

Construction Staging Report

The Sutherland Hospital
Operating Theatre
Complex

SSD 11099584

November 2021



Health
Infrastructure

Document Control

Version no.	Description	Prepared by	Reviewed by	Date
01	First Draft	Reg Struwig	Dennis Van Raalte	16/11/21
02	Revised with More detail on Staging	Reg Struwig	Dennis Van Raalte	18/11/21
03	Final Submission	Reg Struwig	Dennis Van Raalte	19/11/21
04	Updated based DPIE comments	Reg Struwig	Dennis Van Raalte	26/11/21
05	Updated based on DPIE Final comments	Reg Struwig	Dennis Van Raalte	9/12/21

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1 Introduction

This Operation Staging Report has been prepared by Hindmarsh Construction on behalf of the NSW Health Infrastructure (HI) for The Sutherland Hospital Operating Theatre Complex (TSHOTC). The Staging Report has been prepared in accordance with the conditions of the State Significant Development approval SSD 11099584 dated 12 October 2021.

1.1 Project Overview

Minister for Health and Medical Research announced an investment of \$81.5 million to redevelop The Sutherland Hospital Operating Theatre complex. The Minister has recently announced an additional \$7 million to procure and enable the installation of a MRI Suite.

To service the current and future health service demand, The Sutherland Hospital Operating Theatre Upgrade Project includes:

- New operating theatres and procedure rooms
- New Surgical Short Stay Unit and Recovery
- New staff amenities and workspaces
- Facilities for admission and discharge
- New Central Sterilising Services Department
- A new MRI Suite.

The Project is a combination of new build and refurbishment and will increase operating theatre capacity to meet future demand, driven by an increasing and ageing population with an associated increase in chronic and complex disease.

The Project will deliver a contemporary operating theatre environment, improve efficiencies and access to services, and enable implementation of new models of care and surgical clinical pathways.

1.1.1 Date of Commencement of Construction

Construction of TSHOTC is proposed to commence in December 2021 with in staged construction arrangement referred to below.

1.1.2 Submission to Planning Secretary for Approval.

This Staging Report is submitted to the Planning Secretary to satisfy the following conditions for operation of the development.

A9: 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 (unless otherwise agreed to in writing by the Planning Secretary) 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).

A10: A Staging Report prepared in accordance with condition A9 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.

The date of submission of the report is November 2021.

Commencement of construction of the first of the proposed stages is 1 December 2021.

1.2 Details of Proposed Construction Staging

1.2.1 Staging Overview

The SSD pertains to the delivery of the entire package of works.

Staging of construction is proposed as follows:

- Crown Certificate #1 (December 2021)
 - Early works including bulk earthworks, in ground services, in ground structure, ground floor slabs, demolition works
- Crown Certificate #2 (February 2022)
 - Main works for construction of the three-storey extension, Radius IPU & New MRI
- Crown Certificate #3 (March 2022)
 - Refurbishment of existing facilities, landscaping and civil works

1.2.2 Staging Plan

Refer to **Appendix A** for staging plans

Refer to **Appendix B** for details regarding condition compliance for delivery.

2 Staging Condition of Consent

Condition A9 requires Health Infrastructure to prepare and submit a Staging Report 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 unless agreed otherwise.

The strategy, plan and program required by the consent on a staged basis is provided

within this staging report and is for construction only. The staging schedule is outlined in Table 1 and sets out how the construction of the whole of the project will be staged, including details of the general timing of when Construction of each stage will commence.

The identification of the construction staging and relevant works allows each stage to identify the independence of a stage and any key interdependencies.

Table 1 Construction Staging schedule

Area and activity (scope)	Duration	Relevant Stage		
		CC1	CC2	CC3
<p>Early works encompassing:</p> <ul style="list-style-type: none"> • Bulk earthworks to the external areas • Inground drainage, services and stormwater works to the external areas • Inground structure including strip footings, piling works, lift pits and concrete pads, etc. • Ground floor slabs (Level 2) • Demolition works to existing structure both externally and internally 	Quarter 4 2021 – Quarter 3 2022	CC1		
<p>Main works for construction of Milestone 1 including:</p> <ul style="list-style-type: none"> • Above ground structural works including slabs, columns, structural steel, etc. • Façade, fitout and services to Milestone 1 works to new 3-storey extension • Integration of the attached parts of existing buildings with the new building at all interfacing levels • Refurbishment of existing hospital to complete Radius IPU and MRI • Refurbishment to allow for new corridor between existing hospital and Milestone 1 work 	Quarter 1 2022- Quarter 2 2023		CC2	

<ul style="list-style-type: none"> Minor external works to allow for use and access to Milestone 1. 				
<p>Refurbishment of existing facilities, landscaping and civil works including:</p> <ul style="list-style-type: none"> Above ground structural works including slabs, columns, structural steel, etc. Fitout and services to Milestone 2 works to refurbished hospital area Final external Landscaping and civil works including planter boxes, retaining walls, stormwater drains, planting, etc. 	Quarter 2 2022- Quarter 3 2023			CC3

Operational Staging schedule

Area and activity (scope)	Date	Relevant Stage			
		BC1	BC2	BC3	BC4
<ul style="list-style-type: none"> Handover of Tea Room- Level 3 	3 rd Quarter 2022	BC1			
<ul style="list-style-type: none"> Handover of New Radius IPU- Level 2 & MRI Suite Level 2 	4 th Quarter 2022		BC2		
<ul style="list-style-type: none"> Handover of Milestone 1 to Level 3 & 4 including: <ul style="list-style-type: none"> New operating theatres New CSSD New passenger lifts and fire stairs New plantroom 	4 th Quarter 2022			BC3	

