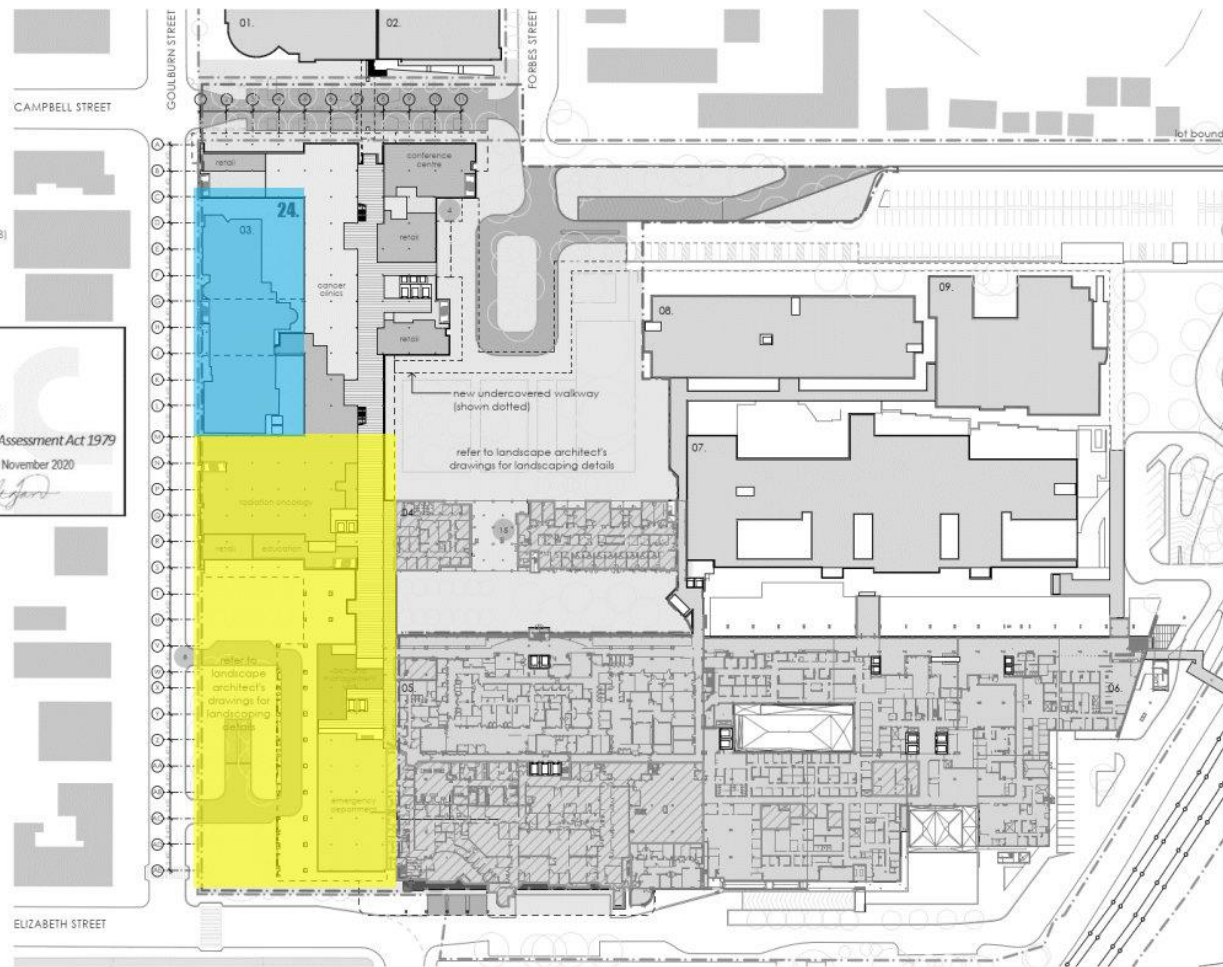
GROUND FLOOR RL+ 12.200



- bike parking
- road works
- landscape works
- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- main works SSDA extent
- existing clinical buildings

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REV.	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUB-REVISION
03	07/08/20	SSDA A1-REVISION
04	08/11/20	SSDA A1-REVISION

PROJECT: LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT: HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE: 1:1200 @A3  
DRAWING: GROUND PLAN  
PRINT DATE: 8/11/2020

PROJECT NO: 21807  
DRAWING NO: A-SSDA-M11-08  
STATUS: SSDA AMENDMENT  
ISSUE: 09

#### LEGEND

- 01. health services building
- 02. Ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
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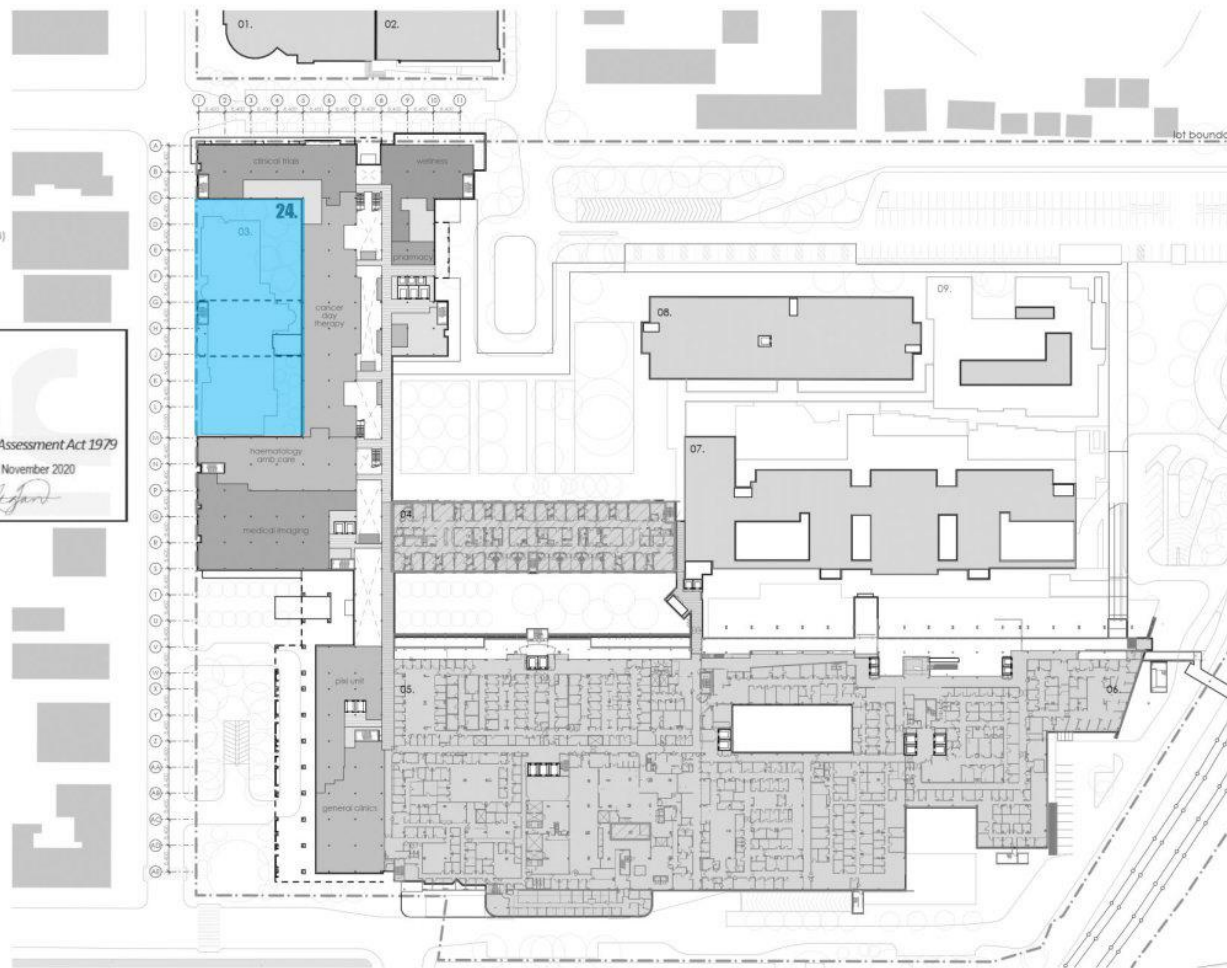
LEVEL | RL+ 16.400



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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07	07/05/20	SSDA SUBMISSION
08	07/08/20	SSDA AMENDMENT
09	06/11/20	SSDA AMENDMENT

PROJECT  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT  
HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECTION NORTH  
SCALE  
1:1200 -B/A3  
DRAWING  
LEVEL 1  
PRINT DATE  
30/11/2020

PROJECT NO.	DRAWING NO.	ISSUE
21807	A-SSDA-MW-09	09
STATUS	SSDA AMENDMENT	

## LHAP SSD10389 – STAGING

# STAGE 1.2

- STRUCTURE & SERVICES – IN-GROUND & BASEMENT LEVEL (INCL. PILES, RETAINING WALLS, SUB-STRUCTURE, CORES, CORE RAFT SLAB)
- INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FAÇADE
- BUNKER STRUCTURE (TOPPING SLAB & FAÇADE BUILD UP) WORKS

## LEVEL 1

BUNKER STRUCTURE – FAÇADE / WALLS

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.



## STAGE 1.2

- **STRUCTURE & SERVICES – IN-GROUND & BASEMENT LEVEL (INCL. PILES, RETAINING WALLS, SUB-STRUCTURE, CORES, CORE RAFT SLAB)**
- **INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FAÇADE**
- **BUNKER STRUCTURE (TOPPING SLAB & FAÇADE BUILD UP) WORKS**

### LEVEL 2 / ROOF (BUNKER)

**BUNKER STRUCTURE – FAÇADE / WALLS & ROOF REINFORCEMENT**

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- 09. brain injury unit
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LEVEL 2 RL+ 20.600



- refurbished area of existing building, internal works only
- new external facade/works, expansion of existing building
- lot boundary
- existing clinical buildings

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08	07/08/20	SSDA AMENDMENT	
09	06/11/20	SSDA AMENDMENT	

CHE	PROJECT
RP	LIVERPOOL HEALTH & ACADEMIC PRECINCT
RP	ELIZABETH STREET LIVERPOOL NSW
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RP	HEALTH INFRASTRUCTURE
RP	14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

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DATE	5/11/2020

PROJECT NO.	DRAWING NO.	ISSUE
21807	A-SSDA-MW-10	09
STATUS	SSDA AMENDMENT	

## LHAP SSD10389 – STAGING

# STAGE 1.2

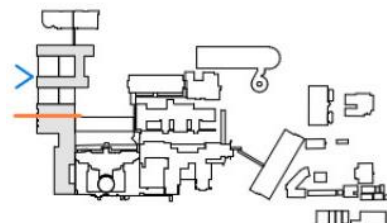
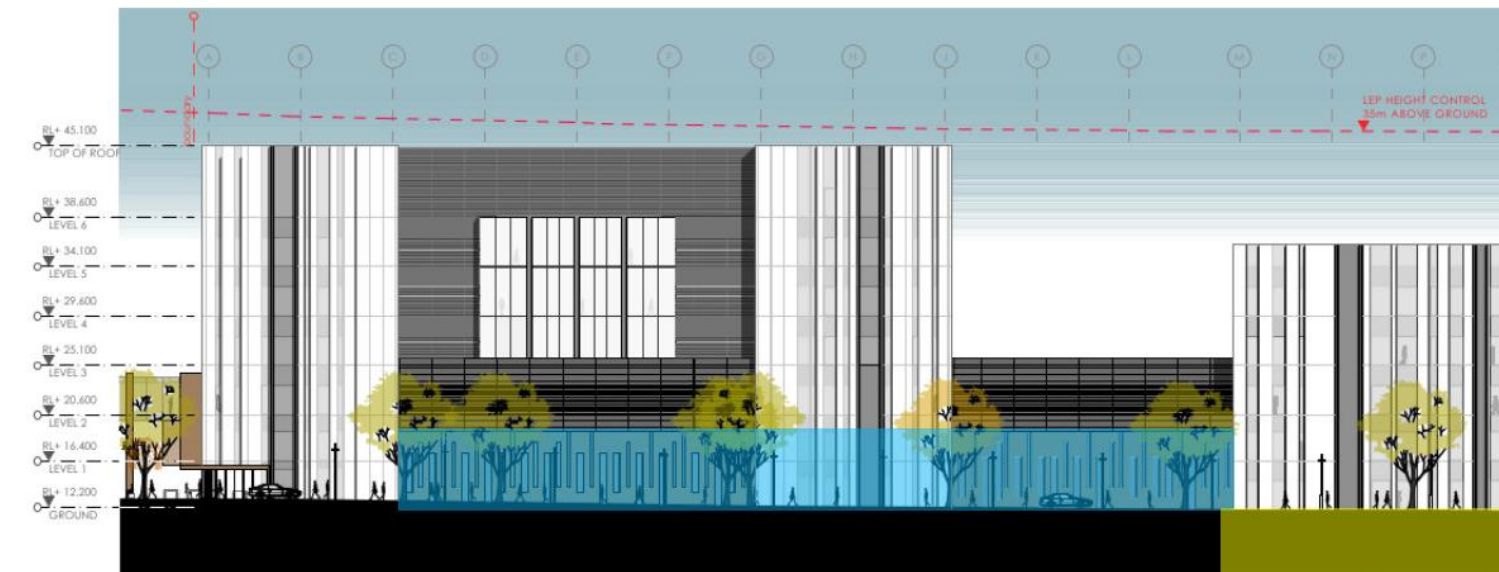
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- INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FAÇADE
- BUNKER STRUCTURE (TOPPING SLAB & FAÇADE BUILD UP) WORKS

## WEST ELEVATION 01

### STRUCTURE & SERVICES

### BUNKER STRUCTURE – FAÇADE / WALLS & ROOF REINFORCEMENT NOTE – CLADDING (BALANCE OF FAÇADE) TO BE COMPLETED IN STAGE 2

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.



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REV.	DATE	DESCRIPTION
05	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUBMISSION
08	07/05/20	SSDA AMENDMENT
09	06/11/20	SSDA AMENDMENT

CHK	PROJECT
MP	LIVERPOOL HEALTH & ACADEMIC PRECINCT
MP	ELIZABETH STREET LIVERPOOL NSW
MP	CLINE
MP	HEALTH INFRASTRUCTURE
MP	14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
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DRAWING  
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REV DATE  
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STATUS SSDA AMENDMENT		

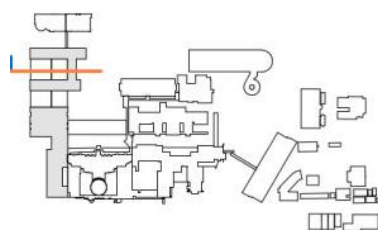
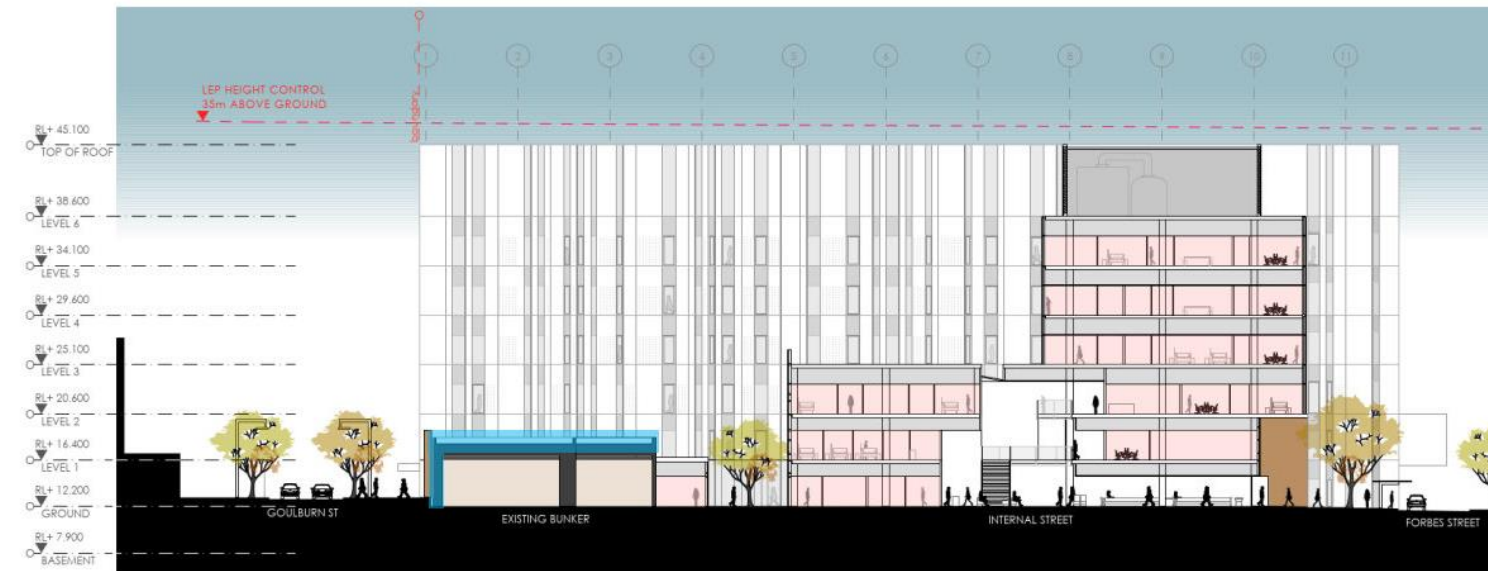
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- STRUCTURE & SERVICES – IN-GROUND & BASEMENT LEVEL (INCL. PILES, RETAINING WALLS, SUB-STRUCTURE, CORES, CORE RAFT SLAB)
- INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FAÇADE
- BUNKER STRUCTURE (TOPPING SLAB & FAÇADE BUILD UP) WORKS

## SECTION

**BUNKER STRUCTURE – FAÇADE / WALLS & ROOF REINFORCEMENT**  
NOTE – CLADDING (BALANCE OF FAÇADE) TO BE COMPLETED IN STAGE 2

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REV	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SIDA SUB-MISSION
03	07/05/20	SIDA A1 - BMD - INT
04	09/11/20	SIDA A1 - BMD - INT

PROJECT  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELLERBETH STREET LIVERPOOL NSW  
CLIENT  
HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
1:350 @A3  
20mm ON ORIGINAL

DRAWING  
SECTION THROUGH EXISTING  
BUNKER  
PRINT DATE  
16/11/2020

PROJECT NO.	DRAWING NO.	ISSUE
21807	A-SSDA-N/A-17	09
STATUS SSDA AMENDMENT		



## LHAP SSD10389 – STAGING

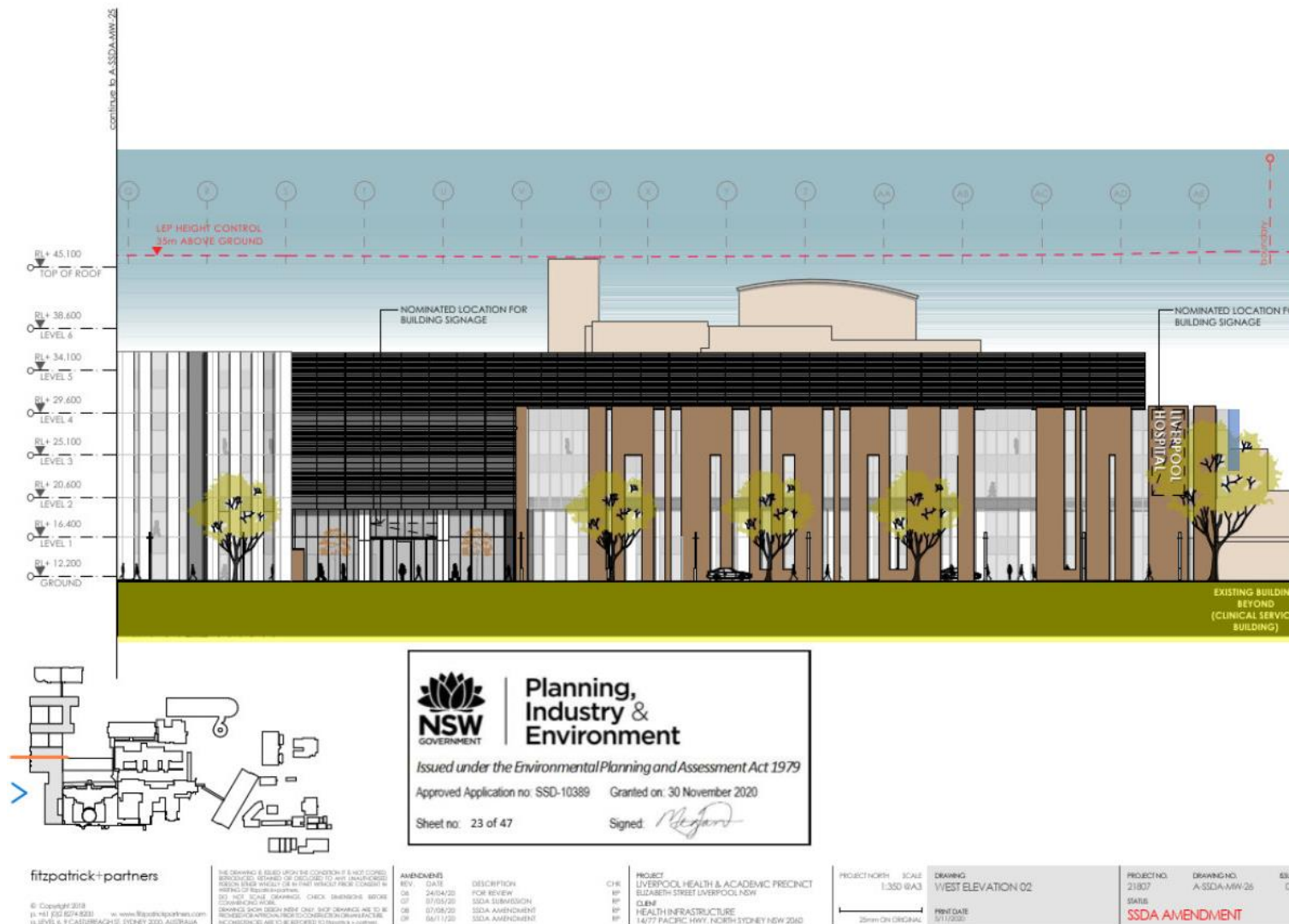
# STAGE 1.2

- STRUCTURE & SERVICES – IN-GROUND & BASEMENT LEVEL (INCL. PILES, RETAINING WALLS, SUB-STRUCTURE, CORES, CORE RAFT SLAB)
- INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FAÇADE
- BUNKER STRUCTURE (TOPPING SLAB & FAÇADE BUILD UP) WORKS

