

Staging Report

Wagga Wagga Hospital Redevelopment Stage 3

Application number:	SSD 9033
Site:	Wagga Wagga Rural Referral Hospital, Corner Edward and Docker Streets, Wagga Wagga
CPB Document number:	WWH-CPB-RPT-ENV-BCA-0000003



Details of Revision Amendments




Amendments

Any revisions or amendments must be approved by the CPB and Savills Project Manager before being distributed / implemented.

Revision Details

Revision	Details
0	1 st submission (26/11/2019)
1	2 nd submission (21/01/2020) following DPIE comments

Document Approval

Rev	Date	Prepared by	Reviewed by
1	21/01/2020	E Gardner/ J Sleiman CPB Contractors	Michael Martin CPB Contractors
Signature		 	

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Acronyms and abbreviations

Phrase	Definition
Aboriginal object	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Aboriginal place	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
ACM	Asbestos Containing Material
Approved disturbance area	The area identified as such on the development layout
Authorised Reporting Officer	A director, executive, employee or officer of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf. An Authorised Reporting Officer is not to be a contracted third party (such as a consultant).
AS/NZS ISO	Australian/New Zealand Standard of International Standards Organisation
AS/NZS ISO 14001:2004	Australian/New Zealand Standard of International Standards Organisation 14001 (2004). Refers to the standard that specifies requirements for an effective environmental management system.
BCA	Building Code of Australia
BC Act	Biodiversity Conservation Act 2016
CAP	Construction Area Plan This CPB document is prepared during the construction planning for each major work area to inform the broader Project team, including the relevant functional support teams, of the scope and work overview. It outlines the execution and delivery stages and includes general construction method, risk assessment, constructability reviews, logistics and discipline interfaces.
CEMS/ CMS	Contractors Environmental Management System. This is referred to the CMS – CPB Management System for CPB Contractors Pty Ltd.
Certifying Authority	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, Strata Schemes (Freehold Development) Act 1973 and Strata Schemes (Leasehold

	Development) Act 1986 or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works.
CoA	Condition/s of Approval
Compliant	Definition from Compliance Reporting Post Approval Requirements June 2018 <i>The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.</i>
Construction	All physical works to enable operation, including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following: <ul style="list-style-type: none"> - building and road dilapidation surveys; - investigative drilling, investigative excavation or Archaeological Salvage; - establishing temporary site offices (in locations identified by the conditions of this consent); - installation of environmental impact mitigation measures, fencing, enabling works; and - minor adjustments to services or utilities
CPB Contractors	CPB Contractors Proprietary Limited
Council	Wagga City Council
Ecological sustainable development (ESD)	Using, conserving and enhancing the community's resources so that the ecological processes on which life depends are maintained and the total quality of life now and in the future, can be increased (Council of Australian Governments, 1992).
EIS	Environmental Impact Statement
EMS	Environmental Management System
Environmental aspect	Defined by AS/NZS ISO 14001:2004 as an element of an organisation's activities, products or services that can interact with the environment.
Environmental impact	Defined by AS/NZS ISO 14001:2004 as any change to the environment, whether adverse or beneficial, wholly or partially resulting from an organisation's environmental aspects.

Environmental incident	An unexpected event that has, or has the potential to, cause harm to the environment and requires some action to minimise the impact or restore the environment.
Environmental objective	Defined by AS/NZS ISO 14001:2004 as an overall environmental goal, consistent with the Sustainability Policy, that an organisation sets itself to achieve.
Environmental Policy	Statement by an organisation of its intention and principles for environmental performance
EP&A Act	<i>NSW Environmental Planning and Assessment Act 1979</i>
EPA	NSW Environment Protection Authority
EPL	NSW Environment Protection Licence under the <i>Protection of the Environment Operations Act 1997</i>
ESCP	Erosion and Sediment Control Plan
EWMS	Environmental Work Method Statements - “Environmental Work Method Statement” (EWMS) means a component of the CEMP and/or CEMS that addresses environmental management issues relevant to a specific site and/ or activity.
ITP	Inspection and Test Plans
LGA	Local Government Area
Minister	NSW Minister for Planning or delegate.
Non-compliance	Failure to comply with the requirements of the Instrument of Approval or any applicable license, permit or legal requirements.
Non-compliant	Definition from <i>Compliance Reporting Post Approval Requirements June 2018</i> <i>The proponent has identified a non-compliance with one or more elements of the requirement.</i>
Non-conformance	Failure to conform to the requirements of the Development Consent and/ or Project system documentation
Not Triggered	Definition from <i>Compliance Reporting Post Approval Requirements June 2018</i>