<ul style="list-style-type: none"> • Handover of Milestone 2 including: <ul style="list-style-type: none"> ○ External landscaping and civil works ○ 2 Operating theatres ○ Recovery rooms ○ Procedure rooms ○ Workspaces 	4 th Quarter 2023				BC4
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3 Condition Compliance

The Hindmarsh Construction has identified relevant conditions in relation to construction stages being proposed and specifies how compliance with conditions will be achieved across and between each of the stages of the project. Refer to the table in **Appendix B** for a detailed breakdown to support the requirement for staging.

4 Management of Cumulative Impacts

The Hindmarsh Construction notes that the staging is not likely to lead to cumulative impacts. The Stages will be completed in distinct phases within the both the existing part of the hospital and new section.

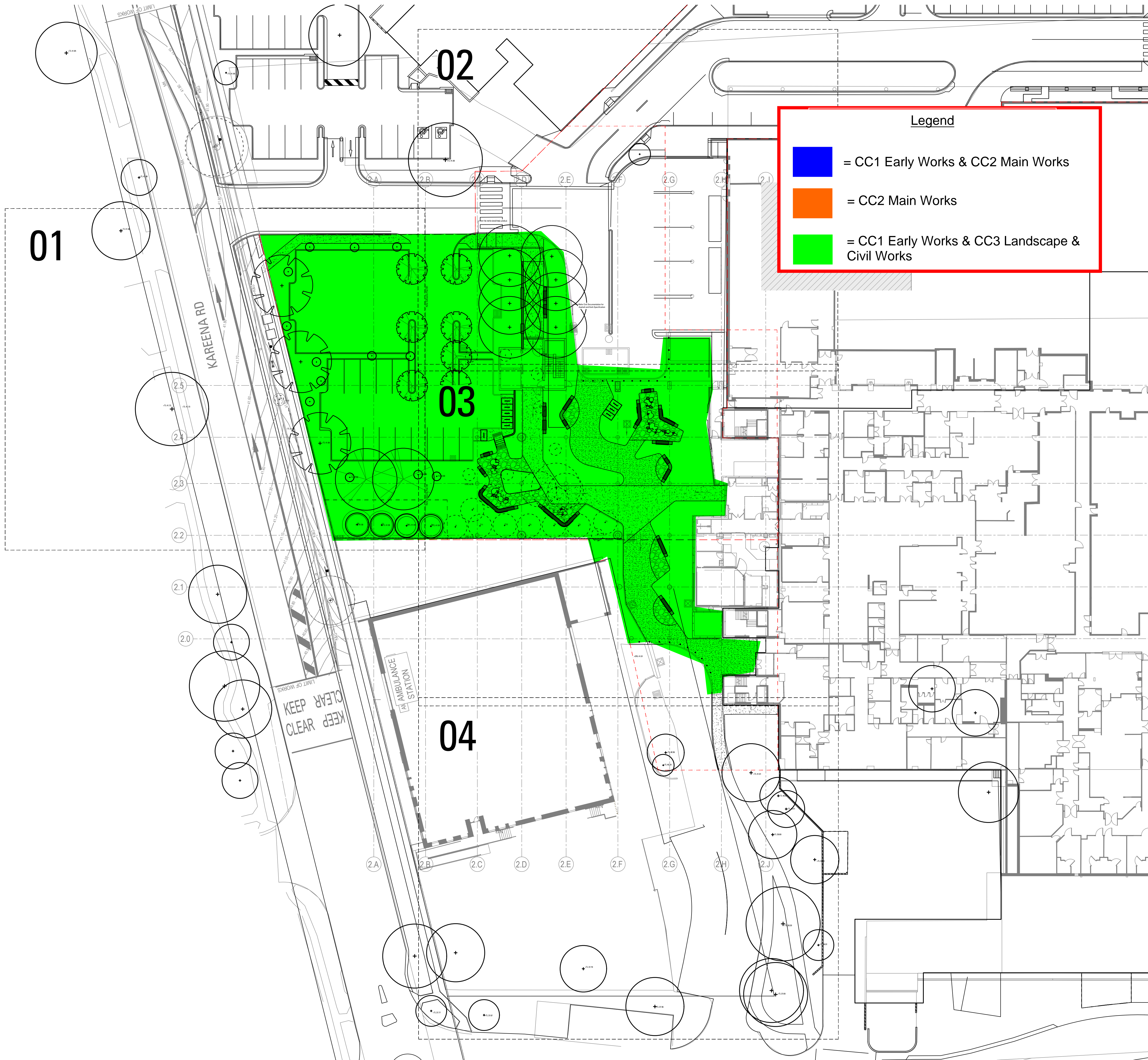
The staging of construction is set out due to the requirements of the hospital to maintain operation. Construction staging of CC1 is set out to allow for early works to commence while design is being finalized. CC2 is set out to construct the new operating theatres and CSSD that are currently located in the existing hospital. CC3 can then only commence once CC2 is complete and operational so the hospital can maintain its current operating theatre and CSSD operation to then commence with the installation of the new recovery rooms, procedure rooms etc.