## WEST ELEVATION 02

### STRUCTURE & SERVICES

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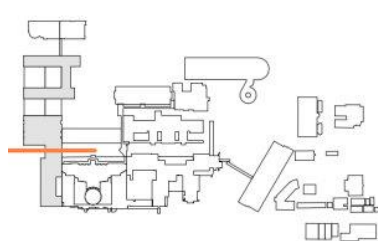
## STAGE 1.2

- **STRUCTURE & SERVICES – IN-GROUND & BASEMENT LEVEL (INCL. PILES, RETAINING WALLS, SUB-STRUCTURE, CORES, CORE RAFT SLAB)**
- **INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FAÇADE**
- **BUNKER STRUCTURE (TOPPING SLAB & FAÇADE BUILD UP) WORKS**

### SECTION THROUGH MAIN ENTRY

#### STRUCTURE & SERVICES

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REV	DATE	DESCRIPTION
06	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUBMISSION
08	07/08/20	SSDA AMENDMENT
09	06/11/20	SSDA AMENDMENT

CHK	DATE	DESCRIPTION
RP	07/05/20	FOR REVIEW
RP	07/08/20	SSDA SUBMISSION
RP	06/11/20	SSDA AMENDMENT

PROJECT: LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT: HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

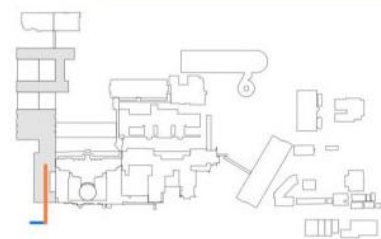
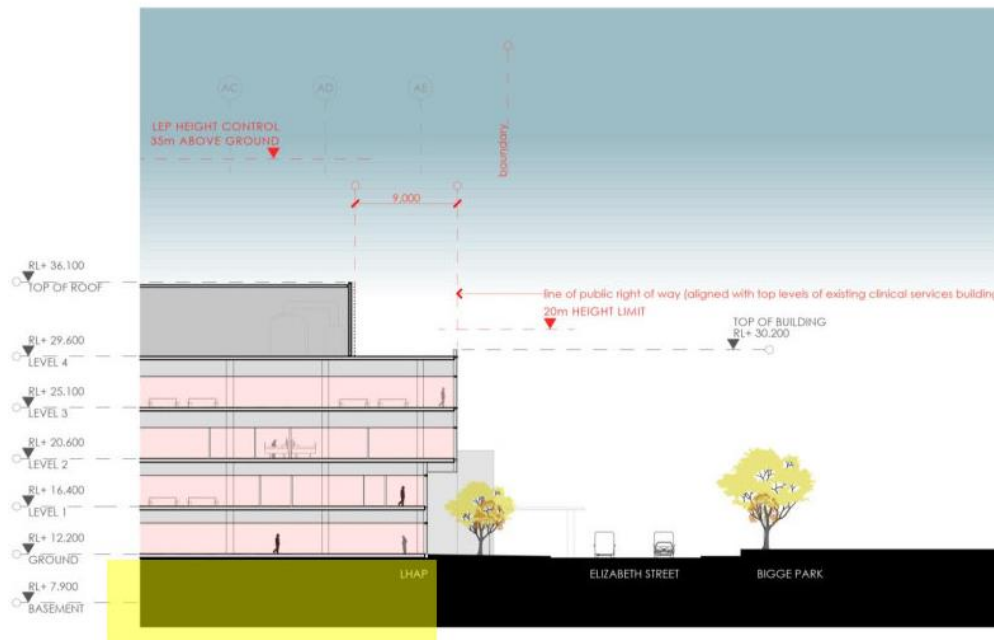
PROJECT NORTH SCALE  
1:350 @A3  
25mm ON ORIGINAL

DRAWING  
SECTION THROUGH MAIN ENTRY  
PRINT DATE  
07/11/2020

PROJECT NO.	DRAWING NO.	ISSUE
21807	A-SSDA-MIX-19	09

STATUS  
SSDA AMENDMENT





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REV	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUBMISSION
03	07/06/20	SSDA AMENDMENT
04	06/11/20	SSDA AMENDMENT

CHK	PROJECT
RP	LIVERPOOL HEALTH & ACADEMIC PRECINCT
RP	ELIZABETH STREET LIVERPOOL NSW
RP	CLIENT
RP	HEALTH INFRASTRUCTURE
RP	14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
1:350 @A3  
20mm ON ORIGINAL

DRAWING  
SECTION THROUGH ELIZABETH  
STREET  
PRINT DATE  
5/11/2020

PROJECT NO.	DRAWING NO.	ISSUE
21807	A-SSDA-MW-30	09
STATUS		
SSDA AMENDMENT		

## LHAP SSD10389 – STAGING

# STAGE 1.2

- STRUCTURE & SERVICES – IN-GROUND & BASEMENT LEVEL (INCL. PILES, RETAINING WALLS, SUB-STRUCTURE, CORES, CORE RAFT SLAB)
- INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FAÇADE
- BUNKER STRUCTURE (TOPPING SLAB & FAÇADE BUILD UP) WORKS

## SECTION THROUGH MAIN ENTRY

### STRUCTURE & SERVICES



The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

# STAGE 1.2

- **STRUCTURE & SERVICES – IN-GROUND & BASEMENT LEVEL (INCL. PILES, RETAINING WALLS, SUB-STRUCTURE, CORES, CORE RAFT SLAB)**
- **INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FACADE**

## LEVEL 2

 **REFURBISHMENT**

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

### LEGEND

- 01. health services building
  - 02. Ingham building
  - 03. oncology bunkers
  - 04. caroline chisholm
  - 05. old clinical services building
  - 06. new clinical services bld
  - 07. mental health centre
  - 08. don everett building
  - 09. brain injury unit
  - 24. new integrated services building (ISS)
- LEVEL 2 RL+ 20.600







**Planning,  
Industry &  
Environment**

led under the Environmental Planning and Assessment Act 1979

roved Application no: SSD-10389 Granted on: 30 November 2020

et no: 7 of 47

Signed: 

-  refurbished area of existing building, internal works only
-  new external facade/works expansion of existing building
-  lot boundary
-  existing clinical buildings

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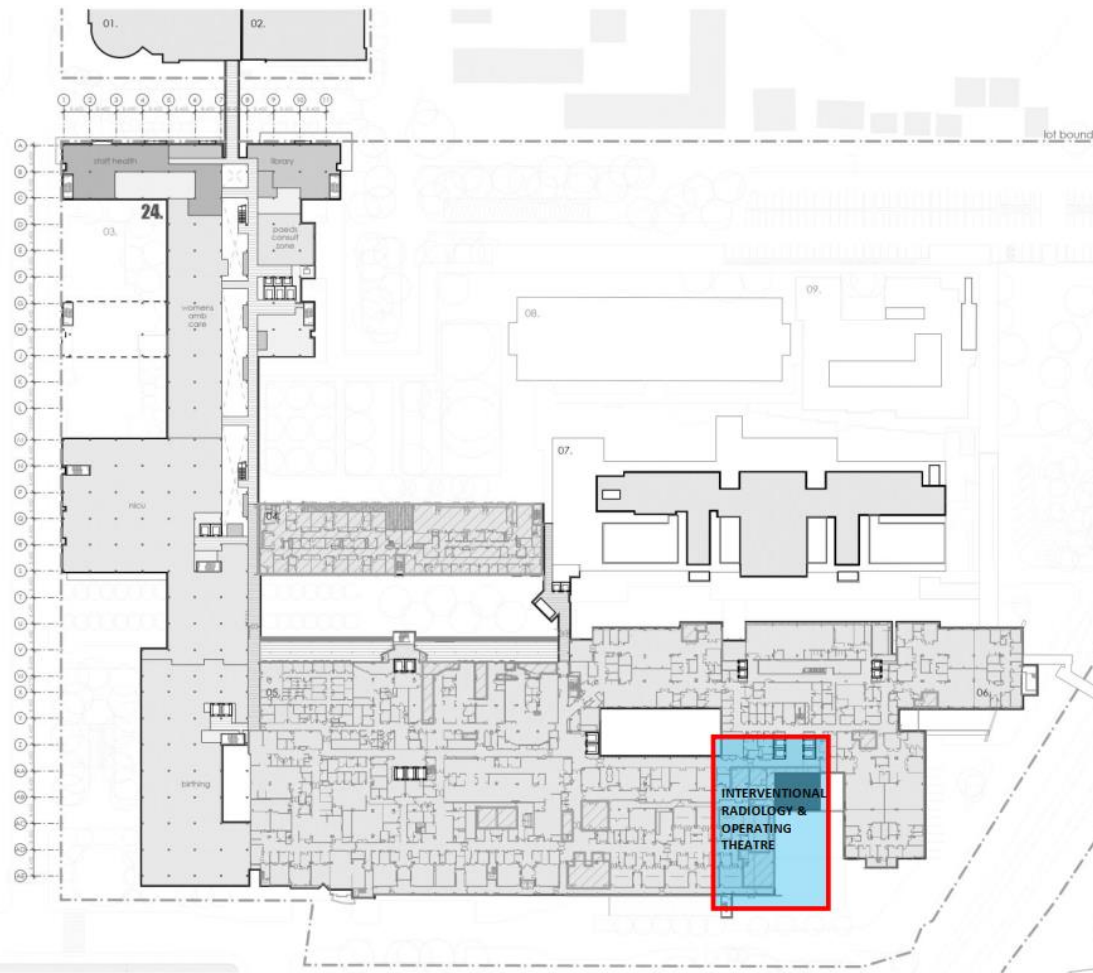
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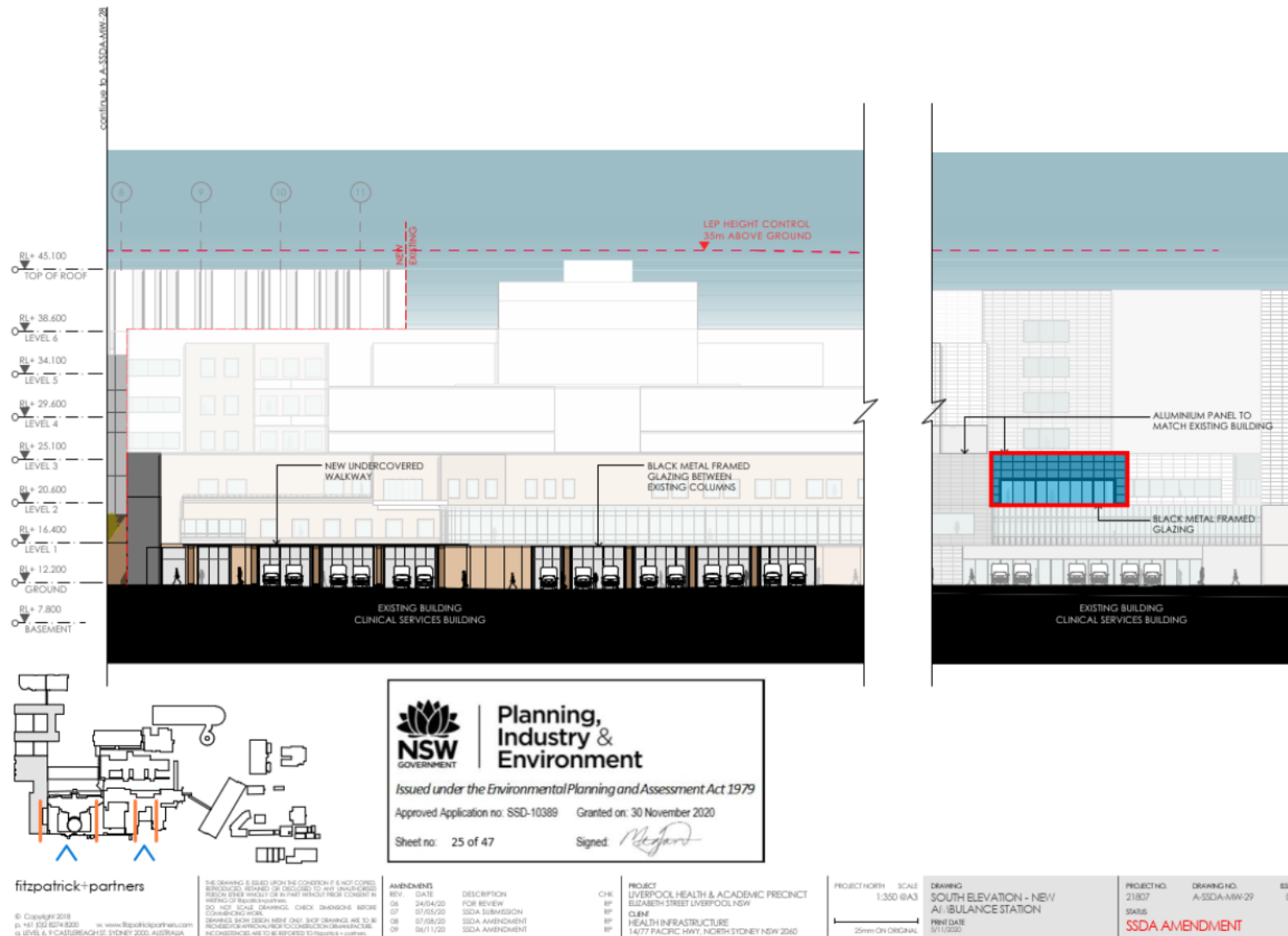
REV.	DATE	DESCRIPTION
06	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUB-REVISION
08	07/08/20	SSDA AMENDMENT
09	04/11/20	SSDA AMENDMENT

PROJECT: LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT: HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE: 1:1200 @A3  
DRAWING: LEVEL 2  
PRINT DATE: 30/11/2020

PROJECT NO: 21807  
DRAWING NO: A-SSDA-MW-10  
STATUS: SSDA AMENDMENT  
ISSUE: 09





## LHAP SSD10389 – STAGING

# STAGE 1.2

- **STRUCTURE & SERVICES – IN-GROUND & BASEMENT LEVEL (INCL. PILES, RETAINING WALLS, SUB-STRUCTURE, CORES, CORE RAFT SLAB)**
- **INTERVENTIONAL RADIOLOGY (IR) DEMOLITION & REFURB INCL. FACADE**

## SOUTH ELEVATION



The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISB)

BASEMENT RL+ 7.000



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- buildings above shown dotted
- lot boundary
- existing clinical buildings

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REV	DATE	DESCRIPTION
06	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUBMISSION
08	07/08/20	SSDA AMENDMENT
09	08/11/20	SSDA AMENDMENT

PROJECT: LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT: HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
1:1200 WA3  
28mm On Originals

DRAWING: BASEMENT  
PRINT DATE: 6/11/2020

PROJECT NO: 21807  
DRAWING NO: A-SSDA-MIN-07  
ISSUE: 09  
STATUS: SSDA AMENDMENT

**LHAP SSD10389 –  
STAGING**

## STAGE 1.3

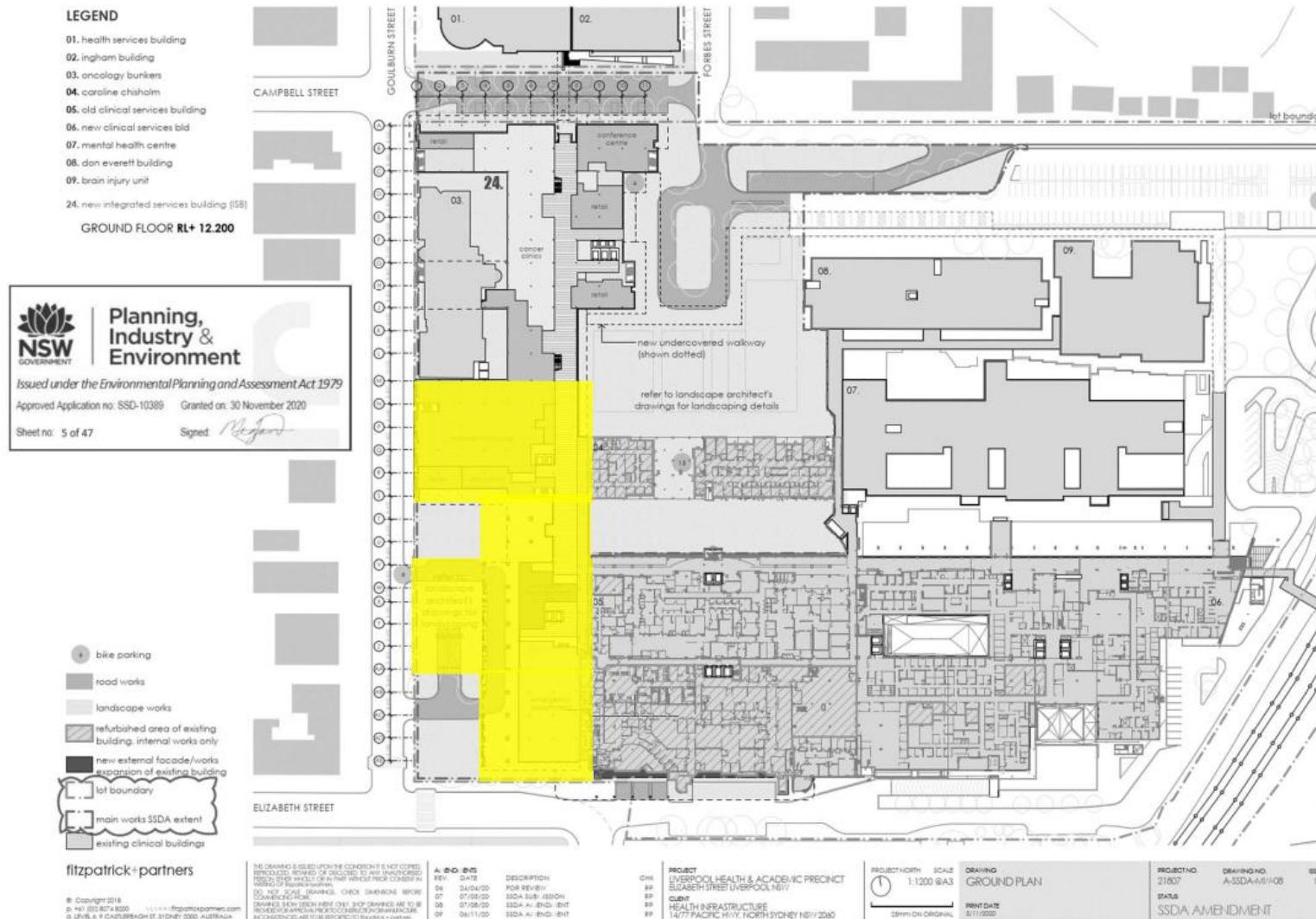
**STRUCTURE & SERVICES:  
BASEMENT (BALANCE) TO  
ROOF**

**BASEMENT LEVEL**

**STRUCTURE &  
SERVICES**

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LHAP SSD10389 –  
STAGING

# STAGE 1.3

STRUCTURE & SERVICES:  
BASEMENT (BALANCE) TO  
ROOF

GROUND LEVEL

**STRUCTURE &  
SERVICES**

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.