	<i>A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.</i>
NOW	(NSW) Office of Water
NRAR	Natural Resources Access Regulator (previously DPI-Water and DOI Water)
NSW Heritage Council	Heritage Council of NSW or its delegate
OEH	(NSW) Office of Environment and Heritage
OOHW	Out of hours work
Operation	The carrying out of the approved purpose of the development upon completion of construction.
Planning Secretary	The Planning Secretary under the Environmental Planning and Assessment Act 1979 or nominee.
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Sustainability Policy	Statement by an organisation of its intention and principles for environmental performance.

1. Executive Summary

CPB Contractors has been contracted by Health Infrastructure to undertake design, construction and commissioning of Stage 3 in the redevelopment of Wagga Wagga Hospital. The works comprise of a new purpose-built facility that provides subacute, ambulatory, community and primary health care services and site works including landscaping, car parking facilities and roadworks augmentation.

This Staging Report has been prepared in accordance with SSD 9033 – Mod 3 - Development Consent Condition A20 to advise of the strategy for the staged construction of the Wagga Wagga Hospital Redevelopment Stage 3.

It is noted that the project has been staged based on relevant construction methodology identified by the PCA and the contractor namely;

1. piling & early works
2. structure
3. in ground services and precast
4. façade and roof
5. services, internal fit out, external and landscaping works

2. Introduction

This Staging Report has been prepared to facilitate the staging of construction in accordance with SSD9033 Mod 3 approved on 19 December 2019. The Mod 3 consent included the following conditions:

Staging

A20. The project may be constructed and operated in stages. Where staged construction or operation is proposed (to the extent to which it relates to the requirements set out in this instrument), a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.

A21. A Staging Report prepared in accordance with condition A20 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.*

A22. Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.

A23. 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

2.1 Project name and project application number

Application number: SSD 9033
Applicant: NSW Health Infrastructure
Consent Authority: Minister for Planning

2.2 Project address

Site: Wagga Wagga Rural Referral Hospital, Corner Edward and Docker Streets,
Wagga Wagga
Lot 334 in DP 1190643

2.3 Modifications

- 1) SSD-9033-Mod-1 Approved 12/06/2019
Amendment to Condition B7 – Unexpected Contamination procedure
- 2) SSD-9033-Mod-2 Approved 25/08/2019
Extension to basement carpark
- 3) SSD-9033- Mod-3 Approved 19/12/2019
Addition of Staging Condition

2.4 Purpose of the Staging Report

This Staging Report has been prepared to clarify the staged delivery of the project in accordance with practical design and construction sequencing and to identify the development consent conditions that are triggered at each of these phases.

The Staging Report will identify:

- a) 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) how compliance with conditions will be achieved across and between each of the stages of the project as part of a compliance matrix;
- c) mechanisms for managing any cumulative impacts arising from the proposed staging.

Staged Crown Certification represents the most efficient way to design and deliver this project.

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.

3. Staging

The Hospital Redevelopment Project will be delivered over five (5) stages. While each stage will commence at different times, each stage will have periods during which works may occur contemporaneously.

The Project lifetime is projected to be approximately 21 months, commencing in March of 2019 with the Clinical Services Building expected to be operational by Quarter 3 2020 and refurbishment works completed by Quarter 4 2020.