No other developments appear to be currently occurring within the area that would contribute impacts of the same type concurrently and as such no cumulative impacts will be required to be managed and mitigated by the Hindmarsh Construction.

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 – Staging Plans



Copyright remains the property of Arcadia Design Group Pty Ltd. Use only figured dimensions. Any other required dimensions are to be referred to and supplied by the landscape architect. All discrepancies to be referred to the project manager and Arcadia Design Group Pty Ltd prior to construction. Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.

DRAFT

2	100% TENDER	SE	CT	13.04.21
1	70% TENDER	SE	CT	23.02.21

Not for Construction

Project
Sutherland Hospital
Kingsway & Kareena Rd
Caringbah NSW 2229
Tender

Client
NSW Health
Infrastructure

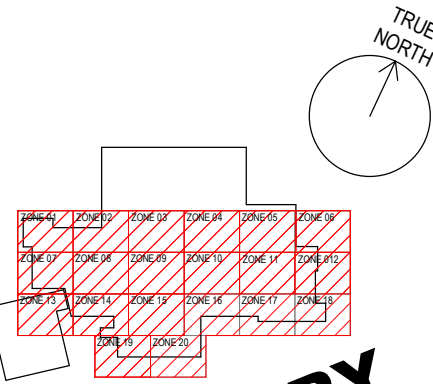
Drawing No. Drawing Name
L-101 Masterplan - Ground

Job No. 20-693
Issue 2
Scale 1:300 @ A1
0 1 5 10 20m

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ARCADIA

KEY PLAN



PRELIMINARY



Legend

- = CC1 Early Works & CC2 Main Works
- = CC2 Main Works
- = CC1 Early Works & CC3 Landscape & Civil Works

LEGEND:

- PROPOSED FIRE RATED WALLS
- PROPOSED SMOKE RATED WALLS
- PROPOSED FIRE & SMOKE RATED WALLS
- PROPOSED NON-RATED WALLS
- EXISTING WALLS
- EXISTING FIRE WALLS

REV	DESCRIPTION OF CHANGE	CHECKED BY	ISSUED BY	DATE
1	ISSUE FOR COORDINATION	NBRS	NBRS	01/11/21

PROJECT MANAGEMENT

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Nominated Architect:
Andrew Duffin NSW 5602
NBRSPARTNERS Pty Ltd VIC 51197
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ABN 16 002 247 565

PROJECT

**THE SUTHERLAND HOSPITAL
OPERATING THEATRE UPGRADE
KINGSWAY & KAREENA ROAD,
CARINGBAH NSW 2229**

DRAWING TITLE

**GENERAL ARRANGEMENT
PLAN - LEVEL 02**

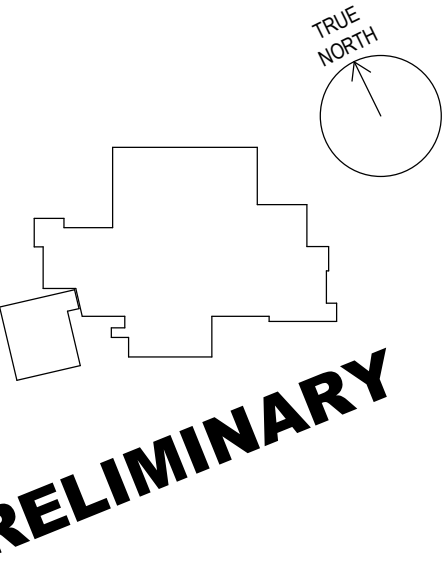
STATUS

DESIGN DEVELOPMENT

DRAWN BY	CHECKED BY	APPROVED BY

SCALE	DATE
1 : 250 @ A1	01/11/21

PROJECT NUMBER	DRAWING NUMBER	ISSUE
21151	NBRSPARTNERS-AR-DG-110200	1



LEGEND:

- PROPOSED FIRE RATED WALLS
- PROPOSED SMOKE RATED WALLS
- PROPOSED FIRE & SMOKE RATED WALLS
- PROPOSED NON-RATED WALLS
- EXISTING WALLS
- EXISTING FIRE WALLS

REV	DESCRIPTION OF CHANGE	CHECKED BY	ISSUED BY	DATE
1	CAVEAT SCHEDULE CHANGES	NBRS	NBRS	26/10/21

PROJECT MANAGEMENT

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Andrew Duffin NSW 5602 © 2020
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PROJECT