01. health services building
02. ingham building
03. oncology bunkers
04. caroline chisholm
05. old clinical services building
06. new clinical services bid
07. mental health centre
08. don everett building
09. brain injury unit
24. new integrated services building [158]





LEVEL 1 RL+ 16.400



*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application no: SSD-10389      Granted on: 30 November 2020

Signed *Megard*

 refurbished area of existing building, internal works only  
 new external facade/works  
 lot boundary  
 existing clinical buildings

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AMENDMENTS		
REV.	DATE	DESCRIPTION
06	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUBMISSION
08	07/08/20	SSDA AMENDMENT
09	04/11/20	SSDA AMENDMENT

**PROJECT**  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
**CLIENT**  
HEALTH INFRASTRUCTURE  
14/22 PACIFIC WAY NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
 1:1200 @A3  
 25mm ON ORIGINAL

PROJECT NO.	DRAWING NO.	ISSUED BY
21807	A-SSDA-M/V-09	
STATUS		
SSDA AMENDMENT		

**LHAP SSD10389 –  
STAGING**

## STAGE 1.3

**STRUCTURE & SERVICES:  
BASEMENT (BALANCE) TO  
ROOF**

## LEVEL 1

## STRUCTURE & SERVICES

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISB)

LEVEL 2 RL+ 20.600



**Planning,  
Industry &  
Environment**

made under the Environmental Planning and Assessment Act 1979

Approved Application no: SSD-10389 Granted on: 30 November 2020

Sheet no: 7 of 47

Signed: *[Signature]*

- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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REV.	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUB-MISSION
03	07/05/20	SSDA AMENDMENT
04	07/05/20	SSDA AMENDMENT
05	07/05/20	SSDA AMENDMENT
06	07/05/20	SSDA AMENDMENT
07	07/05/20	SSDA AMENDMENT
08	07/05/20	SSDA AMENDMENT
09	07/05/20	SSDA AMENDMENT

**PROJECT**  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
**CLIENT**  
HEALTH & INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

**PROJECT NORTH**  
SCALE  
1:1200 (B3)  
20mm ON ORIGINAL

**DRAWING**  
LEVEL 2  
PRINT DATE  
3/11/2020

**PROJECT NO.**  
21807  
**DRAWING NO.**  
A-SSDA-MW-10  
**DATE**  
SSDA AMENDMENT  
**SHEET**  
09

**LHAP SSD10389 –  
STAGING**

## STAGE 1.3

**STRUCTURE & SERVICES:  
BASEMENT (BALANCE) TO  
ROOF**

**LEVEL 2**

**STRUCTURE &  
SERVICES**

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISS)

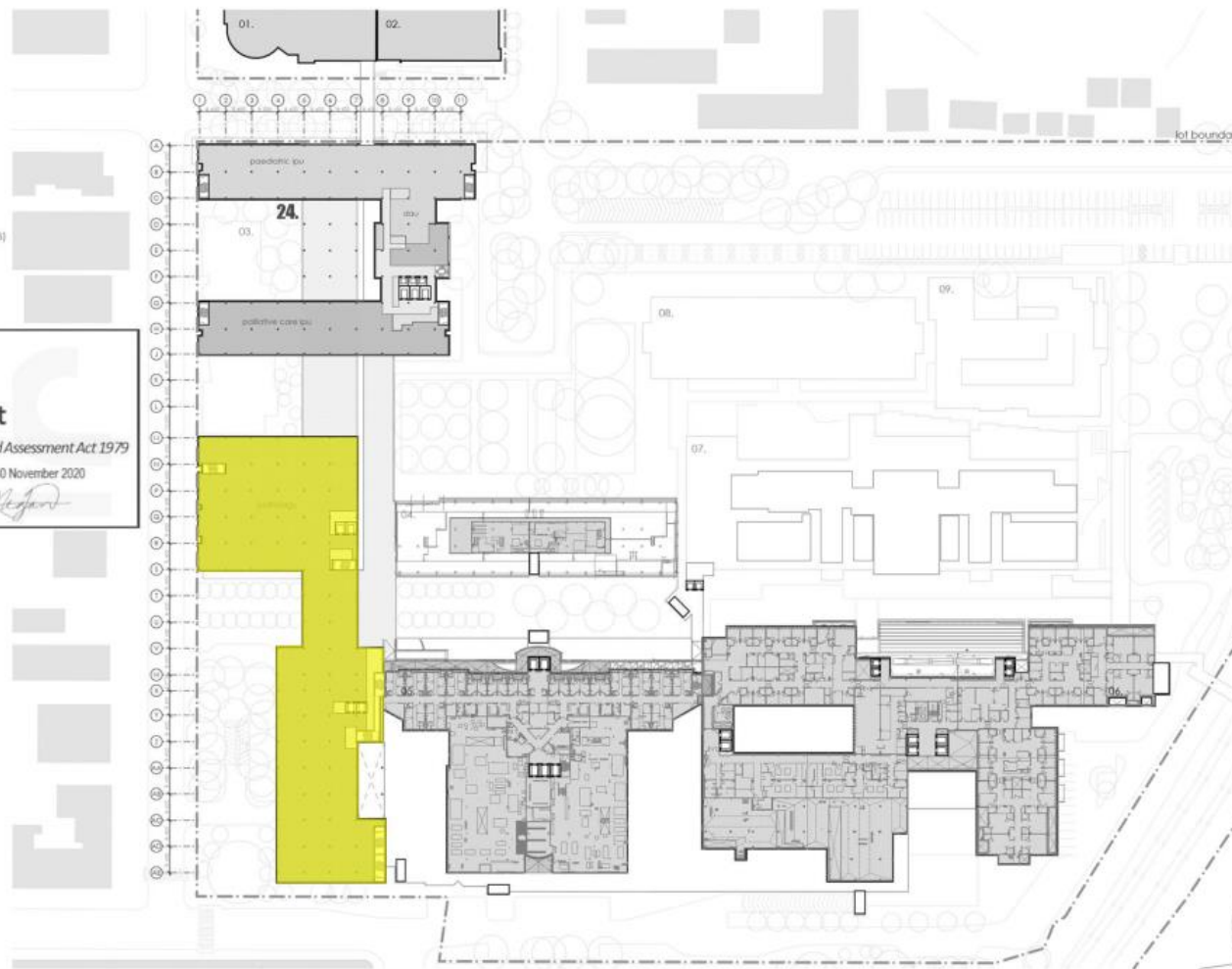
LEVEL 3 RL+ 25.100



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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REV.	DATE	DESCRIPTION	CHK.	DATE	SCALE	DRAWING	PROJECT NO.	DRAWING NO.
04	24/04/20	FOR REVIEW	BP	04	1:1200 (BAS)	LEVEL 3	21807	A-SSDA-MW-11
07	07/05/20	SSDA SUBMISSION	BP	07				
08	07/08/20	SSDA AMENDMENT	BP	08				
09	04/11/20	SSDA AMENDMENT	BP	09				

LHAP SSD10389 –  
STAGING

## STAGE 1.3

STRUCTURE & SERVICES:  
BASEMENT (BALANCE) TO  
ROOF

LEVEL 3

**STRUCTURE &  
SERVICES**



#### LEGEND

- 01. health services building
- 02. Ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISS)

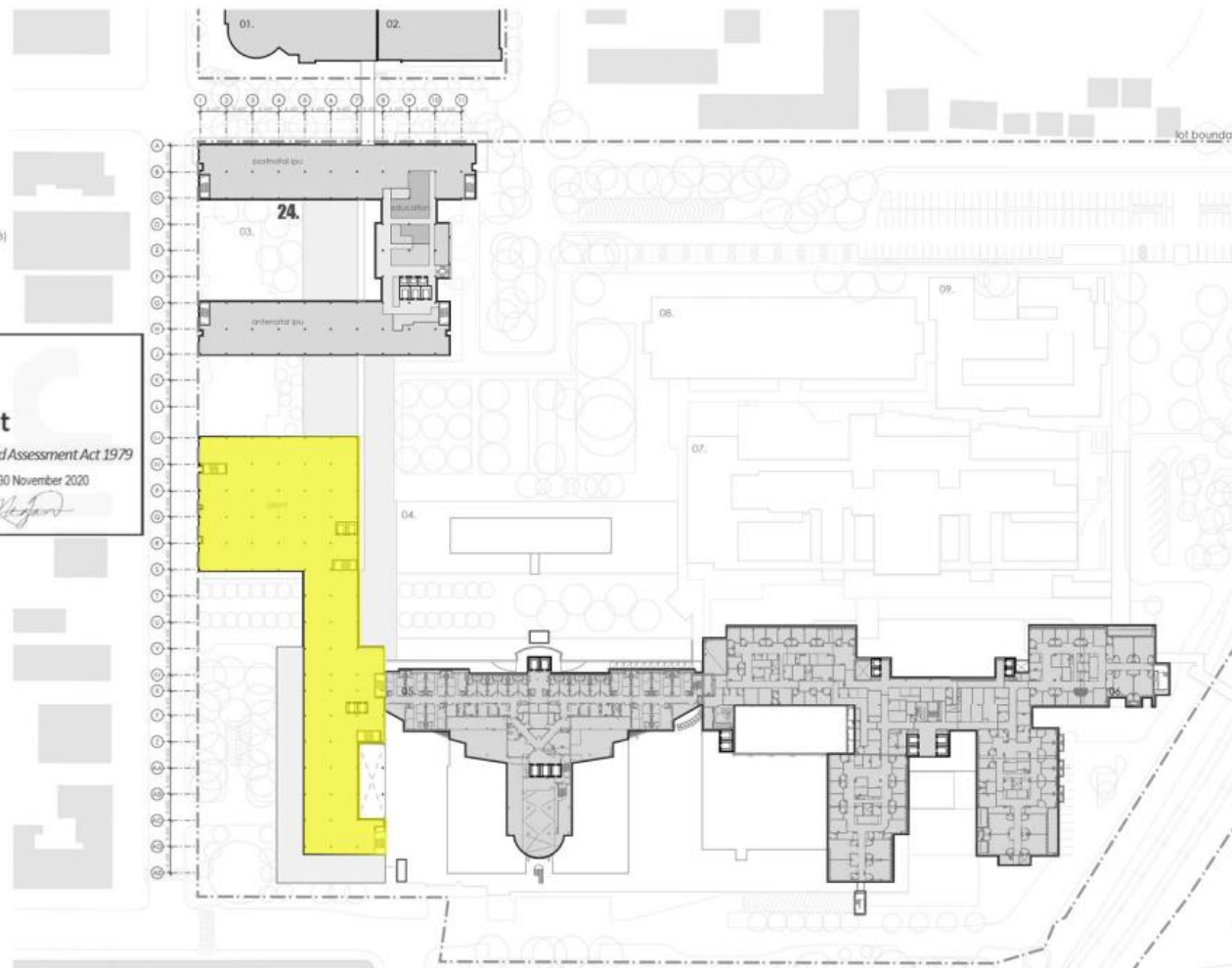
LEVEL 4 RL+ 29.600



- refurbished area of existing building. Internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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REV.	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUBMISSION
03	07/08/20	SSDA AMENDMENT
04	04/11/20	SSDA AMENDMENT

PROJECT: LIVERPOOL HSE & ACADEMIC PRECINCT  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NO: 21807  
SCALE: 1:1200 B.A3  
DRAWING NO: A-SSDA-MW-12  
DATE: 01/11/2020

PROJECT NO: 21807  
DRAWING NO: A-SSDA-MW-12  
DATE: 01/11/2020  
STATUS: SSDA AMENDMENT

LHAP SSD10389 –  
STAGING

## STAGE 1.3

STRUCTURE & SERVICES:  
BASEMENT (BALANCE) TO  
ROOF

LEVEL 4

**STRUCTURE &  
SERVICES**

#### LEGEND

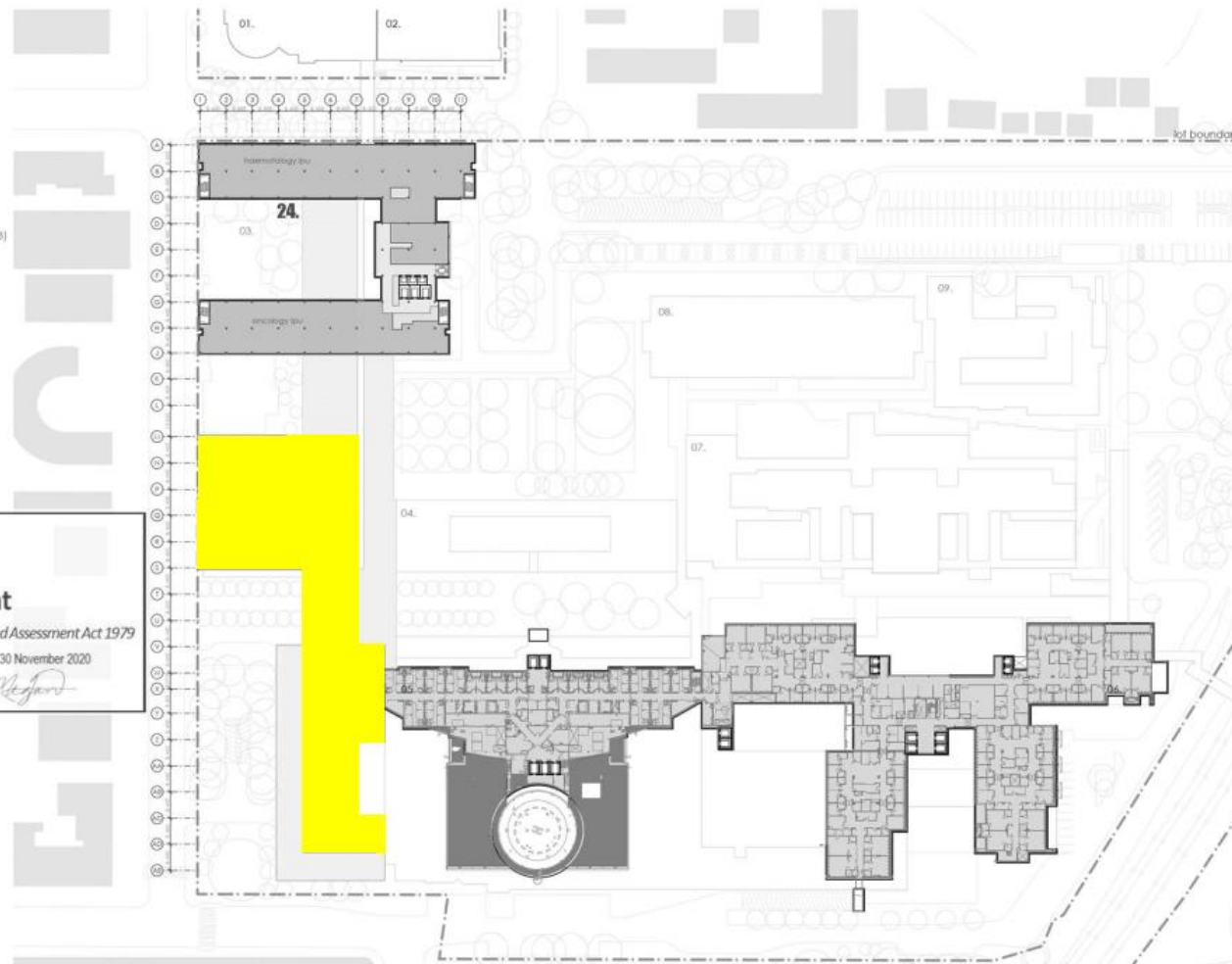
- 01. health services building
  - 02. ingham building
  - 03. oncology bunkers
  - 04. caroline chisholm
  - 05. old clinical services building
  - 06. new clinical services bld
  - 07. mental health centre
  - 08. don everett building
  - 09. brain injury unit
  - 24. new integrated services building (SSB)
- LEVEL 5 RL+ 34.100



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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REV.	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUBMISSION
03	07/06/20	SSDA AMENDMENT
04	01/11/20	SSDA AMENDMENT

CHE	PROJECT
BP	OVERPOOL HEALTH & ACADEMIC PRECINCT
BP	ELWABER STREET OVERPOOL NSW
BP	CLIENT
BP	HEALTH INFRASTRUCTURE
BP	14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NO.	SCALE
21807	1:1200 S/A3
DRAWING NO.	DRAWING DATE
LEVEL 5	31/12/20

PROJECT NO.	DRAWING NO.	SHEET
21807	A-SSDA-MM-13	09
STATUS	SSDA AMENDMENT	

LHAP SSD10389 –  
STAGING

## STAGE 1.3

STRUCTURE & SERVICES:  
BASEMENT (BALANCE) TO  
ROOF

LEVEL 5 / ROOF

**STRUCTURE &  
SERVICES**





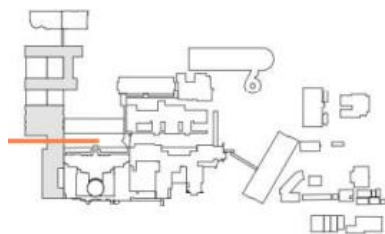
LHAP SSD10389 –  
STAGING

## STAGE 1.3

STRUCTURE & SERVICES:  
BASEMENT (BALANCE) TO  
ROOF

SECTION THROUGH  
MAIN ENTRY

**STRUCTURE &  
SERVICES**



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REVISIONS  
REV DATE  
04 24/04/20  
07 07/08/20  
08 07/08/20  
09 14/11/20

DESCRIPTION  
FOR REVIEW  
SSDA SUBMISSION  
SSDA AMENDMENT  
SSDA AMENDMENT

PROJECT  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT  
HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
1:200 (A3)  
20mm ON ORIGINAL

DRAWING  
SECTION THROUGH MAIN ENTRY  
PRINT DATE  
9/11/2020

PROJECT NO  
21807  
STATUS  
SSDA AMENDMENT

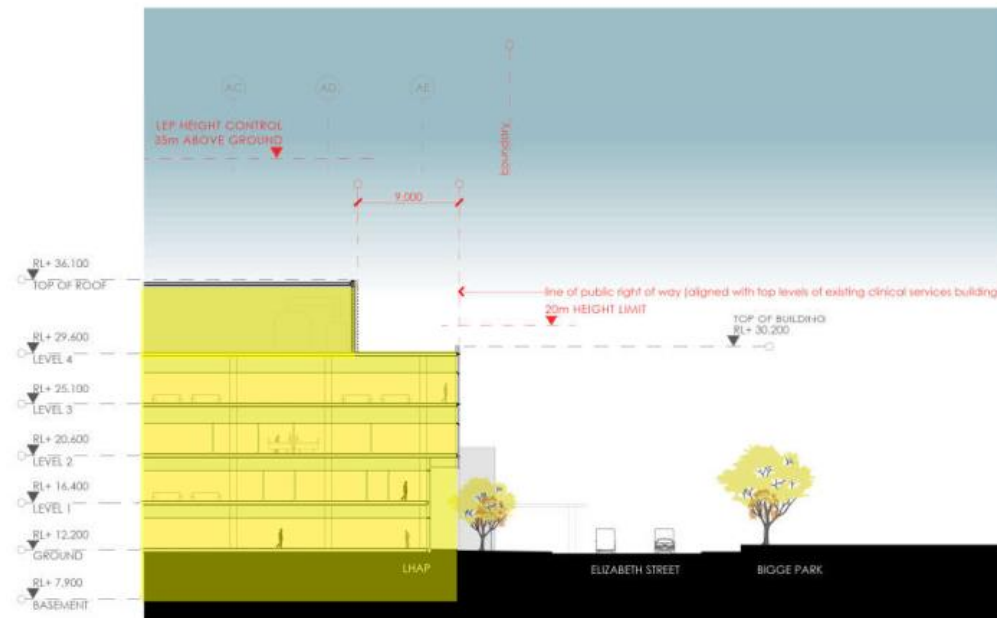
DRAWING NO  
A-SSDA-MAY-19  
ISSUE  
09

LHAP SSD10389 – STAGING

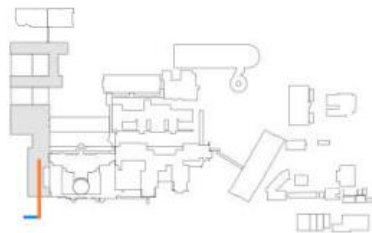
# STAGE 1.3

STRUCTURE & SERVICES: BASEMENT  
(BALANCE) TO ROOF

SECTION THROUGH ELIZABETH STREET



**STRUCTURE & SERVICES**



fitzpatrick+partners

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AMENDMENTS  
REV. DATE DESCRIPTION  
01 24/04/20 FOR REVIEW  
02 07/05/20 SDA SUBMISSION  
03 07/05/20 SDA AMENDMENT  
04 04/11/20 SDA AMENDMENT