**THE SUTHERLAND HOSPITAL
OPERATING THEATRE UPGRADE
KINGSWAY & KAREENA ROAD,
CARINGBAH NSW 2229**

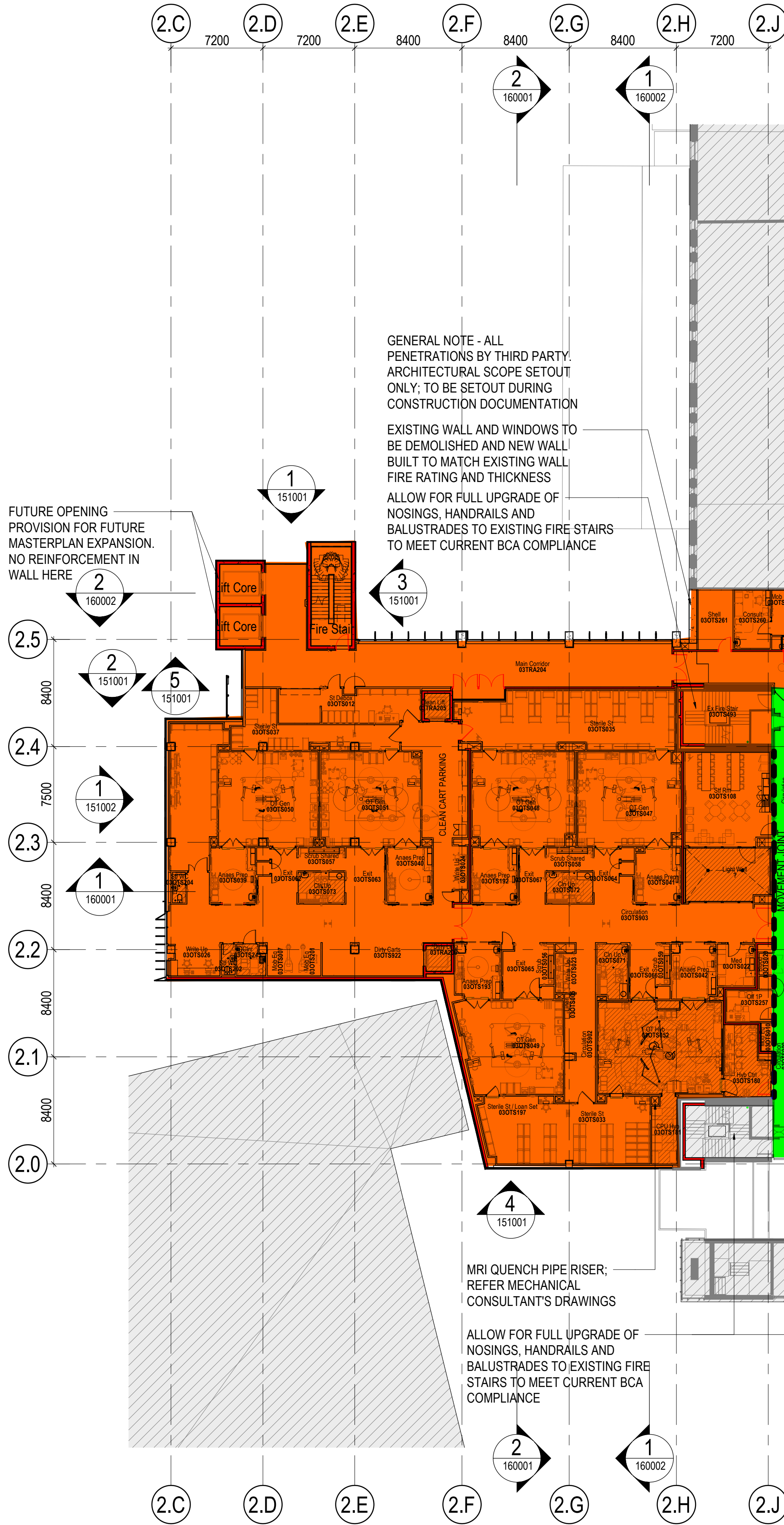
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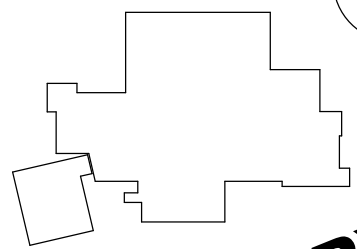
**GENERAL ARRANGEMENT
PLAN - LEVEL 03**

STATUS

DESIGN DEVELOPMENT


DRAWN BY	CHECKED BY	APPROVED BY
SCALE	DATE	
1 : 250 @ A1	26/10/21	
PROJECT NUMBER	DRAWING NUMBER	ISSUE
21151	NBRSPARTNERS-AR-DG-110300	1





PRELIMINARY

Legend

 = CC1 Early Works & CC3 Landscape & Civil Works

UC TO SUPPORT BONDEK SLAB.
UC LOCATION OFFSET FROM
WALL AS PER STRUCTURAL
CONSULTANT'S DRAWINGS

CONTRACTOR TO ASSESS IF PART OF
CURRENT FACADE GLAZING CAN BE
RETAINED TO ACCOMMODATE UC AS PART
OF NEW WORKS. PREFERENCE IS TO
MAINTAIN MAXIMUM PORTION OF FACADE
GLAZING. FOR UC LOCATION REFER TO
STRUCTURAL DRAWINGS.

ALLOW FOR FULL UPGRADE OF NOSINGS,
HANDRAILS AND BALUSTRADES TO
EXISTING FIRE STAIRS TO MEET
CURRENT BCA COMPLIANCE

FUTURE OPENING _____
PROVISION FOR FUTURE
MASTERPLAN EXPANSION.
NO REINFORCEMENT IN
WALL HERE

NOT IN SCOPE







NEW FIRE WALL TO BE
CONSTRUCTED TO SEPARATE
PROPOSED AND EXISTING WORKS.
REFER GA PLANS - LEVELS 3 AND 4

MRI QUENCH PIPE RISER; REFER MECHANICAL CONSULTANT'S DRAWINGS.
ALLOW FOR QUENCH PIPE TO BE ENCLOSED OR LAGGED AS PER VENDOR ADVICE.

ALLOW FOR FULL UPGRADE OF -
NOSINGS, HANDRAILS AND
BALUSTRADES TO EXISTING FIRE
STAIRS TO MEET CURRENT BCA
COMPLIANCE

NOT IN SCOPE

LEGEND:

-  - PROPOSED FIRE RATED WALLS
-  - PROPOSED SMOKE RATED WALLS
-  - PROPOSED FIRE & SMOKE RATED WALLS
-  - PROPOSED NON-RATED WALLS
-  - EXISTING WALLS
-  - EXISTING FIRE WALLS

REV	DESCRIPTION OF CHANGE	CHECKED BY	ISSUED BY	DATE
1	ISSUE FOR COORDINATION	NBRS	NBRS	01/11/21

PROJECT MANAGEMENT



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CLIENT	
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PROJECT
THE SUTHERLAND HOSPITAL
OPERATING THEATRE UPGRADE
KINGSWAY & KAREENA ROAD,
CARINGBAH NSW 2229

DRAWING TITLE

**GENERAL ARRANGEMENT
PLAN - LEVEL 04**

STATUS	DESIGN DEVELOPMENT
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DRAWN BY	CHECKED BY	APPROVED BY
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SJ, AB		
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SCALE	DATE
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1:250 @ A1 01/11/2

PROJECT NUMBER	DRAWING NUMBER	ISSUE
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21151 NBR5-AR-DG-110400 1

BIM 360://21151 - (DC) Sutherland Hospital/TSHOTUP_INTERNAL.rvt

Appendix B – Condition Compliance

The Sutherland Hospital SSD 11099584

Schedule 1

Part A – Administrative Condition

#	Consent heading	Consent Condition	Stage	Phase	Action	Comment
A1	Obligation to minimise harm to environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	All	Throughout	Note	Applies to all stages throughout development
A2	Terms of Consent	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the Response to Submissions, Supplementary Response to Submissions and Further Supplementary Response to Submissions; d) in accordance with the approved plans in the table below:	All	Throughout	Note	Applies to all stages throughout development
A3	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	All	Throughout	Note	Applies to all stages throughout development
A4	Terms of Consent	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) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	All	Throughout	Note	Applies to all stages throughout development
A5	Limits of Consent	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	All	Pre-commencement	Commencement dated 12/10/21	Applies to all stages throughout development
A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All	Throughout	Note	Applies to all stages throughout development

A7	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	All	Throughout	Note	Applies to all stages throughout development
A8	Evidence of Consultation	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; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	All	Throughout	Note	Applies to all stages throughout development
A9	Staging	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 (unless otherwise agreed to in writing by the Planning Secretary) 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).	All	Throughout	Staging report being prepared via this submission for construction. Operational report to be submitted at later stage	Applies to all stages throughout development
A10	Staging	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	All	Throughout	Staging report being prepared via this submission for construction. Operational report to be submitted at later stage	Applies to all stages throughout development
A11	Staging	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	All	Throughout	Note	Applies to all stages throughout development
A12	Staging	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	All	Throughout	Note	Applies to all stages throughout development
A13	Staging, Combining and Updating Strategies, Plans or Programs	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 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	All	Throughout	Note	Applies to all stages throughout development

		(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).				
A14	Staging, Combining and Updating Strategies, Plans or Programs	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	All	Throughout	Note	Applies to all stages throughout development
A15	Staging, Combining and Updating Strategies, Plans or Programs	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.	All	Throughout	Note	Applies to all stages throughout development
A16	Staging, Combining and Updating Strategies, Plans or Programs	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.	All	Throughout	Note	Applies to all stages throughout development
A17	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	All	Throughout	Note	Applies to all stages throughout development
A18	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	CC2	Throughout	Note	
A19	External Materials	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	CC2 & CC3	Throughout	Note	
A20	Applicability of Guidelines	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.	All	Throughout	Note	Applies to all stages throughout development
A21	Applicability of Guidelines	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	All	Throughout	Note	Applies to all stages throughout development

A22	Monitoring and Environmental Audits	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&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.</p>	All	Throughout	Note	Applies to all stages throughout development
A23	Access to Information	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	All	Throughout	Note	Applies to all stages throughout development
A24	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	All	Throughout	Note	Applies to all stages throughout development
A25	Incident Notification, Reporting and Response	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.	All	Throughout	Note	Applies to all stages throughout development
A26	Incident Notification, Reporting and Response	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	All	Throughout	Note	Applies to all stages throughout development
A27	Non-Compliance Notification	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.	All	Throughout	Note	Applies to all stages throughout development

A28	Non-Compliance Notification	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.	All	Throughout	Note	Applies to all stages throughout development
A29	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All	Throughout	Note	Applies to all stages throughout development
A30	Revision of Strategies, Plans and Programs	Within three months of: (a) the submission of a compliance report under condition B33; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C37 ; (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 Certifying Authority must be notified in writing that a review is being carried out.	All	Throughout	Note	Applies to all stages throughout development
A31	Revision of Strategies, Plans and Programs	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifying (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.	All	Throughout	Note	Applies to all stages throughout development
A33	Compliance reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements	All	Throughout	Note	Applies to all stages throughout development
A32	Compliance reporting	Compliance Reports of the development must be submitted to the Department in accordance with timing outlined in the Compliance Monitoring and Reporting Program, unless otherwise agreed by the Planning Secretary	All	Throughout	Note	Applies to all stages throughout development
A33	Compliance reporting	The Applicant must make each Compliance Report publicly available a minimum 60 days and maximum of 90 days after submitting it to the Planning Secretary	All	Throughout	Note	Applies to all stages throughout development
A34	Compliance reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	All	Operation	Note	Post Approval Requirements only require reporting for Operation