PROJECT  
OVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET OVERPOOL, NSW  
CLIENT  
HEALTH INFRASTRUCTURE  
1477 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NO. 10389  
SCALE 1:350 @ A3  
DRAWING NO. 01/0000

DRAWING  
SECTION THROUGH ELIZABETH  
STREET  
PRINT DATE 01/11/2020

PROJECT NO. 21807  
DRAWING NO. A-SSDA-MV-20  
STATUS  
SSDA AMENDMENT

**NSW** GOVERNMENT | **Planning, Industry & Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application no: SSD-10389 Granted on: 30 November 2020

Sheet no: 17 of 47 Signed: *[Signature]*

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISB)

BASEMENT RL+ 7.000



- refurbished area of existing building, internal works only
- new external facade/works
- expansion of existing building
- buildings above shown dotted
- lot boundary
- existing clinical buildings

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REV.	DATE	DESCRIPTION																					
01	24/04/20	FOR REVIEW																					
02	07/05/20	SSDA SUBMISSION																					
03	07/08/20	SSDA AMENDMENT																					
04	04/11/20	SSDA AMENDMENT																					

LHAP SSD10389 –  
STAGING

## STAGE 1.4

FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS

### BASEMENT

**FAÇADE, FIT OUT  
& SERVICES**  
(refer to  
elevations for  
façade staging)

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISB)

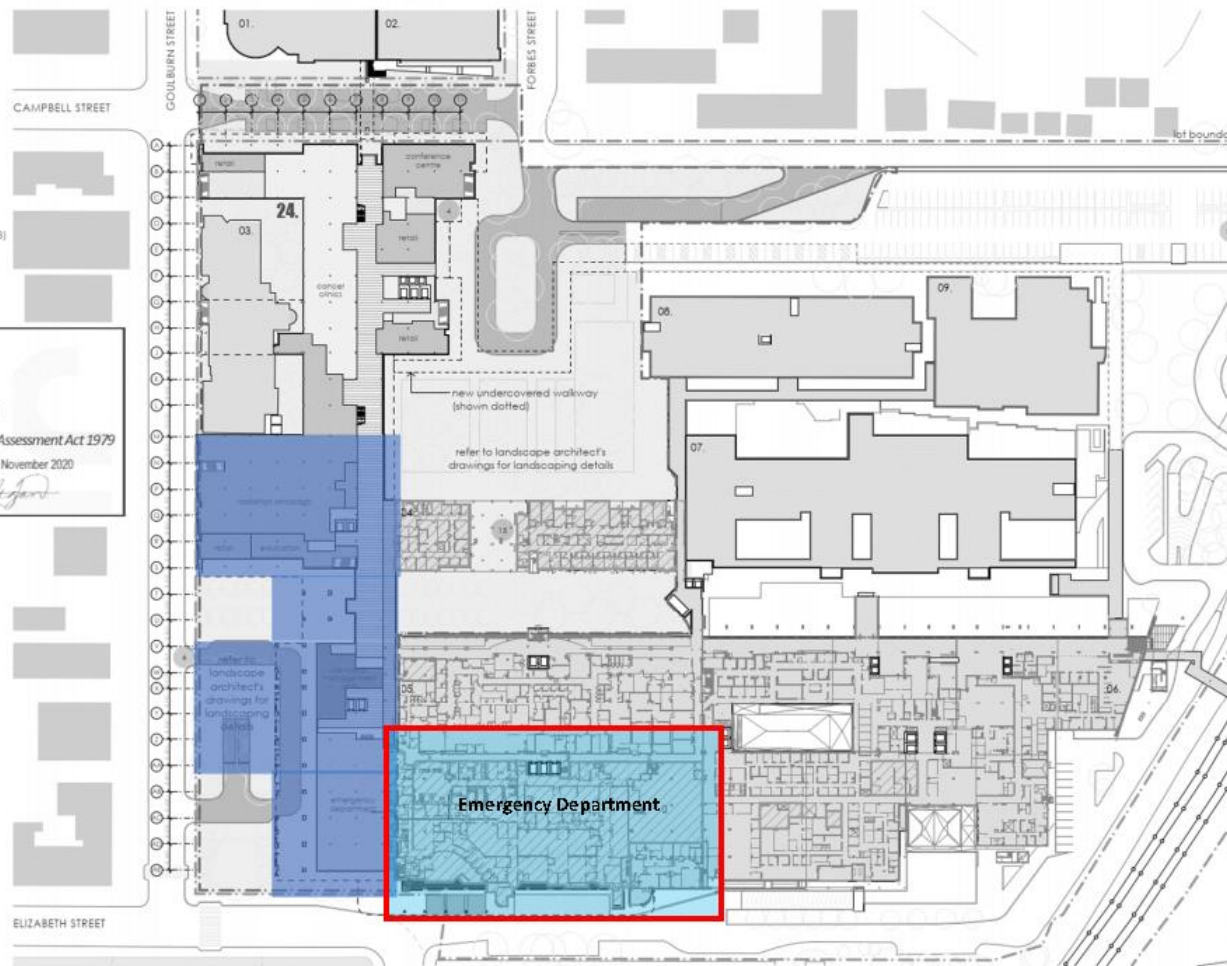
GROUND FLOOR RL+ 12.200



- bike parking
- road works
- landscape works
- refurbished area of existing building, internal works only
- new external facade/works, extension of existing building
- lot boundary
- main works SSDA extent
- existing clinical buildings

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REV	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUB-REVISION
03	07/05/20	SSDA AI-REVISION
04	04/11/20	SSDA AI-REVISION

PROJECT: LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT: HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 1585

PROJECT NORTH SCALE: 1:1200 @A3  
DRAWING: GROUND PLAN  
PRINT DATE: 8/11/2020

PROJECT NO: 21807  
DRAWING NO: A-SSDA-1011-08  
SSDA AMENDMENT

## LHAP SSD10389 – STAGING

# STAGE 1.4

FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS

## GROUND LEVEL

FAÇADE, FIT OUT & SERVICES (refer to elevations for façade staging)

REFURBISHMENT

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.



#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bid
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISS)

LEVEL 1 RL+ 16.400



**Planning,  
Industry &  
Environment**

issued under the Environmental Planning and Assessment Act 1979

approved Application no. SSD-10389 Granted on: 30 November 2020

sheet no. 6 of 47

Signed: *[Signature]*

- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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AMENDMENTS  
REV. DATE DESCRIPTION  
05 24/04/20 FOR REVIEW  
07 07/05/20 SSDA SUBMISSION  
08 07/08/20 SSDA AMENDMENT  
09 06/11/20 SSDA AMENDMENT

PROJECT: LIVERPOOL HEALTH & ACADEMIC PRECINCT  
CLARENCE STREET LIVERPOOL NSW  
CLIENT: CUBH  
HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
1:1200 RAS  
DRAWING LEVEL 1  
PRINT DATE  
30/11/2020

PROJECT NO. 21807 DRAWING NO. A-SSDA-MAV-09  
STATUS: SSDA AMENDMENT  
ISSUE: 09

LHAP SSD10389 –  
STAGING

## STAGE 1.4

FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS

### LEVEL 1

FAÇADE, FIT OUT  
& SERVICES (refer  
to elevations for  
façade staging)

REFURBISHMENT

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.





01. health services building
02. ingham building
03. oncology bunkers
04. caroline chisholm
05. old clinical services building
06. new clinical services bld
07. mental health centre
08. don everett building
09. brain injury unit
24. new integrated services building (ISS)

LEVEL 2 RL+ 20.600



Invited Application no: SSD-10389      Granted on: 30 November 2020

Signed: *Megard*

-  refurbished area of existing building, internal works only
-  new external facade/works expansion of existing building
-  lot boundary
-  existing clinical buildings

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REV.		DATE	DESCRIPTION
06		24/04/20	FOR REVIEW
07		07/05/20	SSDA SUBMISSION
08		07/08/20	SSDA AMENDMENT
09		06/11/20	SSDA AMENDMENT

PROJECT  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT  
HEALTH & INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE DRAWING  
LEVEL 1  
1:1200 @A3  
25mm ON ORIGINAL  
PRINT DATE  
5/11/2020

PROJECT NO. 21807	DRAWING NO. A-SSDA-WW-10	ISSUE 05
STATUS SSDA AMENDMENT		

**LHAP SSD10389 –  
STAGING**

## STAGE 1.4

**FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS**

## LEVEL 2

■ FAÇADE, FIT OUT  
& SERVICES (refer  
to elevations for  
façade staging)

 REFURBISHMENT

*The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.*

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISB)

LEVEL 3 RL+ 25.100



**Planning,  
Industry &  
Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application no: SSD-10389 Granted on: 30 November 2020

Sheet no: 8 of 47

Signed: *[Signature]*

- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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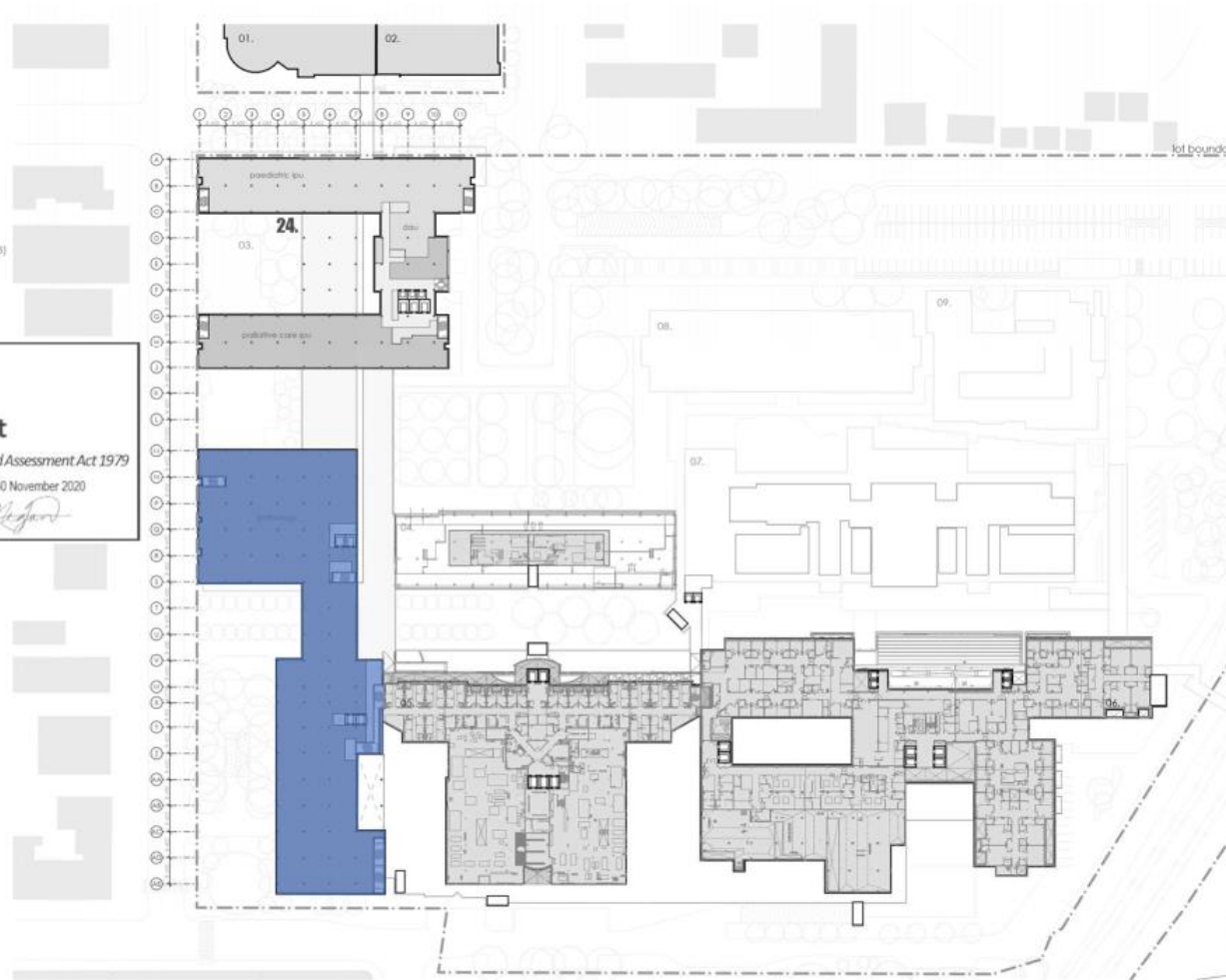
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REV.	DATE	DESCRIPTION
04	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUBMISSION
08	07/06/20	SSDA AMENDMENT
09	06/11/20	SSDA AMENDMENT

PROJECT  
OVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET OVERPOOL NSW  
CLIENT  
HEALTH & INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NO. 21807  
SCALE 1:1200 @A3  
DRAWING LEVEL 3  
PRINT DATE 12/11/2020

PROJECT NO. 21807  
DRAWING NO. A-SSDA-MW-11  
STATUS SSDA AMENDMENT  
ISSUE 09



**LHAP SSD10389 –  
STAGING**

## STAGE 1.4

**FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS**

**LEVEL 3**

**FAÇADE, FIT OUT  
& SERVICES (refer  
to elevations for  
façade staging)**



#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit

24. new integrated services building (ISS)

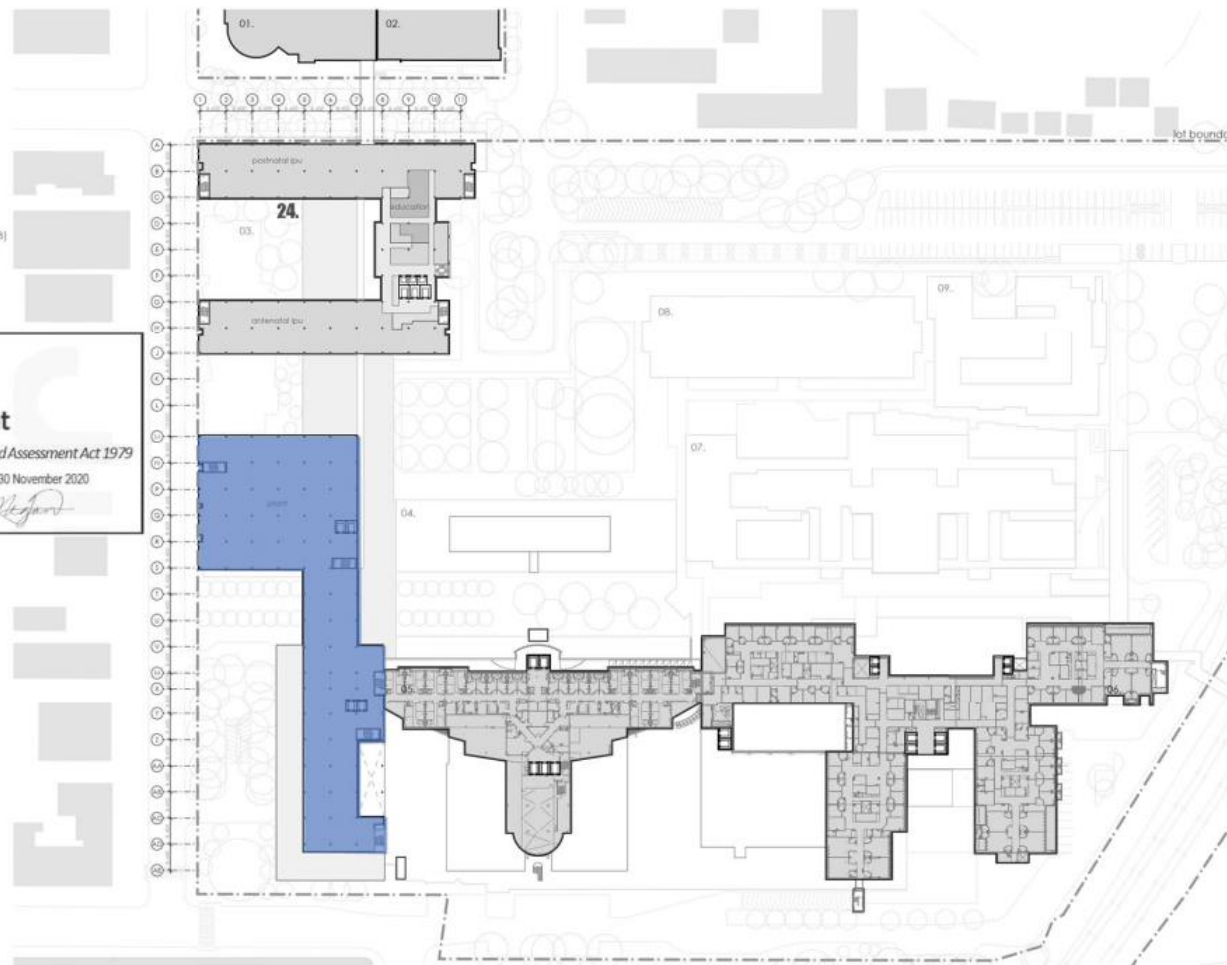
LEVEL 4 RL+ 29.400



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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REV.	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUBMISSION
03	07/05/20	SSDA AMENDMENT
04	07/05/20	SSDA AMENDMENT

PROJECT: LIVERPOOL HEALTH & ACADEMIC PRECINCT POOL NSW  
CLIENT: HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE: 1:1200 @A3  
DRAWING: LEVEL 4  
PRINT DATE: 5/11/2020  
25mm ON ORIGINAL

PROJECT NO: 21907  
DRAWING NO: A-SSDA-MH-12  
DATE: 5/11/2020  
SSDA AMENDMENT

LHAP SSD10389 –  
STAGING

## STAGE 1.4

FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS

LEVEL 4

FAÇADE, FIT OUT  
& SERVICES (refer  
to elevations for  
façade staging)



#### LEGEND

- 01. health services building
- 02. Ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit

24. new integrated services building (ISS)

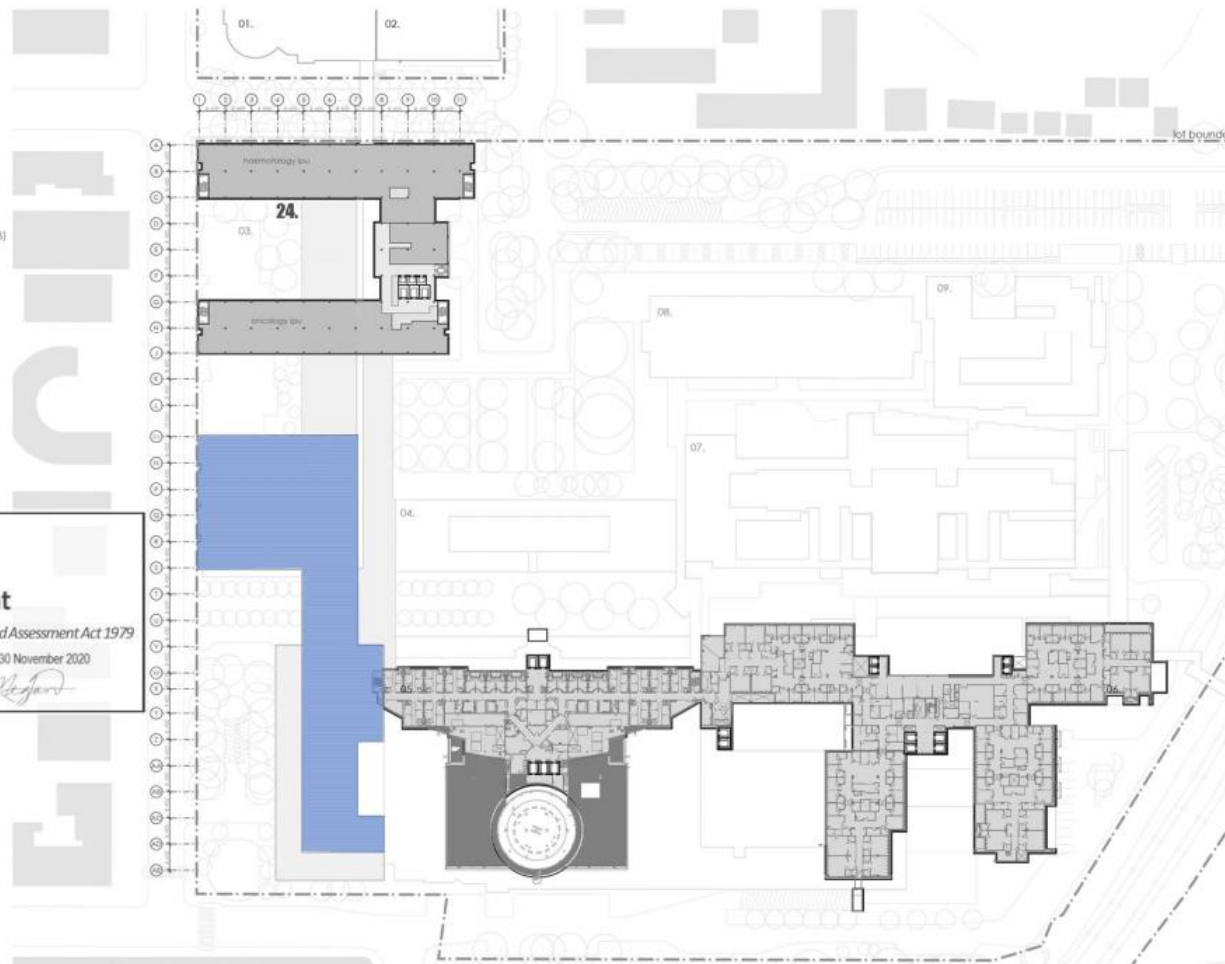
LEVEL 5 RL+ 34.100



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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REV.	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUBMISSION
03	07/06/20	SSDA AMENDMENT
04	06/11/20	SSDA AMENDMENT