The Sutherland Hospital SSD 11099584

Schedule 2

Part B - Prior to Commencement of Construction

#	Consent heading	Consent Condition	Stage			Phase	Action
			CC1	CC2	CC3		
B1	Notification of commencement	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	CC1	-	-	Pre-commencement	
B2	Notification of commencement	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.	CC1	CC2	CC3	Pre-commencement	Notification of commencement of each stage of construction to be submitted to the Planning Secretary
B3	Certified drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	CC1	CC2	CC3	Pre-commencement	Note
B4	External walls & cladding	Prior to the commencement of construction, 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 aluminum 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.	CC1	CC2	-	Pre-commencement	Note
B5	Protection of public infrastructure	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and Infrastructure 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 Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	CC1	-	-	Pre-commencement	Note
B6	Pre-Construction Survey – Residential Properties	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	CC1	-	-	Pre-commencement	If deemed applicable based on the works being performed.

B7	Pre-Construction Survey – Residential Properties	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	CC1	-	-	Pre-commencement	Note
B8	Pre-Construction Survey – Residential Properties	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	CC1	-	-	Pre-commencement	
B9	Ecologically Sustainable Development	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report ('The Sutherland Hospital Operating Theatre Upgrade Project (TSHOTUP) ESD SEARS Report (Revision 01)' prepared by Steensen Varming and dated 18 January 2021) have been incorporated into the design of the development.	CC1	CC2	CC3	Pre-commencement	Note
B10	Ecologically Sustainable Development	The project is to achieve compliance with the Health Infrastructure Engineering Services Guidelines (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	-	CC2	CC3	Pre-commencement	Note
B11	Outdoor Lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed 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.	-	-	CC3	Pre-commencement	Note
B12	Demolition	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 and Planning Secretary.	CC1	-	-	Pre-commencement	Note
B13	Environmental Management Plan Requirements	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	CC1	-	-	Pre-commencement	Note

B14	Construction Environmental Management Plan	<p>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 for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the Roadway by vehicles leaving the site;</p> <p>(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);</p> <p>(d) Construction Noise and Vibration Management Sub-Plan (see condition B16);</p> <p>(e) Construction Waste Management Sub-Plan (see condition B17);</p>	CC1	-	-	Pre-commencement	Note
B15	Construction Environmental Management Plan	<p>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:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</p> <p>(d) detail heavy vehicle routes, access and parking arrangements.</p>	CC1	-	-	Pre-commencement	Note
B16	Construction Environmental Management Plan	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B16(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.</p>	CC1	-	-	Pre-commencement	Note

B17	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; and (b) information regarding the recycling and disposal locations.	CC1	-	-	Pre-commencement	Note
B18	Construction Environmental Management Plan	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (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.	CC1	-	-	Pre-commencement	Note
B19	Construction Parking	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to 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 provided to the Planning Secretary for information.	CC1	-	-	Pre-commencement	Note
B20	Soil and Water	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; (b) divert existing clean surface water around operational areas of the site;	CC1	-	-	Pre-commencement	Note
B21	Soil and Water	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 (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	CC1	-	-	Pre-commencement	Note
B22	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment:- (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-1099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services.	-	CC2	CC3	Pre-commencement	
B23	Landscaping	Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction to the Certifier. The plan must: (a) provide for the planting of 19 trees on-site; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site; (c) include species (trees, shrubs and groundcovers) indigenous to the local area, including:	CC1	-	-	Pre-commencement	

		Eucalyptus paniculata (Grey Ironbark), Eucalyptus globoidea (White Stringybark), Eucalyptus racemosa (Narrow Leaved Scribbly), Syncarpia glomulifera (Turpentine) and Backhousia myrtifolia (Grey Myrtle); (d) include the planting of trees with a pot container of 100 litres or greater; (e) provide details of any landscape retaining walls and planter boxes, which must be constructed in masonry, stone or gabions; and (f) include the provision of nest boxes suitable to native fauna likely to use the site.					
B24	Construction Access arrangements	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements 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 manoeuvrability through the site, is 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, has been addressed, applying best practice in road design and traffic management as considered in Austroads, Transport for NSW Guidelines and the Australian Standards.	CC1	-	-	Pre-commencement	
B25	Operational Access, Car Parking and Service Vehicle Arrangements	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 841 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; (b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2; (c) the ingress and egress crossings must be clearly identified by signage; (d) the internal driveway and car parking area must be concrete or asphalt; and (e) the maximum longitudinal grade of the driveway must not exceed 12.5%.	CC1	-	-	Pre-commencement	
B26	Site Contamination	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	CC1	-	-	Pre-commencement	Note

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Schedule 3

Part C – During Construction

#	Consent heading	Consent Condition	Stage	Phase	Action	Comment
C1	Site Notice	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and (d) the site 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.	All	Construction	Note	Applies to all construction
C2	Operation of Plant and Equipment	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.	All	Construction	Note	Applies to all construction
C3	Demolition	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 B12.	All	Construction	Note	Applies to all construction
C4	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	All	Construction	Note	Applies to all construction
C5	Construction Hours	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	All	Construction	Note	Applies to all construction
C6	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	All	Construction	Note	Applies to all construction
C7	Construction Hours	Notification of such construction activities as referenced in Condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	All	Construction	Note	Applies to all construction

C8	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	All	Construction	Note	Applies to all construction
C9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	All	Construction	Note	Applies to all construction
C10	Construction Traffic	All construction vehicles (excluding site personnel 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 by traffic control.	All	Construction	Note	Applies to all construction
C11	Hoarding Requirements	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	All	Construction	Note	Applies to all construction
C12	No Obstruction of Public Way	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.	All	Construction	Note	Applies to all construction
C13	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	All	Construction	Note	Applies to all construction
C14	Construction Noise Limits	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 unless allowed by condition C5.	All	Construction	Note	Applies to all construction
C15	Construction Noise Limits	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.	All	Construction	Note	Applies to all construction
C16	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	All	Construction	Note	Applies to all construction

C17	Vibration Criteria	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 C16.	All	Construction	Note	Applies to all construction
C18	Vibration Criteria	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.	All	Construction	Note	Applies to all construction
C19	Tree Protection	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 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 'Aboricultural Impact Assessment Report (Reference: D4222.1)' prepared by Allied Tree Consultancy and dated January 2021; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	All	Construction	Note	Applies to all construction
C20	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All	Construction	Note	Applies to all construction
C21	Air Quality	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (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.	All	Construction	Note	Applies to all construction
C22	Imported Soil	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.	All	Construction	Note	Applies to all construction
C23	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the 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.	All	Construction	Note	Applies to all construction
C24	Emergency Management	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.	All	Construction	Note	Applies to all construction

C25	Stormwater Management System	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 hydraulic engineer; (b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions (c) be in accordance with applicable Australian Standards; and (d) ensure that the discharge of stormwater into the bushland is controlled and undertaken to minimise bushland and water quality impacts in accordance with the Guidelines for developments adjoining land managed by the Office of Environment and Heritage; and (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;	CC1	Within three months of the commencement of construction	Note	
C26	Unexpected Finds Protocol - Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works shall only recommence with the written approval of the Planning Secretary.	All	Construction	Note	Applies to all construction
C27	Unexpected Finds Protocol - Historic Heritage	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) 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 as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	All	Construction	Note	Applies to all construction
C28	Waste Storage and Processing	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.	All	Construction	Note	Applies to all construction
C29	Waste Storage and Processing	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	All	Construction	Note	Applies to all construction
C30	Waste Storage and Processing	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.	All	Construction	Note	Applies to all construction
C31	Waste Storage and Processing	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.	All	Construction	Note	Applies to all construction
C32	Waste Storage and Processing	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.	All	Construction	Note	Applies to all construction
C33	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	All	Construction	Note	Applies to all construction

C34	Site Contamination	The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; (b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and (c) the recommendations of the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021.	All	Construction	Note	Applies to all construction
C35	Site Contamination	The unexpected finds procedure within the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021 must be updated following results of further site investigations undertaken in accordance with condition C34 and implemented throughout duration of project work.	All	Construction	Note	Applies to all construction
C36	Site Contamination	Remediation of the site must be carried out in accordance with the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	All	Construction	Note	Applies to all construction
C37	Site Contamination	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	All	Construction	Note	Applies to all construction
C38	Site Contamination	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	All	Construction	Note	Applies to all construction
C39	Independent Environmental Audit	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.	All	Throughout		Auditing per Program. Applies to construction and operation
C40	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	All	Throughout	Note	Auditing per Program. Applies to construction and operation
C41	Independent Environmental Audit	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks notice to the applicant of the date upon which the audit must be commenced.	All	Throughout	Note	Auditing per Program. Applies to construction and operation
C42	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent; or condition C39 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary	All	Throughout	Note	Auditing per Program. Applies to construction and operation

C43	Independent Environmental Audit	Independent Audit Reports and the Applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	All	Throughout	Note	Auditing per Program. Applies to construction and operation
C44	Independent Environmental Audit	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	All	Operation	Note	Auditing per Program. Applies to operation

#	Consent heading	Consent Condition	Stage				Phase	Action	Comment
			BC1	BC2	BC3	BC4			
D1	Notification of Occupation	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.	BC1	BC2	BC3	BC4	At least one month before commencement of operation	Note	
D2	External Walls and Cladding	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.	BC1	BC2	BC3	BC4	Pre-occupation	Note	
D3	External Walls and Cladding	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.	BC1	BC2	BC3	BC4	Pre-occupation	Note	
D4	Works as Executed Plans	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.	BC1	BC2	BC3	BC4	Pre-occupation	Note	Applicable to works and handover of each stage
D5	Warm Water Systems and Cooling Systems	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.	BC1	BC2	BC3	BC4	Pre-occupation	Note	
D6	Outdoor Lighting	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 or bushland and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (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.	-	-	-	BC4	Pre-occupation	Note	Applicable to external works handover

D7	Mechanical Ventilation	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	BC1	BC2	BC3	BC4	Pre-occupation	Note	
D8	Operational Noise – Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B22 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' prepared by JHA Consulting Engineers and dated 10 August 2021.	BC1	BC2	BC3	BC4	Pre-occupation	Note	
D9	Fire Safety Certification	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.	BC1	BC2	BC3	BC4	Pre-occupation	Note	
D10	Structural Inspection Certificate	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: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	BC1	BC2	BC3	BC4	Pre-occupation	Note	
D11	Post-construction Dilapidation Report	Prior to the commencement of operation, the Applicant must engage suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested.	-	-	-	BC4	Pre-occupation	Note	To be completed at completion of final handover