PROJECT  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT  
HEALTH & INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
1:1200 @A3  
DRAWING  
LEVEL 5  
PLOT DATE  
30/11/2020

PROJECT NO.  
21807  
DRAWING NO.  
A-SSDA-MW-13  
STATUS  
SSDA AMENDMENT  
ISSUE  
09

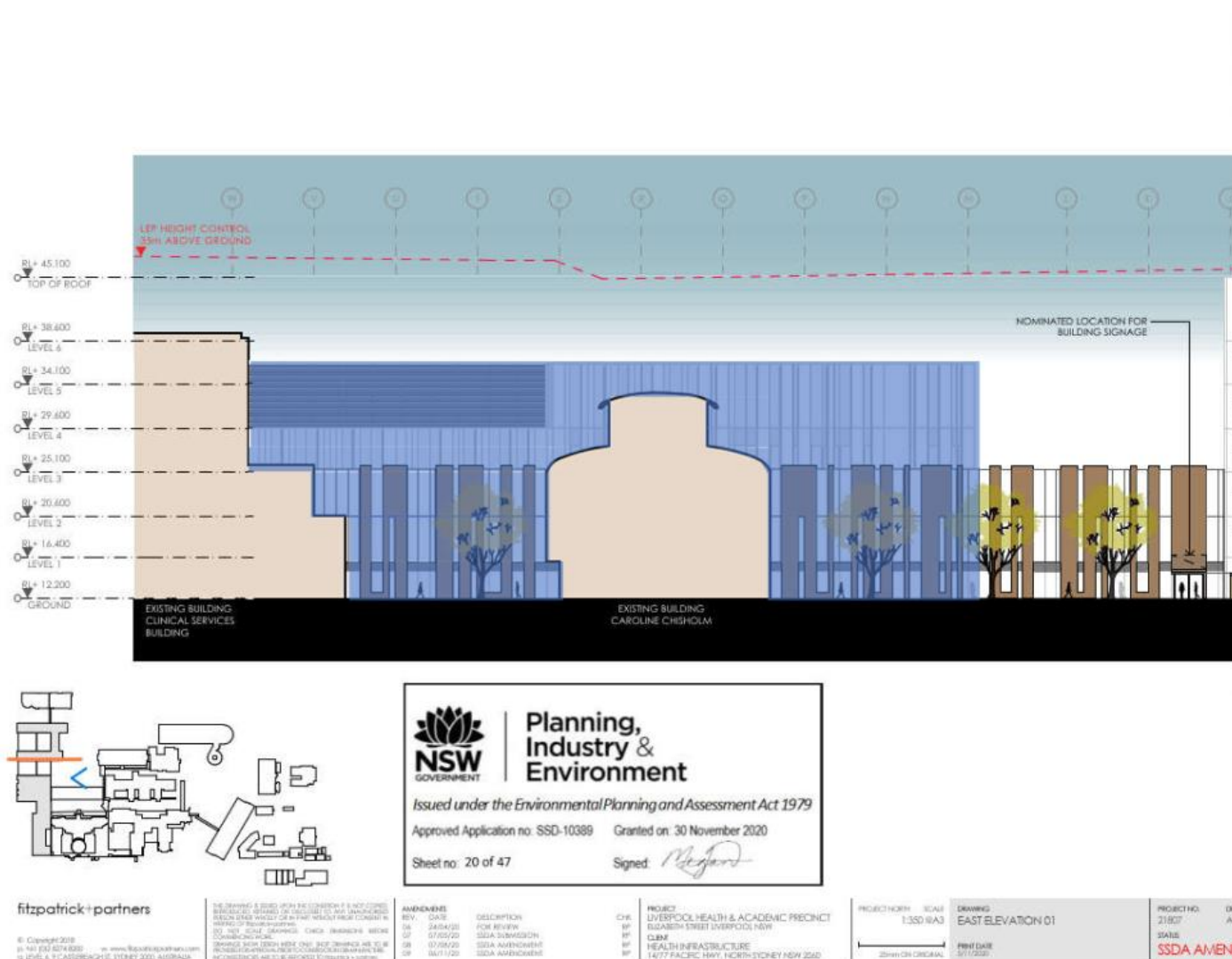
LHAP SSD10389 –  
STAGING

## STAGE 1.4

FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS

LEVEL 5 / ROOF

FAÇADE, FIT OUT  
& SERVICES (refer  
to elevations for  
façade staging)



LHAP SSD10389 –  
STAGING

## STAGE 1.4

FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS

EAST ELEVATION

**FAÇADE, FIT OUT  
& SERVICES**

## STAGE 1.4

**FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS**

**WEST ELEVATION 01**

**FAÇADE, FIT OUT  
& SERVICES**



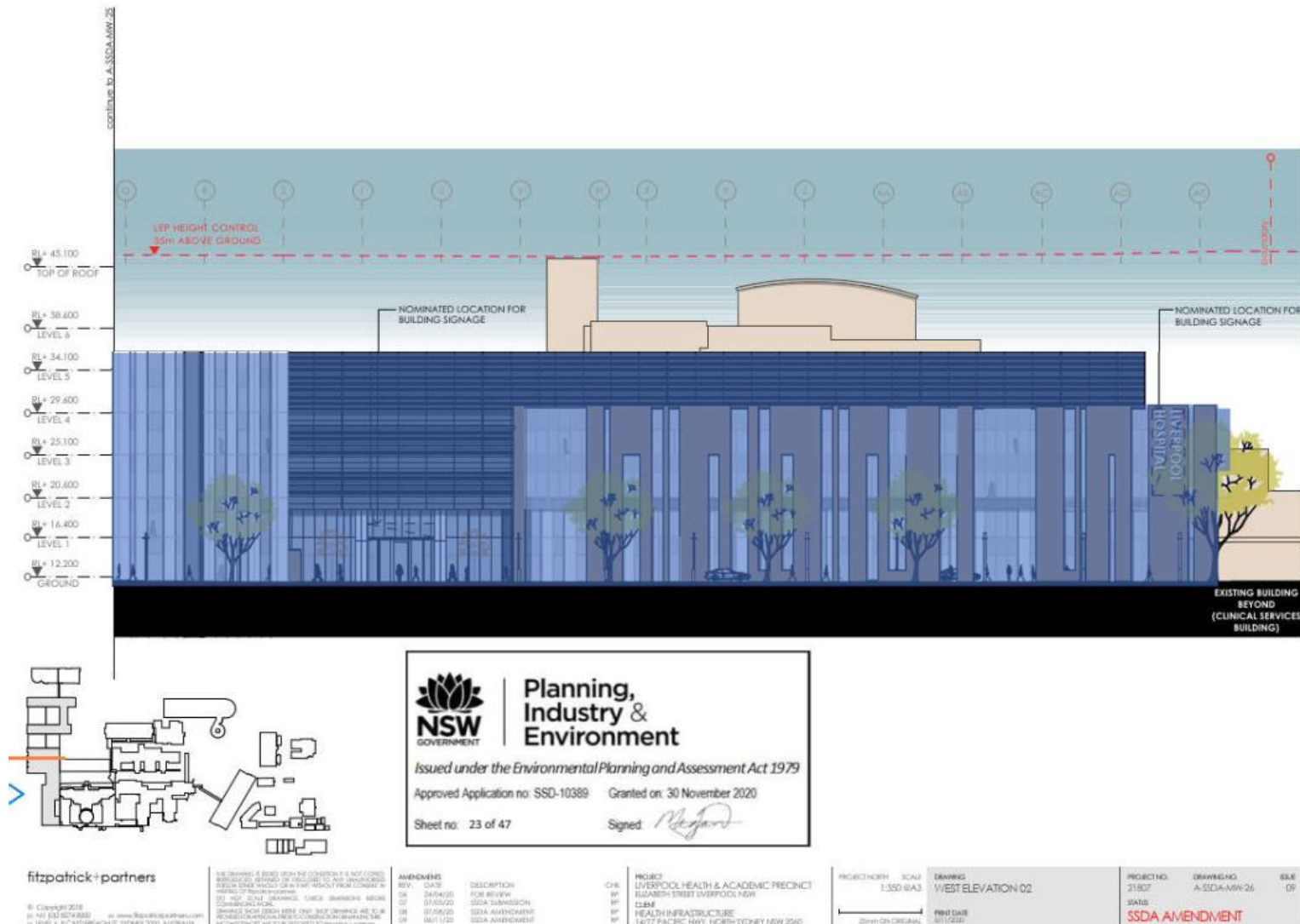
LHAP SSD10389 –  
STAGING

# STAGE 1.4

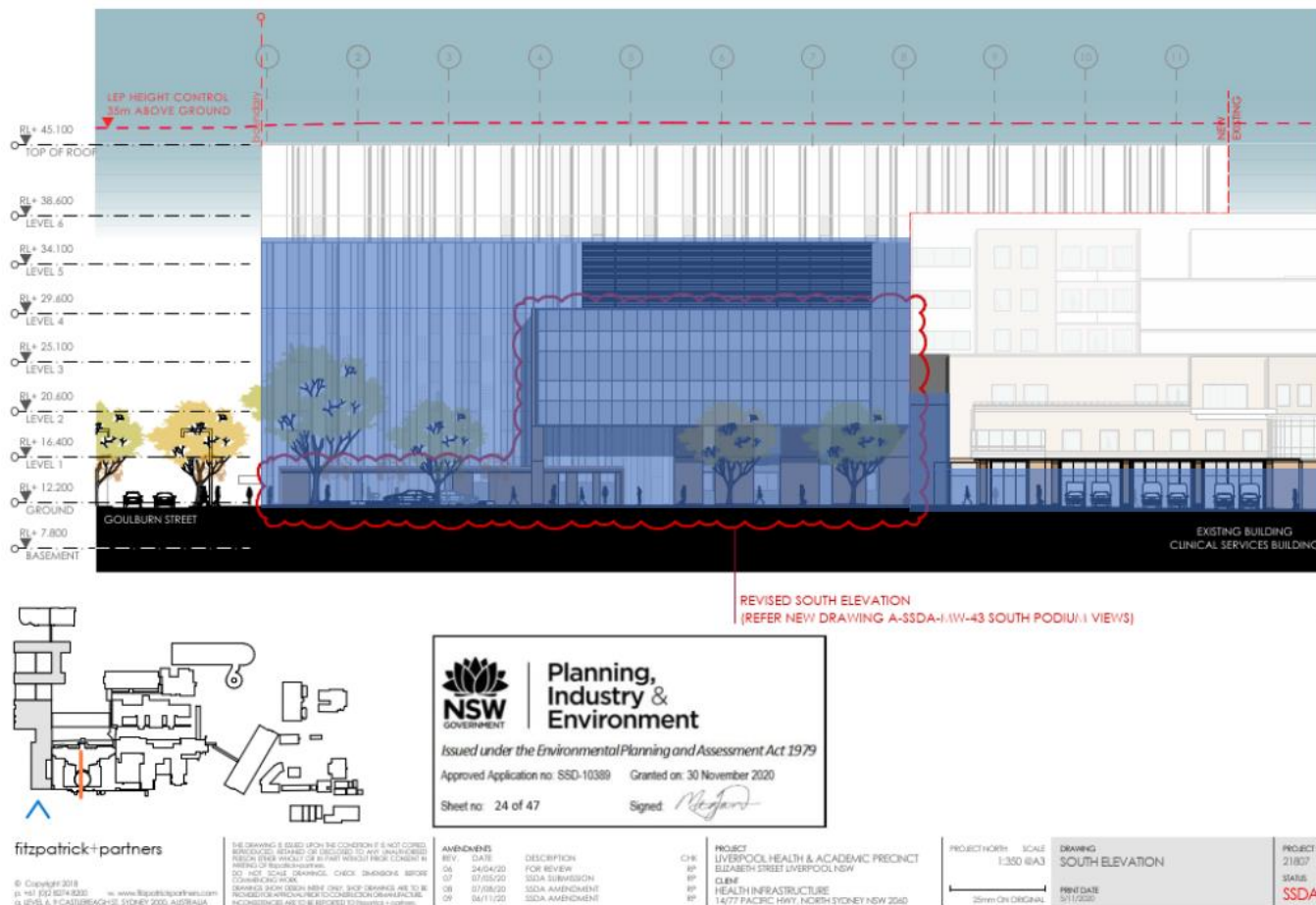
FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS

WEST ELEVATION 02

■ FAÇADE, FIT OUT  
& SERVICES







**LHAP SSD10389 –  
STAGING**

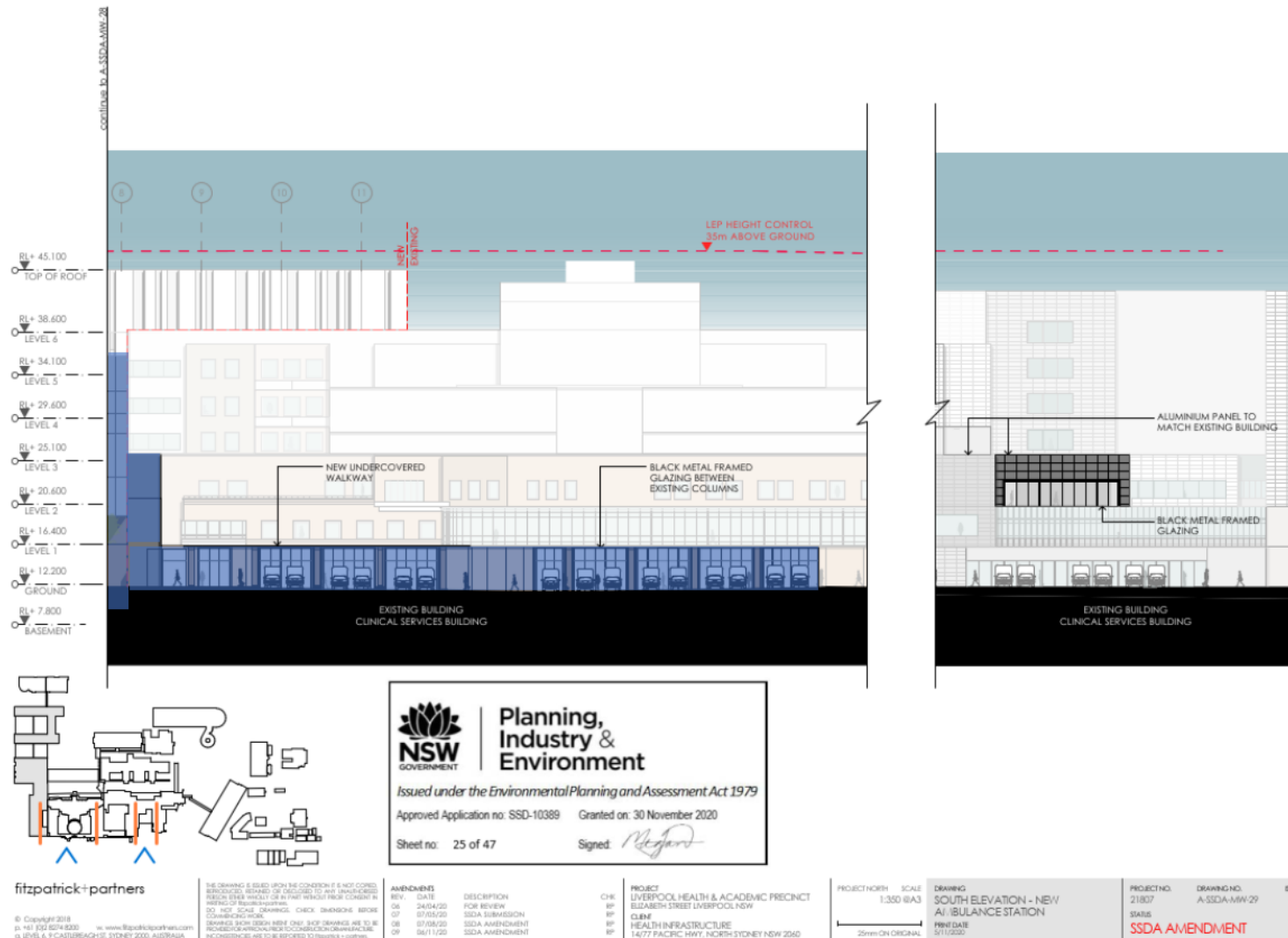
## STAGE 1.4

**FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS**

**SOUTH ELEVATION**

**FAÇADE, FIT OUT  
& SERVICES**

*The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.*



## LHAP SSD10389 – STAGING

# STAGE 1.4


FAÇADE, FITOUT & SERVICES  
INCL. PARTIAL REFURB OF  
EXISTING CLINICAL SERVICES  
BUILDINGS

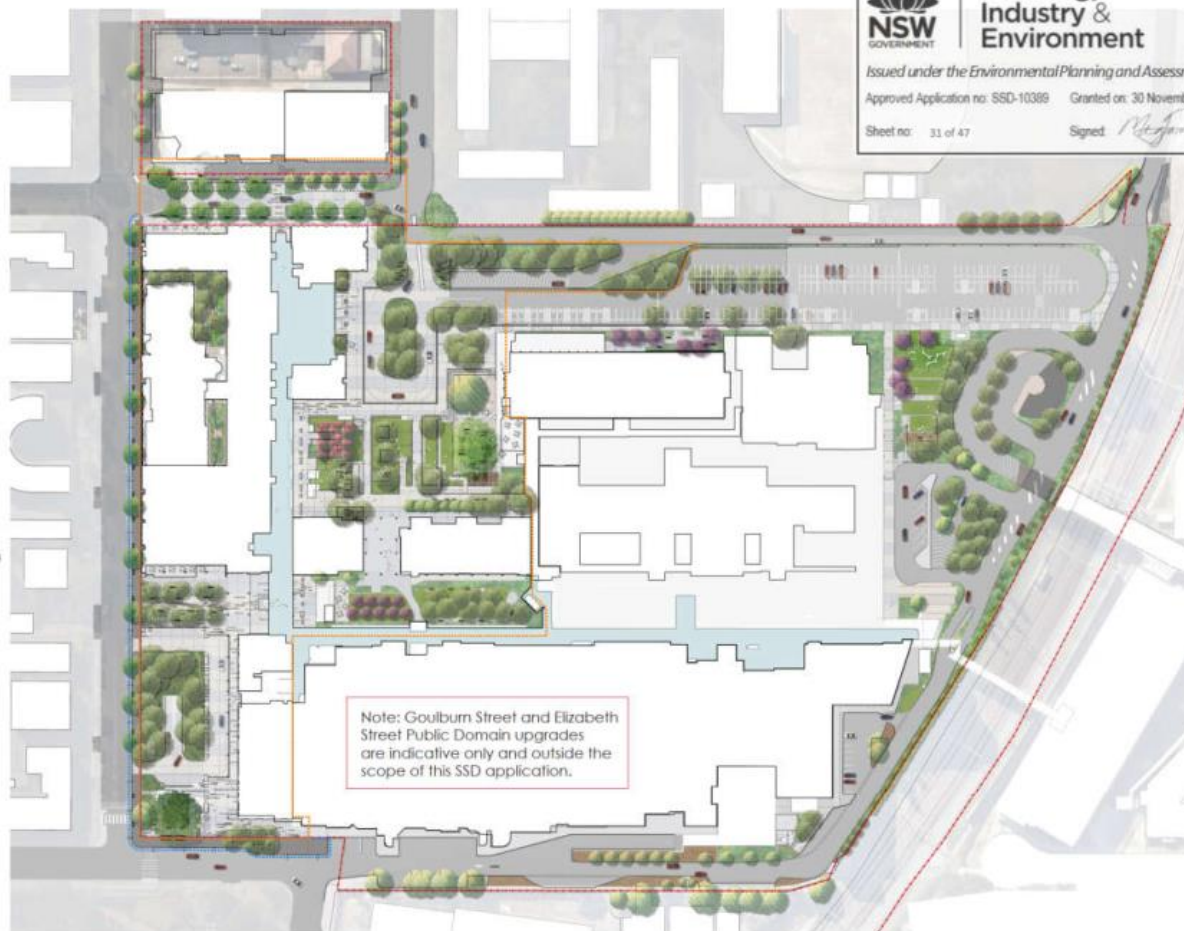
## SOUTH ELEVATION AMBULANCE STATION

## FAÇADE, FIT OUT & SERVICES

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

**LEGEND**

-  Existing trees retained
-  Proposed Trees
-  Paving and banding
-  Mass Planting
-  Lawn
-  Gravel
-  Mulch
-  Road
-  Internal Walkway
-  Site Boundary
-  Main Works Scope of Works
-  Public Domain Works –  
Goulburn Street and Elizabeth  
Street Public Domain upgrades  
are indicative only and  
outside the scope of this SSD  
application.



Note: Goulburn Street and Elizabeth Street Public Domain upgrades are indicative only and outside the scope of this SSD application.



**Planning,  
Industry &  
Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application no: SSD-10389    Granted on: 30 November 2020

Sheet no: 31 of 47    Signed: *[Signature]*

**LHAP SSD10389 –  
STAGING**

# STAGE 1.5

**CIVIL & LANDSCAPE**

**SITE PLAN – ALL WORKS  
IN STAGE 1.5**







KEY PLAN 1  
FOR LEGEND SEE DETAIL PAGES



LHAP SSD10389 –  
STAGING

# STAGE 1.5

CIVIL & LANDSCAPE

ROOF PLAN – ALL WORKS  
IN STAGE 1.5

NOTE: This document is Preliminary unless Verified.

NO.	DESCRIPTION	DATE	BY	CHECKED	STATUS
1	ISSUED FOR TENDERS	2020/11/20	JG	JG	ISSUED
2	REVISION 1: ISSUED FOR TENDERS	2020/11/20	JG	JG	ISSUED
3	REVISION 2: ISSUED FOR TENDERS	2020/11/20	JG	JG	ISSUED
4	REVISION 3: ISSUED FOR TENDERS	2020/11/20	JG	JG	ISSUED
5	REVISION 4: ISSUED FOR TENDERS	2020/11/20	JG	JG	ISSUED
6	REVISION 5: ISSUED FOR TENDERS	2020/11/20	JG	JG	ISSUED
7	REVISION 6: ISSUED FOR TENDERS	2020/11/20	JG	JG	ISSUED
8	REVISION 7: ISSUED FOR TENDERS	2020/11/20	JG	JG	ISSUED
9	REVISION 8: ISSUED FOR TENDERS	2020/11/20	JG	JG	ISSUED
10	REVISION 9: ISSUED FOR TENDERS	2020/11/20	JG	JG	ISSUED

CLIENT	HEALTH INFRASTRUCTURE
CLIENT	CLOUSTON Associates
CLIENT	ASSOCIATE ARCHITECTS
CLIENT	HEALTH INFRASTRUCTURE
CLIENT	HEALTH INFRASTRUCTURE
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CLIENT	HEALTH INFRASTRUCTURE

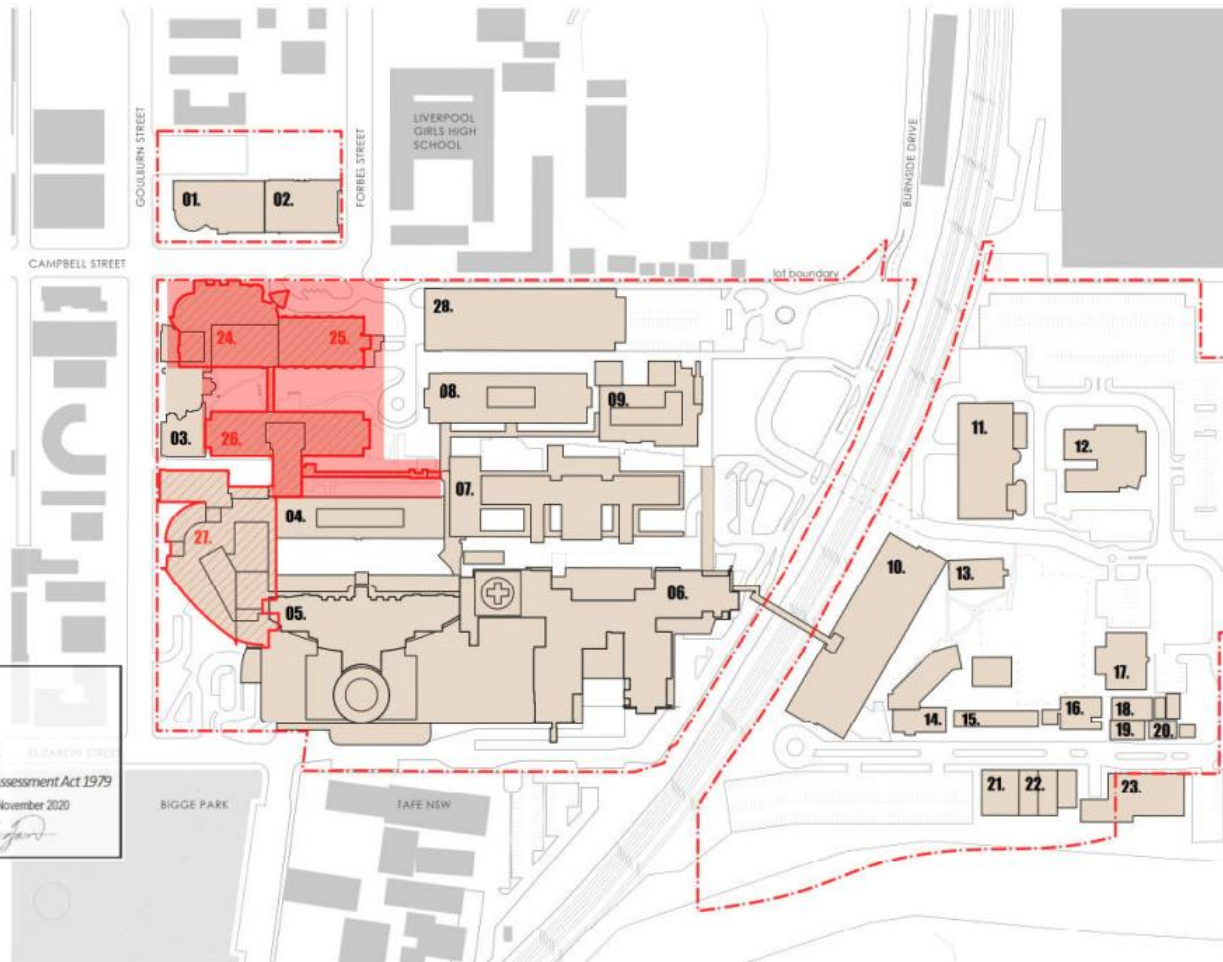
DESIGNER	JOHNSTAFF
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PROJECT	HEALTH INFRASTRUCTURE
PROJECT	HEALTH INFRASTRUCTURE
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PROJECT	HEALTH INFRASTRUCTURE
PROJECT	HEALTH INFRASTRUCTURE
PROJECT	HEALTH INFRASTRUCTURE



#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 10. P4 multi-storey car park
- 11. central energy building
- 12. rigara health education
- 13. bungala building
- 14. child care centre
- 15. staff education training
- 16. physical resources
- 17. admin building
- 18. multicultural health services
- 19. blu admin
- 20. blu nursing area
- 21. interpret building
- 22. store shed
- 23. lid swaths
- 24. cancer building
- 25. pathology building
- 26. alex grimson
- 27. thomas & rachael moore
- 28. multicultural centre
- 29. P2 car park



- buildings to be demolished
- lot boundary
- existing buildings

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G. 012 824 0000  
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AMENDMENTS  
REV. DATE DESCRIPTION  
01 24/04/20 FOR REVIEW  
02 07/05/20 SSDA SUBMISSION  
03 07/05/20 SSDA AMENDMENT  
04 07/05/20 SSDA AMENDMENT

PROJECT: LIVERPOOL HEALTH & ACADAMIC PROJECT  
ELEANOR STREET LIVERPOOL NSW  
CLIENT: HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY. NORTH SYDNEY NSW 2060

PROJECT NO. 1  
SCALE 1:2000 A43  
25mm ON ORIGINAL

DRAWING: BUILDING DEMOLITION PLAN  
PRINT DATE: 30/11/2020

PROJECT NO. 21807  
DRAWING NO. A-SSDA-MIN-04  
STATUS: SSDA AMENDMENT  
DATE: 07

## LHAP SSD10389 – STAGING

# STAGE 2

ALL WORKS ASSOCIATED WITH STAGE 2

## DEMOLITION OVERVIEW

■ Major Demolition Area (full structures)

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISS)

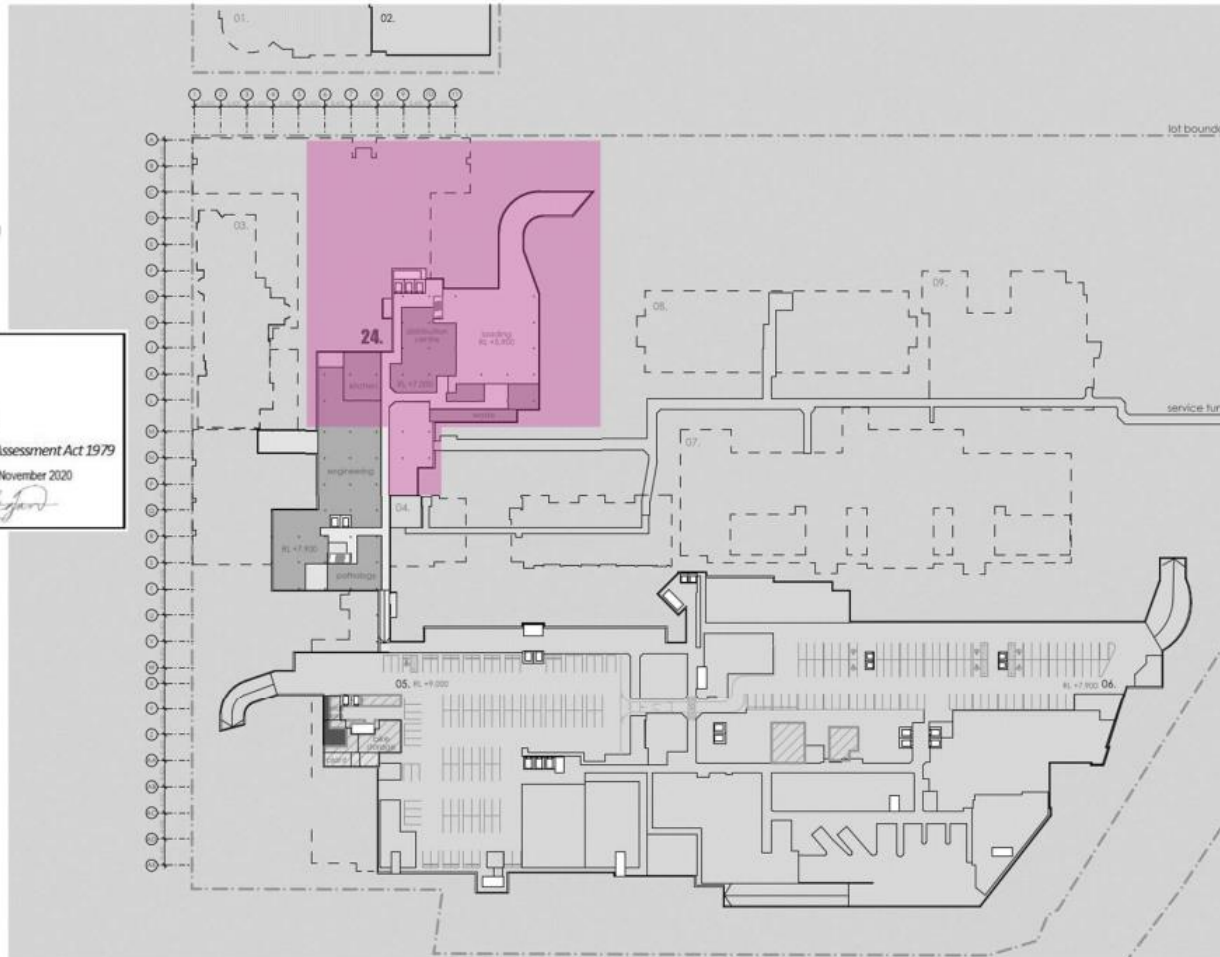
BASEMENT RL+ 7.000



- refurbished area of existing building, internal works only
- new external facade/works
- expansion of existing building
- buildings above shown dotted
- lot boundary
- existing clinical buildings

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01	24/04/20	FOR REVIEW	BP
02	07/05/20	SSDA SUBMISSION	BP
03	07/08/20	SSDA AMENDMENT	BP
04	04/11/20	SSDA AMENDMENT	BP

PROJECT: LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL, NSW  
CLIENT: HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NO: 21807  
SCALE: 1:1200 A3  
DRAWING: BASEMENT  
PRINT DATE: 07/11/2020

PROJECT NO: 21807  
DRAWING NO: A-SSDA-MW-07  
ISSUE: 09  
STATUS: SSDA AMENDMENT

## LHAP SSD10389 – STAGING

# STAGE 2

ALL ASSOCIATED WORKS FOR  
STAGE 2

## BASEMENT

STAGE 2 WORKS

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

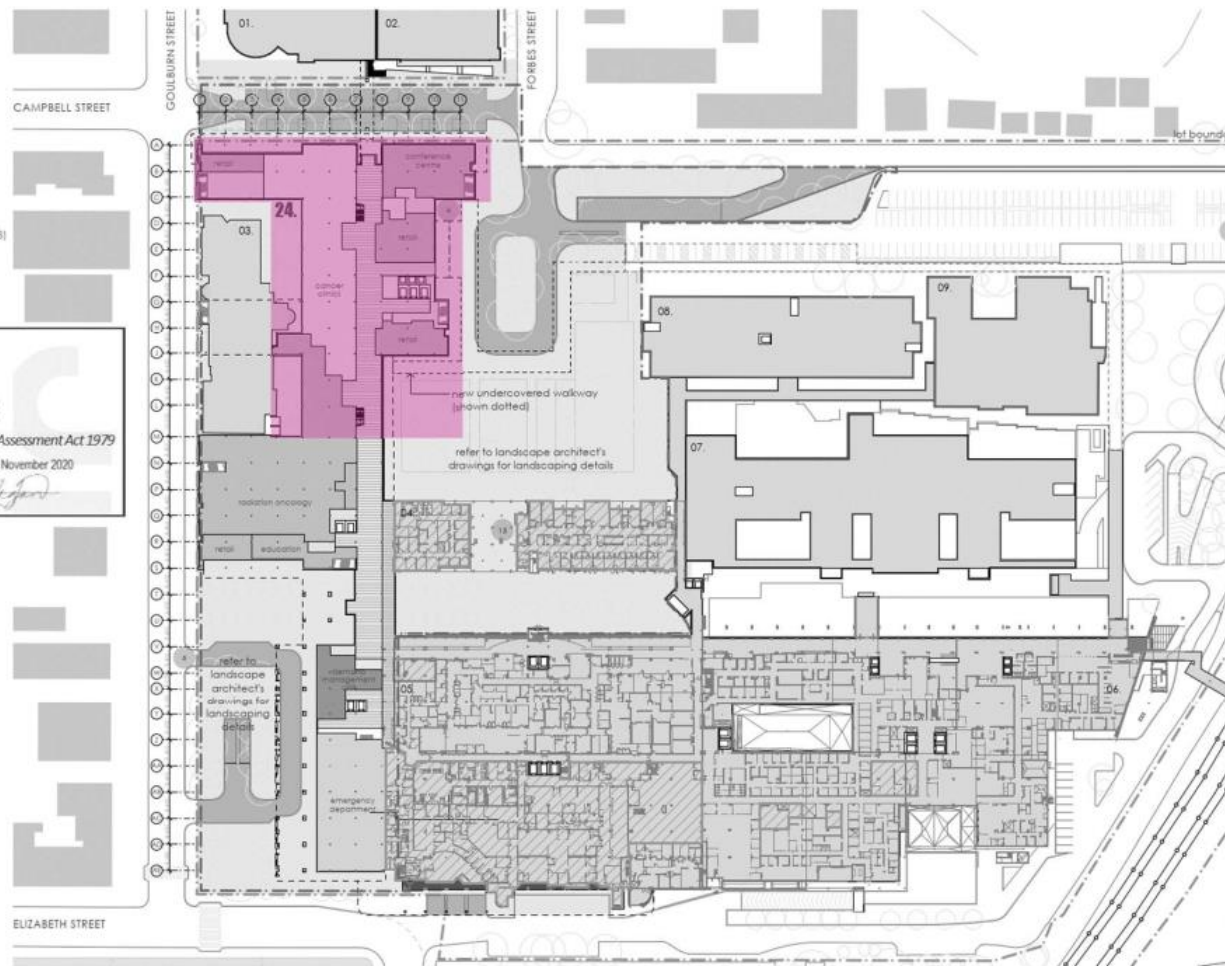
01. health services building
02. ingham building
03. oncology bunkers
04. caroline chisholm
05. old clinical services building
06. new clinical services bid
07. mental health centre
08. don everett building
09. brain injury unit

GROUND FLOOR RL+ 12.200



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01	24/04/00	FOR REVIEW
02	07/05/00	102A SUB-ADDN
03	07/08/00	102A SUB-ENH-IBIT
04	08/11/00	102A SUB-ENH-IBIT

**PROJECT**  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
**CLIENT**  
HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE DRAWING  
1:1200 @A3 GROUND PLAN  
PRINT DATE  
3/11/2020  
25mm ON ORIGINAL

PROJECT NO. 21807	DRAWING NO. A-SSDA-M11-08	DATE 01/11/08
STATUS SSDA AMENDMENT		

**LHAP SSD10389 –  
STAGING**

## STAGE 2

## ALL ASSOCIATED WORKS FOR STAGE 2

**GROUND LEVEL**

## STAGE 2 WORKS

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.



01. health services building
02. ingham building
03. oncology bunkers
04. caroline chisholm
05. old clinical services building
06. new clinical services bid
07. mental health centre
08. don everett building
09. brain injury unit





LEVEL 1 RL+ 16.400



Approved Application no: SSD-10389      Granted on: 30 November 2020

Approved Application no: SSD-10389      Granted on: 30 November 2020

Signed \_\_\_\_\_

 refurbished area of existing building. internal works only  
 new external facade/works expansion of existing building  
 lot boundary  
 existing clinical buildings

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06	04/04/20	FOR REVIEW
07	07/05/20	SSOA SUBMISSION
08	07/08/20	SSOA AMENDMENT
09	08/11/20	SSOA AMENDMENT

**PROJECT**  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
**CLIENT**  
HEALTH INFRASTRUCTURE  
14/777 PACIFIC HWY. NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE DRAWING  
1:1200 @A3 LEVEL 1  
25mm OR 1" OR 100mm  
PRINT DATE 3/11/2020

PROJECT NO.	DRAWING NO.	ISSUED
21807	A-SSDA-MW-09	0
STATUS		
SSDA AMENDMENT		

**LHAP SSD10389 –  
STAGING**

## STAGE 2

## ALL ASSOCIATED WORKS FOR STAGE 2

## LEVEL 1

## STAGE 2 WORKS

The areas of works outlined within this document are broadly defined for the purpose of guiding DPPE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.