D12	Repair of Public Infrastructure	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure.	-	-	-	BC4	Pre-occupation	Note	To be completed at completion of final handover
D13	Road Damage	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 Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	-	-	-	BC4	Pre-occupation	Note	To be completed at completion of final handover
D14	Post-Construction Survey – Residential Properties	Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested.	-	-	-	BC4	Pre-occupation	Note	To be completed at completion of final handover
D15	Post-Construction Survey – Residential Properties	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	-	-	-	BC4	Pre-occupation	Note	To be completed at completion of final handover
D16	Bicycle Parking and End-of-Trip Facilities	Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 11 additional bicycle parking spaces; (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; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided.	-	-	-	BC4	Pre-occupation	Note	Applicable to external works handover
D17	Green Travel Plan	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:	BC1	-	-	-	Pre-occupation	Note	Completed at BC1 for all stages

		<p>(a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;</p> <p>(b) incorporate data from available sources including surveys of staff and visitors;</p> <p>(c) include objectives and aspirational, achievable and specific modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(d) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(e) address potential to reduce and manage car parking spaces for staff with the ability to travel to the site by public and active transport, and prioritising car parking for the use of patients and visitors;</p> <p>(f) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;</p> <p>(g) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and</p> <p>(h) identifies an appropriate mechanism for the transfer and delivery of ongoing actions from Health Infrastructure to the Local Health District, post occupancy.</p>							
D18	Utilities and Services	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.	BC1	-	-	-	Pre-occupation	Note	Completed at BC1 for all stages
D19	Stormwater Operation and Maintenance	Prior to commencement of operation, a Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor and an original colour copy must be submitted to Council. The drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities.	BC1	BC2	BC3	BC4	Pre-occupation	Note	Applicable to works and handover of each stage
D20	Stormwater Operation and Maintenance	Prior to the commencement of operation, a letter of certification for the WAED required by condition D19, must be submitted to Council. The letter must be certified by the supervising engineer to demonstrate that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the operational stormwater management system approved under condition C25 and Sutherland Shire Public Domain Technical Manual (Sutherland Shire Council, 2017).	BC1	BC2	BC3	BC4	Pre-occupation	Note	Applicable to works and handover of each stage
D21	Stormwater Operation and Maintenance	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>	BC1	BC2	BC3	BC4	Pre-occupation	Note	Applicable to works and handover of each stage

D22	Signage	Signage must be installed in accordance with the specifications of the signage drawings listed at condition A2.	BC1	BC2	BC3	BC4	Pre-occupation	Note	
D23	Signage	Prior to the commencement of operation, way-finding signage must be installed.	BC1	BC2	BC3	BC4	Pre-occupation	Note	
D24	Signage	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.	-	-	-	BC4	Pre-occupation	Note	Applicable to external works handover
D25	Operational Waste Management Plan	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in 'Waste Management Input for Environmental Impact Statement (Issue number 3)' prepared by Ricardo Energy Environment and Planning and dated 25 February 2021.	BC1	-	-	-	Pre-occupation	Note	Completed at BC1 for all stages
D26	Site Contamination	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	BC1	BC2	BC3	BC4	Pre-occupation	Note	An interim site audit statement for BC1, BC2, BC3 and a final site audit statement.
D27	Landscaping	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B23.	-	-	-	BC4	Pre-occupation	.Note	Applicable to external works handover
D28	Landscaping	Prior to the commencement of operation, the Applicant is required to enter into a Deed of Agreement with Council for the planting of 64 off-site trees.	-	-	-	BC4	Pre-occupation	Note	Applicable to external works handover
D29	Landscaping	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	-	-	-	BC4	Pre-occupation	Note	That this condition to be satisfied prior to commencement of any revegetation and landscaping

#	Consent heading	Consent Condition	Stage	Phase	Action	Comment
E1	Operation of Plant and Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Applicable to handed over stage	Occupation	Note	
E2	Warm Water Systems and Cooling Systems	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.	Applicable to handed over stage	Occupation	Note	
E3	Environmental Management Plan	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D26 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	Applicable to handed over stage	Occupation	Note	
E4	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services.	Applicable to handed over stage	Occupation	Note	
E5	Operational Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Applicable to handed over stage	Occupation	Note	

E6	Unobstructed Driveways and Parking Areas	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.	Applicable to handed over stage	Occupation	Note	
E7	Green Travel Plan	The Green Travel Plan required by condition D17 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Applicable to handed over stage	Occupation	Note	
E8	Ecologically Sustainable Development	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B10 of this consent.	Applicable to handed over stage	Occupation	Note	
E9	Landscaping	Notwithstanding condition D6, 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.	Applicable to handed over stage	Occupation	Note	
E10	Operational Noise Limits	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D29 for the duration of occupation of the development.	Applicable to handed over stage	Occupation	Note	
E11	Hazards and Risk	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (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.	Applicable to handed over stage	Occupation	Note	
E12	Hazards and Risk	In the event of an inconsistency between the requirements of condition E11(a) and E11(b), the most stringent requirement must prevail to the extent of the inconsistency	Applicable to handed over stage	Occupation	Note	
E13	Dangerous Goods	The quantities of dangerous goods stored and handled and transported 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.	Applicable to handed over stage	Occupation	Note	
E14	Dangerous Goods	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.	Applicable to handed over stage	Occupation	Note	
E15	Discharge Limits	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Applicable to handed over stage	Occupation	Note	