#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISS)

LEVEL 2 RL+ 20.600



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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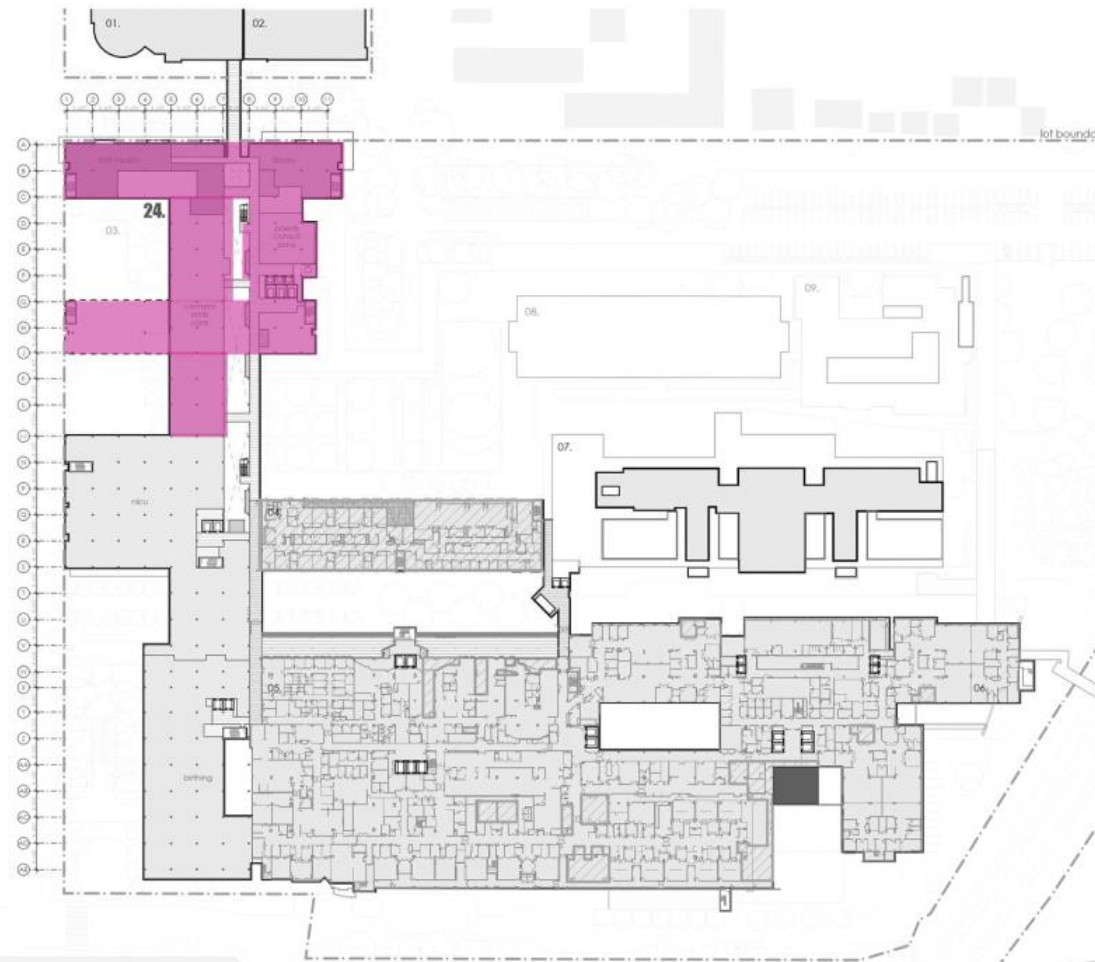
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G: 02 9274 6200. 11 CASTLEBRIDGE ST, SYDNEY 2000, AUSTRALIA.

REV.	DATE	DESCRIPTION
04	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUBMISSION
08	07/08/20	SSDA AMENDMENT
09	04/11/20	SSDA AMENDMENT

PROJECT  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLB#  
HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH  
SCALE  
1:1200 @A3  
DRAWING  
LEVEL 2  
PRINT DATE  
31/11/2020

PROJECT NO.  
21807  
DRAWING NO.  
A-SSDA-MW-10  
STATUS  
SSDA AMENDMENT  
ISSUE  
09



**LHAP SSD10389 –  
STAGING**

## STAGE 2

**ALL ASSOCIATED WORKS FOR  
STAGE 2**

**LEVEL 2**

**STAGE 2 WORKS**

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISB)

LEVEL 3 RL+ 25.100



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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A. 451 522 8274 0000  
A. 451 522 8274 0000

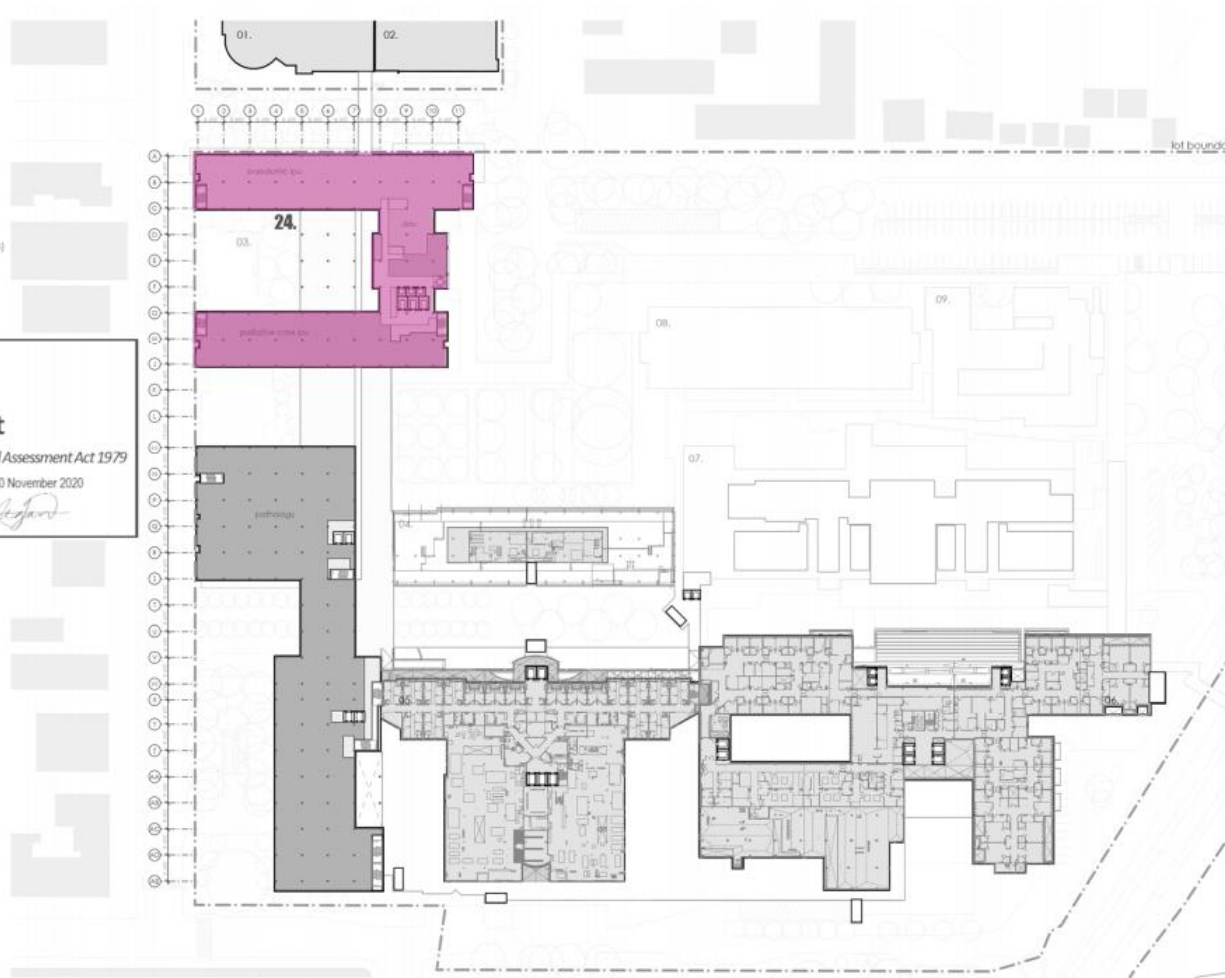
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01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUBMISSION
03	07/08/20	SSDA AMENDMENT
04	06/11/20	SSDA AMENDMENT

CHE	PROJECT
BP	LIVERPOOL HEALTH & ACADEMIC FREIGHT
BP	ELABORATE STREET LIVERPOOL NSW
BP	CLIENT
BP	HEALTH INFRASTRUCTURE
	1477 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NO.	SCALE	DRAWING
21807	1:1200 (A3)	LEVEL 3
		PRINT DATE
		5/11/2020

PROJECT NO.	DRAWING NO.	ISSUE
21807	A-SSDA-MW-11	09
STATUS	SSDA AMENDMENT	



LHAP SSD10389 –  
STAGING

## STAGE 2

ALL ASSOCIATED WORKS FOR  
STAGE 2

LEVEL 3

STAGE 2 WORKS



#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit

24. new integrated services building (SSB)

LEVEL 5 RL+ 34.100



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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07 07/05/20 SIDA SUB-REVISION  
08 07/08/20 SIDA AMENDMENT  
09 04/11/20 SIDA AMENDMENT

PROJECT  
OVERSEAS HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET UPPERMERLEBURY NSW  
CLIENT  
HEALTH & INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

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PROJECT NORTH SCALE  
1:1200 @A3  
DRAWING LEVEL 5  
PRINT DATE  
30/11/2020

PROJECT NO.  
21807  
DRAWING NO.  
A-SSDA-MW-13  
SSA  
SSDA AMENDMENT

LHAP SSD10389 –  
STAGING

## STAGE 2

ALL ASSOCIATED WORKS FOR  
STAGE 2

LEVEL 5

STAGE 2 WORKS



#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISS)

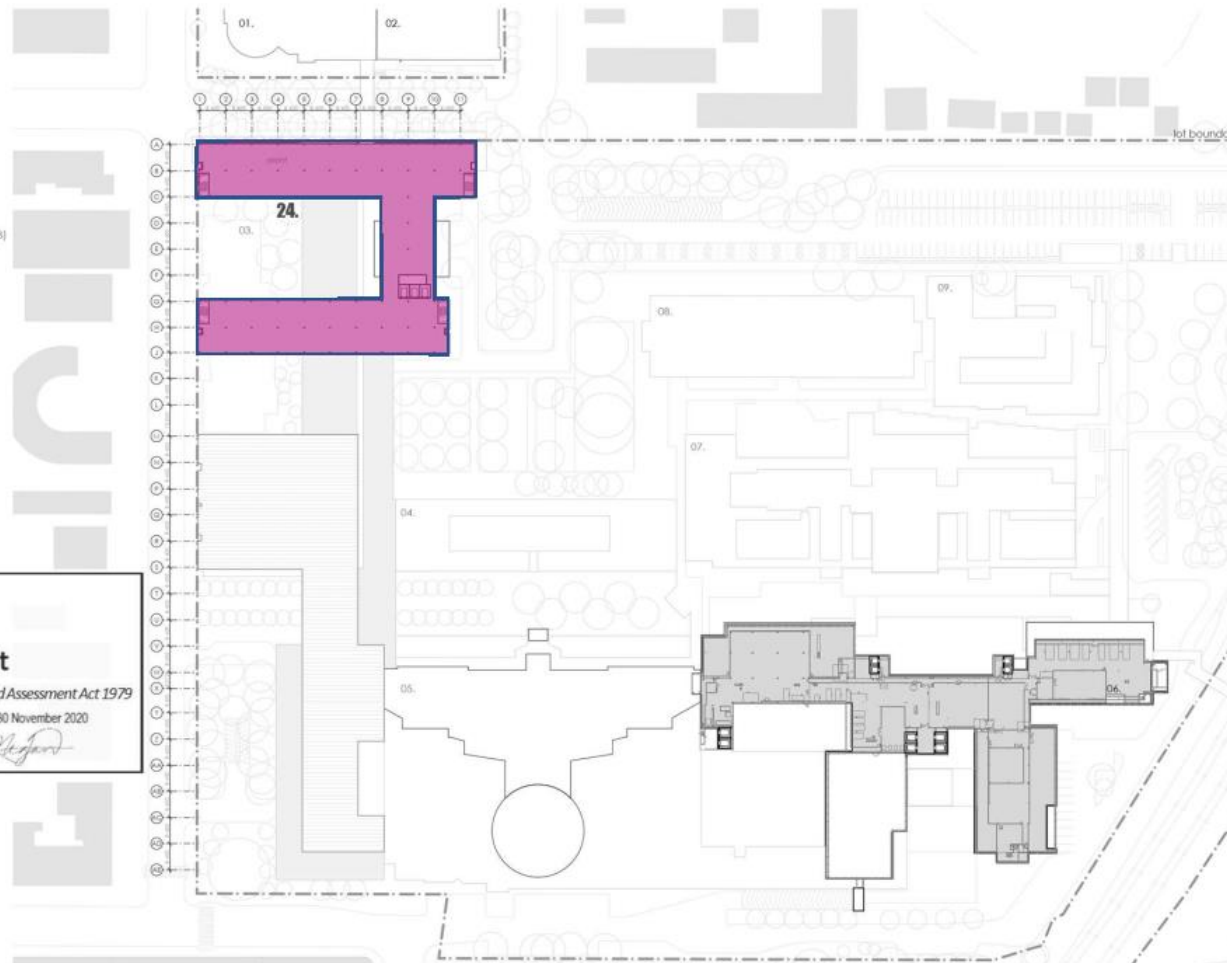
LEVEL 6 RL+ 38.600



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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REV.	DATE	DESCRIPTION
05	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUBMISSION
08	07/08/20	SSDA AMENDMENT
09	06/11/20	SSDA AMENDMENT

PROJECT  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL, NSW

CLIENT  
HEALTH INFRASTRUCTURE  
14/07 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
1:1200 @A3

20mm ON ORIGINAL

DRAWING  
LEVEL 6 - PLANT

PRINT DATE  
07/11/2020

PROJECT NO.  
21807

DRAWING NO.  
A-SSDA-MW-14

ISSUE  
09

STATUS  
SSDA AMENDMENT

**LHAP SSD10389 –  
STAGING**

## STAGE 2

**ALL ASSOCIATED WORKS FOR  
STAGE 2**

**LEVEL 6**

**STAGE 2 WORKS**

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISB)



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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REV.	DATE	DESCRIPTION
06	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUBMISSION
08	07/06/20	SSDA AMENDMENT
09	06/11/20	SSDA AMENDMENT

**PROJECT**  
 LIVERPOOL HEALTH & ACADEMIC PRECINCT  
 ELIZABETH STREET LIVERPOOL NSW  
**CLIENT**  
 HEALTH & INFRASTRUCTURE  
 14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

**PROJECT NORTH**  
 SCALE  
 1:1200 @A3  
 20mm ON ORIGINALS

**DRAWING**  
 ROOF  
 PRINT DATE  
 5/11/2022

**PROJECT NO.**  
 21807  
**DRAWING NO.**  
 A-SSDA-MW-15  
**STATUS**  
 SSDA AMENDMENT

**LHAP SSD10389 – STAGING**

## STAGE 2

**ALL ASSOCIATED WORKS FOR STAGE 2**

**ROOF LEVEL (7)**

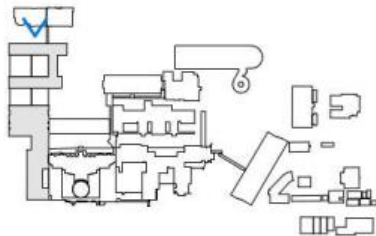
**STAGE 2 WORKS**

## STAGE 2

**NORTH ELEVATION**



## STAGE 2 WORKS



## Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application no: SSD-10389      Granted on: 30 November 2020

Sheet no: 19 of 47

Signed: *M. J. J.*

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REV.	DATE	DESCRIPTION
06	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUBMISSION
08	07/08/20	SSDA AMENDMENT
09	06/11/20	SSDA AMENDMENT

PROJECT  
LIVERPOOL HEALTH & ACAD/IC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIENT  
HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

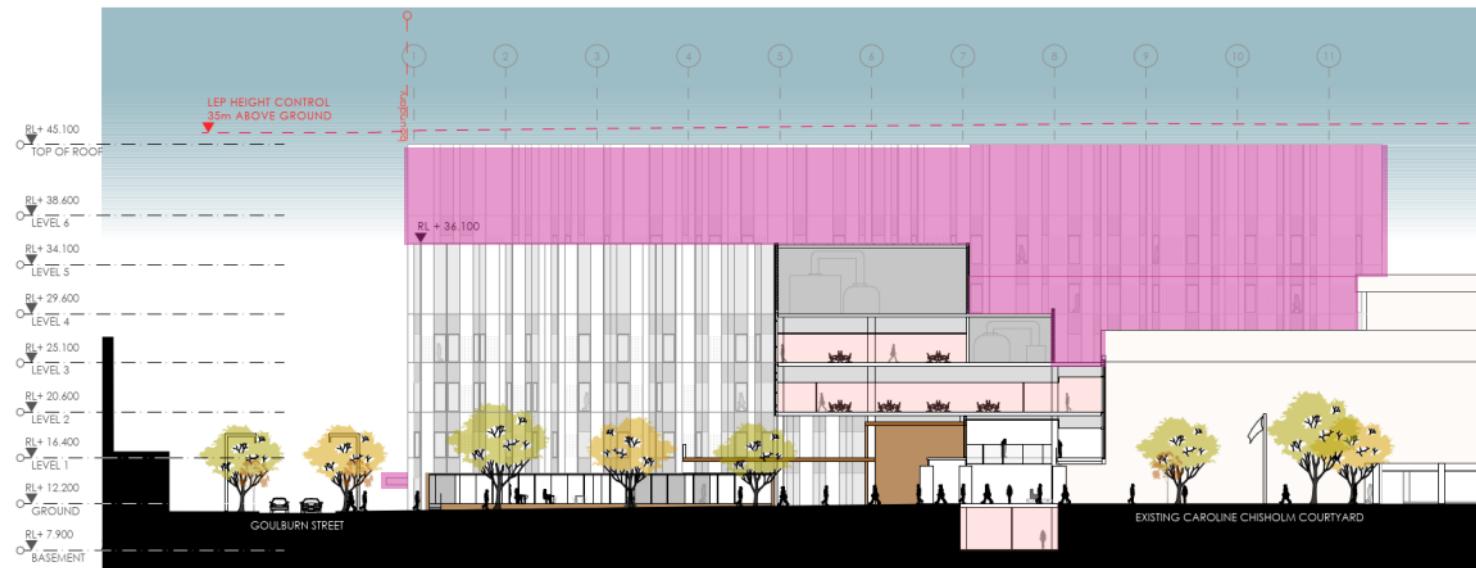
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1:350 BA3  
DRAWING  
NORTH ELEVATION  
PRINT DATE  
5/11/2020

PROJECT NO. 21807	DRAWING NO. A-SSDA-1-14-22	ISSUE 09
STATUS <b>SSDA AMENDMENT</b>		

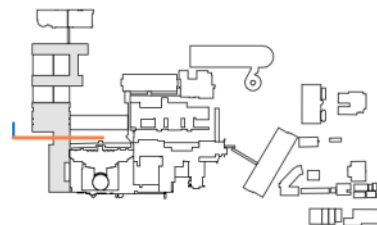
LHAP SSD10389 –  
STAGING

# STAGE 2

**NORTH FACING SECTION  
THROUGH NEW MAIN  
ENTRY & CAROLINE  
CHISOLM BUILDING (04)**



**STAGE 2 WORKS**



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AI	END	DATE	DESCRIPTION	CHK
DA	24/04/20	FOR REVIEW		RP
DT	07/08/20	SSDA SUB-EDITION		RP
DB	07/08/20	SSDA AI-END-INT		RP
DF	06/11/20	SSDA AI-END-INT		RP

PROJECT NORTH SCALE  
1:350 @A3  
25mm ON ORIGINAL

DRAWING  
SECTION THROUGH MAIN ENTRY  
PRINT DATE  
5/11/2020

PROJECT NO.  
21007  
DRAWING NO.  
A-SSDA-HH-19  
ISSUE  
09  
SSDA AMENDMENT

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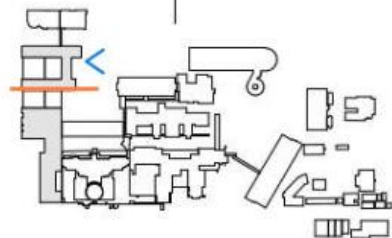
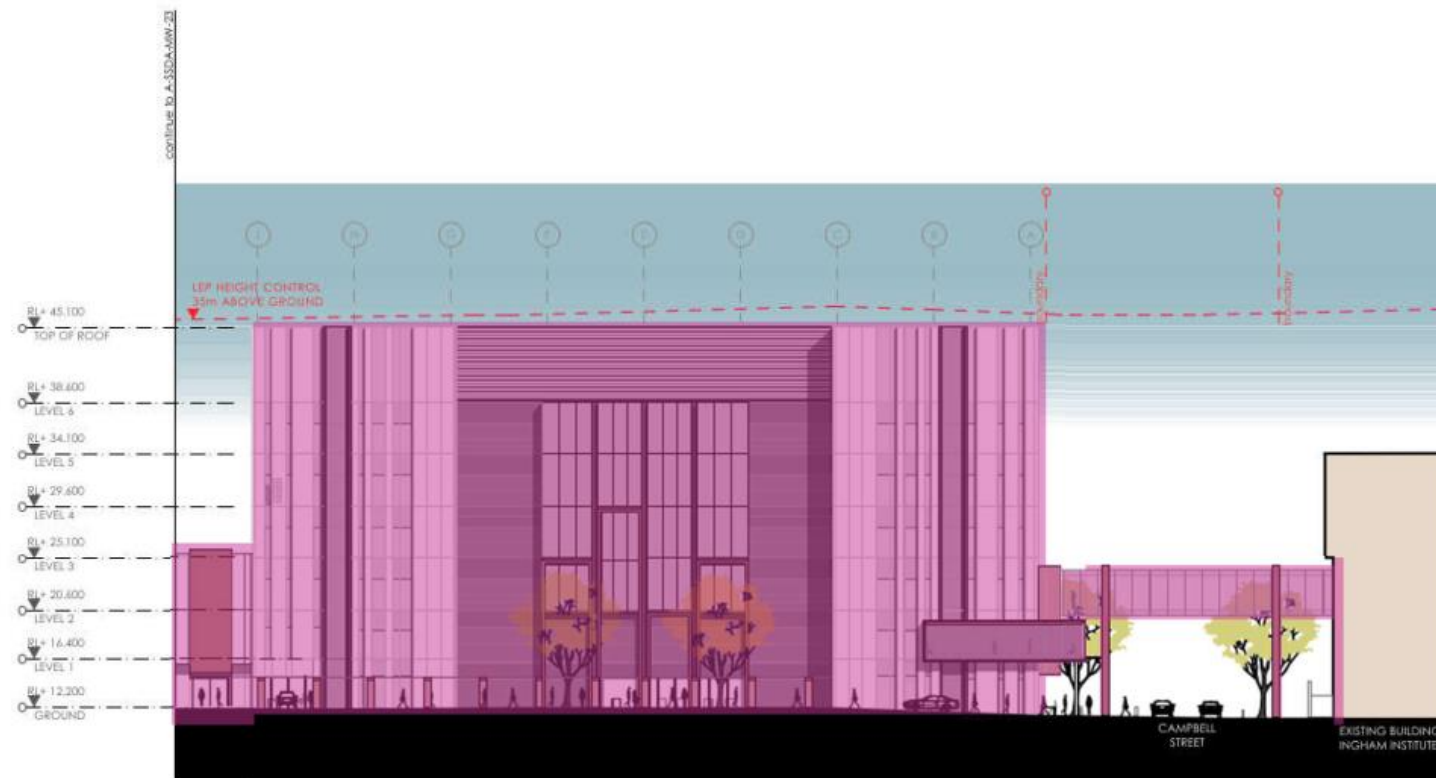


LHAP SSD10389 –  
STAGING

# STAGE 2

EAST ELEVATION

STAGE 2 WORKS



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AMENDMENTS  
REV. DATE  
01 24/04/20  
02 07/05/20  
03 07/05/20  
04 08/11/20

DESCRIPTION  
FOR REVIEW  
SSDA SUBMISSION  
SSDA AMENDMENT  
SSDA AMENDMENT

PROJECT  
OVERPOOL HEALTH & ACADEMIC PRECINCT  
BUSINESS STREET OVERPOOL NSW  
1477 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
1:350 @A3  
20mm ON C/DRAW

DRAWING  
EAST ELEVATION 02  
PRINT DATE  
30/11/2020

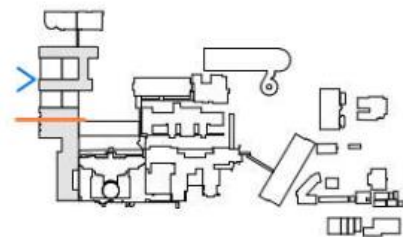
PROJECT NO.  
21807  
DRAWING NO.  
A-SSDA-MW-24  
DATE  
SSDA AMENDMENT

LHAP SSD10389 –  
STAGING

# STAGE 2

WEST ELEVATION 01

STAGE 2 WORKS



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**Planning,  
Industry &  
Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application no: SSD-10389 Granted on: 30 November 2020

Sheet no: 22 of 47

Signed: *[Signature]*

AMENDMENTS  
REV DATE DESCRIPTION  
01 24/04/20 FOR REVIEW  
02 07/05/20 SSDA SUBMISSION  
03 07/05/20 SSDA AMENDMENT  
04 16/11/20 SSDA AMENDMENT

PROJECT  
LIVERPOOL HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET LIVERPOOL NSW  
CLIN  
HEALTH INFRASTRUCTURE  
14/07 FACILITY HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH SCALE  
1:350 (A3)  
20mm ON ORIGINAL  
DRAWING  
WEST ELEVATION 01  
PRINT DATE  
30/11/2020

PROJECT NO.  
21807  
DRAWING NO.  
A-SSDA-MW-25  
DATE  
SSDA AMENDMENT

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISB)

BASEMENT RL+ 7.000



- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- buildings above shown dotted
- lot boundary
- existing clinical buildings

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G1 H1 02 024 020  
G1 01 02 024 020  
G1 01 02 024 020

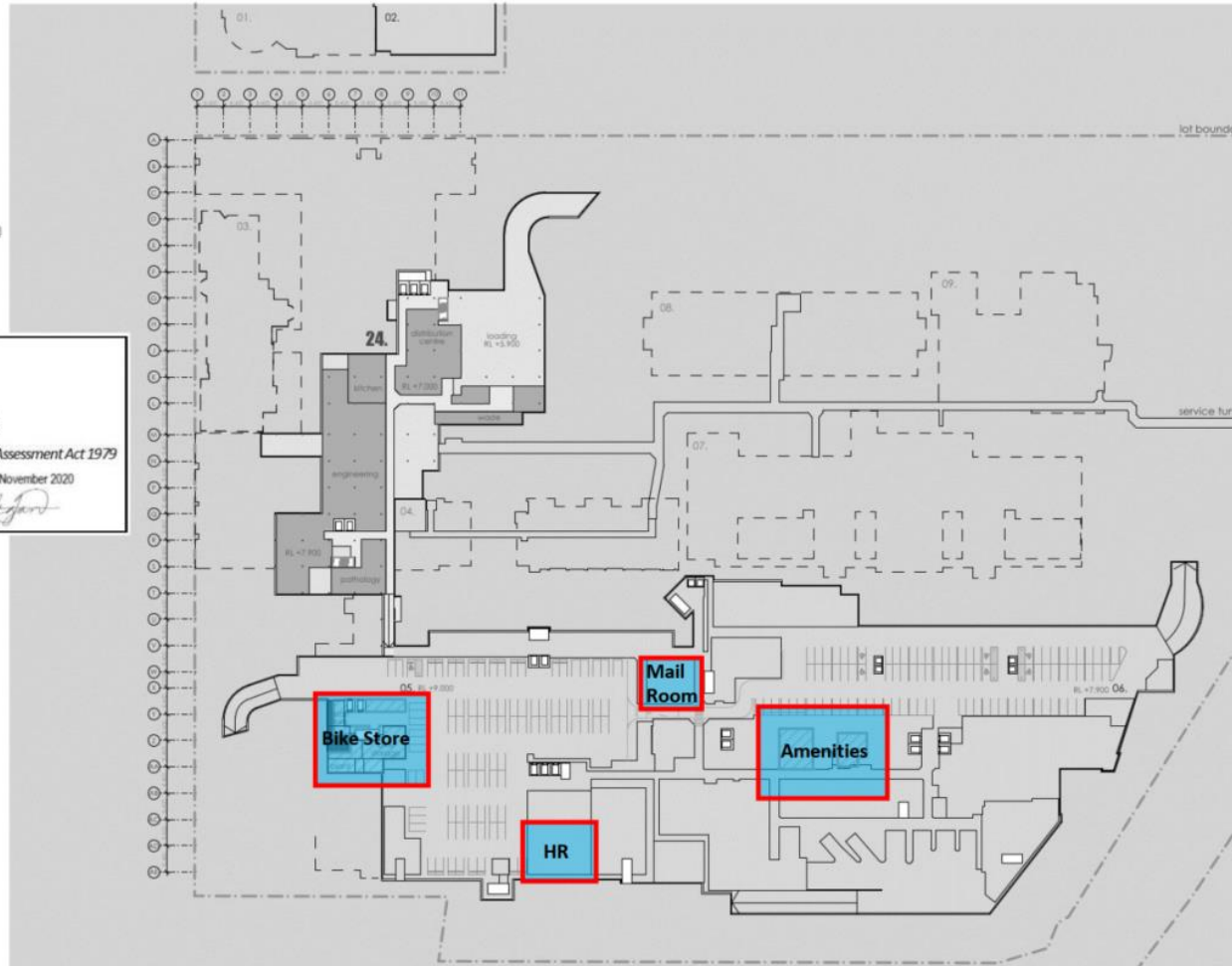
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REV	DATE	DESCRIPTION
04	24/04/20	FOR REVIEW
07	07/05/20	SSDA SUBMISSION
08	07/06/20	SSDA AMENDMENT
09	06/11/20	SSDA AMENDMENT

CHK	PROJECT
BP	LIVERPOOL HEALTH & ACADEMIC PRECINCT
BP	ELIZABETH STREET LIVERPOOL NSW
BP	CUBITT
BP	HEALTH INFRASTRUCTURE
BP	14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NORTH	SCALE
1:1200 IAS	
20mm ON ORIGINAL	
DRAWING	BASEMENT
PRINT DATE	11/11/2021

PROJECT NO.	DRAWING NO.	ISSUE
21807	A-SSDA-AMM-07	09
STATUS		
SSDA AMENDMENT		



LHAP SSD10389 –  
STAGING

## STAGE 3

BALANCE OF  
REFURBISHMENT WORKS

BASEMENT

STAGE 3 WORKS

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

#### LEGEND

- 01. health services building
- 02. ingham building
- 03. oncology bunkers
- 04. caroline chisholm
- 05. old clinical services building
- 06. new clinical services bld
- 07. mental health centre
- 08. don everett building
- 09. brain injury unit
- 24. new integrated services building (ISS)

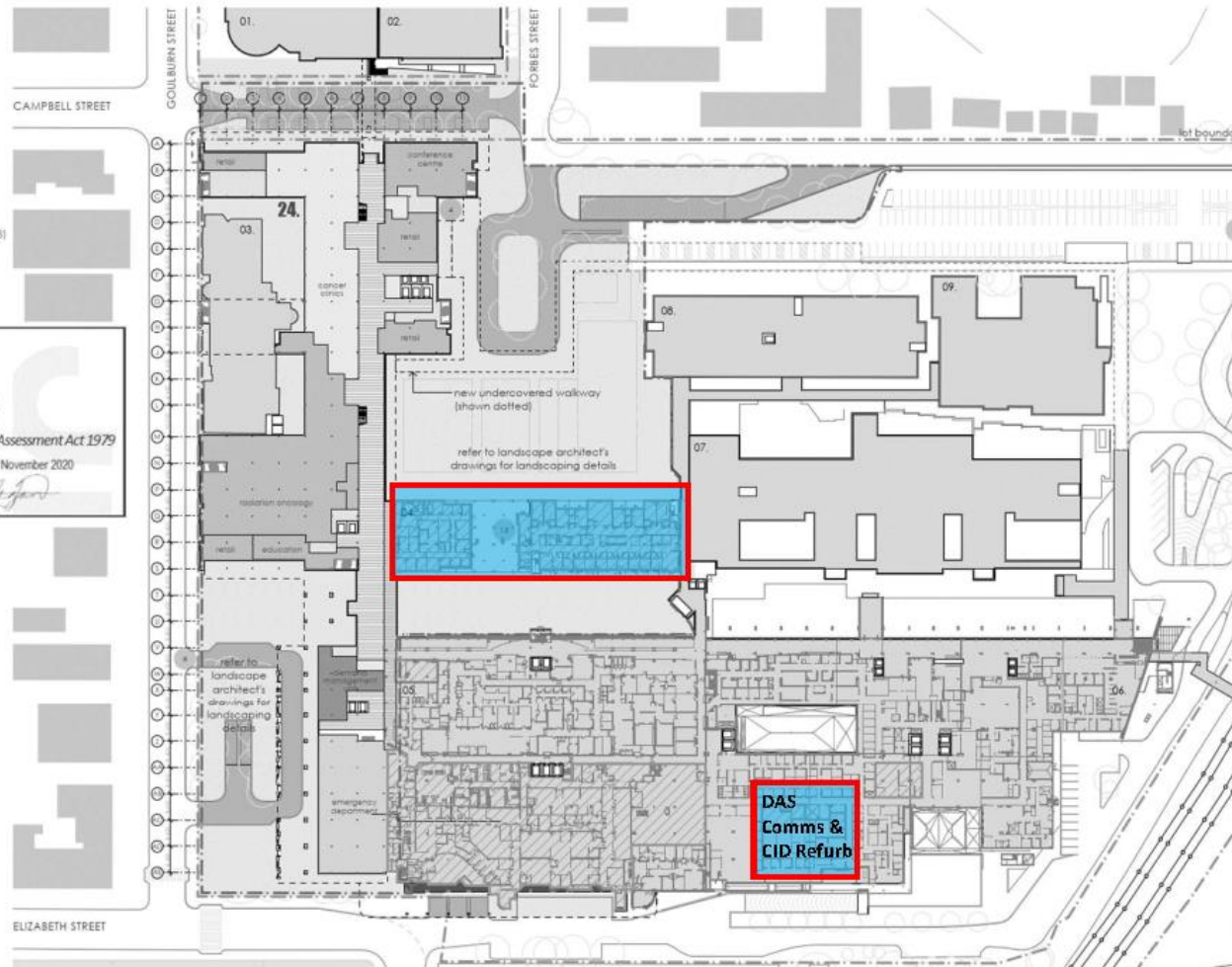
GROUND FLOOR RL+ 12.200



- bike parking
- road works
- landscape works
- refurbished area of existing building, internal works only
- new external facade/works
- expansion of existing building
- lot boundary
- main works SSDA extent
- existing clinical buildings

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REV	DATE	DESCRIPTION	CHKD	APPD	SCALE	1:1200	SA3	DRAWING	GROUND PLAN	DRAWING NO.	A-SSDA-01/108	SHEET 09											
01	04/04/20	FOR REVIEW	BP	BP	STATUS	SSDA SUB-10389		DATE	11/11/2022	STATUS	SSDA AMENDMENT												
02	07/08/20	SSDA SUB-10389	BP	BP	PROJECT	HEALTH INFRASTRUCTURE		PRINT DATE	11/11/2022														
03	07/08/20	SSDA AI-10389-1017	BP	BP	CLIENT	14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060																	
04	06/11/20	SSDA AI-10389-1017	BP	BP																			

LHAP SSD10389 –  
STAGING

## STAGE 3

BALANCE OF  
REFURBISHMENT WORKS

GROUND LEVEL

 STAGE 3 WORKS

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#### LEGEND

- 01. health services building
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LEVEL 1 RL+ 16.400



**Planning,  
Industry &  
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Approved Application no: SSD-10389 Granted on: 30 November 2020

Sheet no: 6 of 47

Signed: *[Signature]*

- refurbished area of existing building. Internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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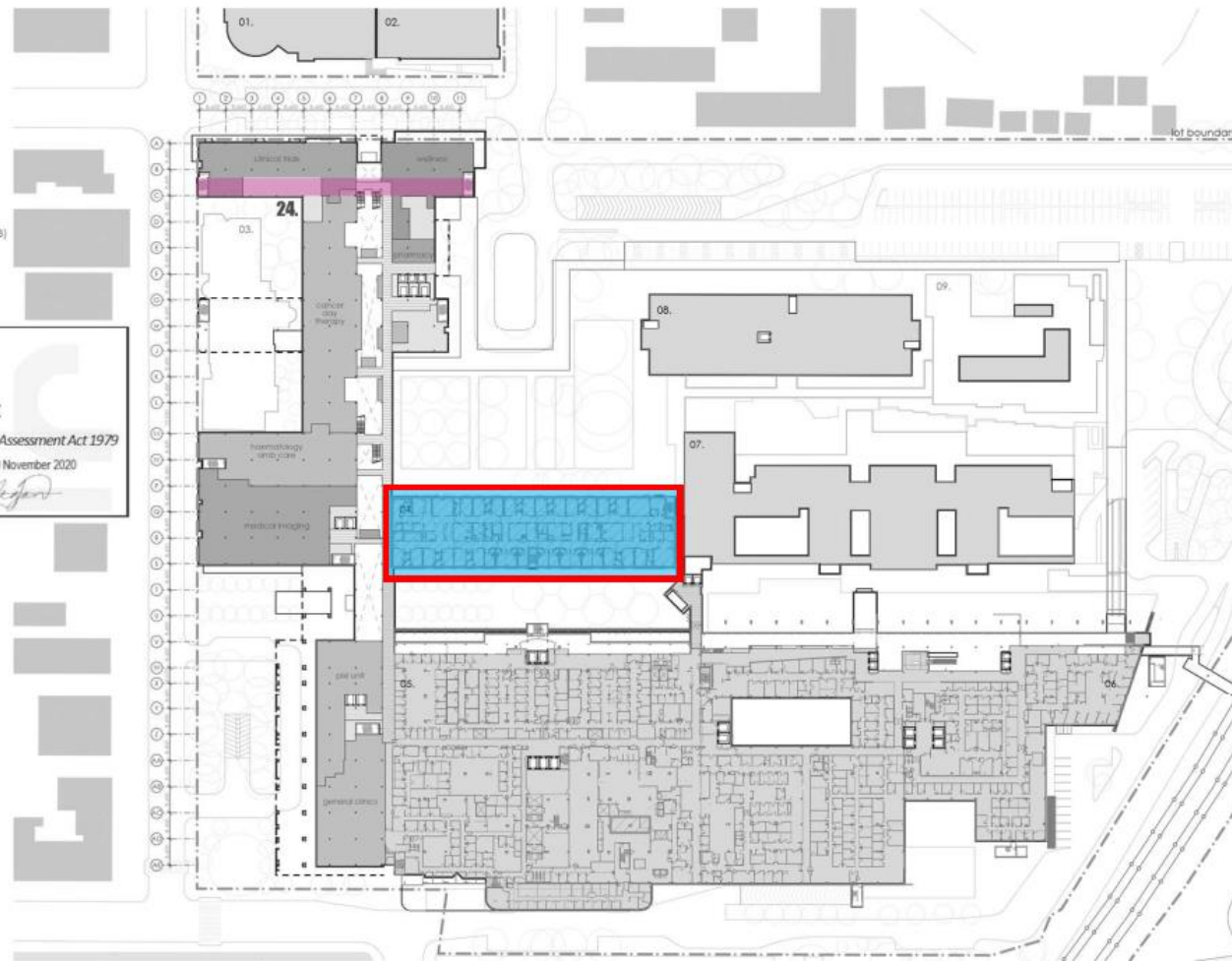
REV.	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUBMISSION
03	07/06/20	SSDA AMENDMENT
04	04/11/20	SSDA AMENDMENT

PROJECT: LIVERPOOL HEALTH & ACADEMIC PRECINCT  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

CLIENT: LIVERPOOL HEALTH & ACADEMIC PRECINCT  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

PROJECT NO: 21807  
SCALE: 1:1200 (A3)  
DRAWING: LEVEL 1  
PRINT DATE: 30/11/2020

PROJECT NO: 21807  
DRAWING NO: A-SSDA-MW-09  
STATUS: SSDA AMENDMENT  
ISSUE: 09



LHAP SSD10389 –  
STAGING

## STAGE 3

BALANCE OF  
REFURBISHMENT WORKS

LEVEL 1

STAGE 3 WORKS

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#### LEGEND

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LEVEL 2 RL+ 20.600



**Planning,  
Industry &  
Environment**

issued under the Environmental Planning and Assessment Act 1979

Approved Application no: SSD-10389 Granted on: 30 November 2020

Sheet no: 7 of 47

Signed: *[Signature]*

- refurbished area of existing building, internal works only
- new external facade/works expansion of existing building
- lot boundary
- existing clinical buildings

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REV	DATE	DESCRIPTION
01	24/04/20	FOR REVIEW
02	07/05/20	SSDA SUB-MISSION
03	07/08/20	SSDA AMENDMENT
04	04/11/20	SSDA AMENDMENT

**PROJECT**  
SYDNEY HEALTH & ACADEMIC PRECINCT  
ELIZABETH STREET SYDNEY NSW  
**CLIENT**  
HEALTH INFRASTRUCTURE  
14/77 PACIFIC HWY, NORTH SYDNEY NSW 2060

**PROJECT NORTH** SCALE  
1:1200 8/43  
20mm ON ORIGINAL

**DRAWING**  
LEVEL 2  
PVR DATE  
9/11/2020

**PROJECT NO.**  
21807  
**DRAWING NO.**  
A-SSDA-MW-10  
**DATE**  
SSDA AMENDMENT

**SSA**  
09

**LHAP SSD10389 –  
STAGING**

**STAGE 3**

**BALANCE OF  
REFURBISHMENT WORKS**

**LEVEL 2**

**STAGE 3 WORKS**

The areas of works outlined within this document are broadly defined for the purpose of guiding DPIE's compliance team on the works Staging only. The approved development consent and drawings should be consulted for further and accurate details.

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