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

Stage	Stage Scope	Indicative Commencement Dates*	Indicative Completion Dates*
Stage 1	Stage 1 will encompass the following scope of works: <ul style="list-style-type: none"> piling & early works 	Quarter 2 2019	Quarter 3 2019
Stage 2	Stage 2 will encompass the following scope of works: <ul style="list-style-type: none"> structure 	Quarter 3 2019	Quarter 4 2019
Stage 3	Stage 3 will encompass the following scope of works: <ul style="list-style-type: none"> inground services and precast 	Quarter 4 2019	Quarter 2 2020
Stage 4	Stage 4 will encompass the following scope of works: <ul style="list-style-type: none"> façade roof 	Quarter 1 2020	Quarter 4 2020
Stage 5	Stage 5 will encompass the following scope of works: <ul style="list-style-type: none"> services internal fitout external and landscaping works 	Quarter 2 2020	Quarter 4 2020

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

4. Managing compliance and potential impacts

4.1 Approach

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

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

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

4.2 Management plans

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

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

The key management strategies and plans applicable to Stages 1 to 5 include (but are not limited to):

- Community Communications Strategy (condition of consent B13)
- Construction Environmental Management Plan (condition of consent B20) and sub-plans:
 - Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B22)
 - Construction Noise and Vibration Management Sub-Plan (condition of consent B23)
 - Construction Waste and Management Sub-Plan (condition of consent B24)

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

4.3 Compliance Monitoring and Reporting

In accordance with condition of consent B30 the Project has developed a Compliance Monitoring and Reporting Program in accordance with Department's *Compliance Reporting Post Approval Requirements 2018*.

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

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

A matrix is presented in Appendix A which identifies the timing of when each condition of consent is triggered and must be complied with. The Compliance Monitoring and Reporting Program will require updating to capture the timing shown in the Appendix A, should the staging set out in this Staging Report be approved.

In accordance with condition of consent B30, the Compliance Monitoring and Reporting Program and the Department's *Compliance Reporting Post Approval Requirements 2018*, the Project has, and will continue to, prepare Compliance Reports throughout the delivery of the Project. These include:

- Pre-Construction Compliance Report (single report)
- Construction Compliance Report (reported every 26-weeks for duration of construction)
- Pre-Operational Compliance Report (single report)
- Operation Compliance Report (single report)

In undertaking this reporting:

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

4.4 Independent Environmental Auditing

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

An Independent Audit Program was developed for the Project in accordance with condition of consent C34 and captured the audit frequencies set out in condition of consent C35 and the Department's *Independent Audit Post Approval Requirements*. The Program sets out when Independent Audits need to be undertaken.

As required by condition of consent C35, Independent Audits have been, and will continue to be, implemented on the Project in accordance with the Independent Audit Program and the methodologies and reporting requirements in the Department's *Independent Audit Post Approval Requirements*.

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

4.5 Cumulative impact

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

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

Appendix A – Compliance Table

Source ID	Compliance Requirement	Stage	Stage Scope	Comments
PART A	ADMINISTRATIVE CONDITIONS			
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	ALL	Throughout	
A2	The development may only be carried out: a) in compliance with the conditions of this consent b) in accordance with all written directions of the Planning Secretary c) generally in accordance with the EIS and Response to submissions d) in accordance with the approved plans in the table below (Table A2, pg.4)	ALL	Throughout	
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b) the implementation of any actions or measures contained in any such document referred to in (a) above.	ALL	Throughout	

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©. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	ALL	Throughout	
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	ALL	Throughout	
A6	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 Department, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be on the parties.	ALL	Throughout	
A7	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	1 (then instalment plan thereafter – 09/19, 03/20 and 09/20)	Throughout	Initial payment made prior to Stage 1. Subsequent payments as required by Long Service Levy Corporation
A8	Any advice or notice to the consent authority must be served on the Planning Secretary.	ALL	Throughout	
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 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	

A10	<p>With the approval of the Planning Secretary, the Applicant may:</p> <p>a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program)</p> <p>b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plan or programs that are proposed to be combined)</p> <p>c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	ALL	Throughout	
A11	<p>If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.</p>	ALL	Throughout	
A12	<p>If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.</p>	ALL	Throughout	

A13	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	1	Pre-construction	All demolition works covered by Stage 1
A14	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.	2,3	Construction	
A15	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	1	Throughout	
A16	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	ALL	Throughout	

<p>A17</p>	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.</p> <p><i>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.</i></p>	<p>ALL</p>	<p>Throughout</p>	
<p>A18</p>	<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> <p>(i) the documents referred to in condition A2 of this consent</p> <p>(ii) all current statutory approvals for the development</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs</p>	<p>ALL</p>	<p>Throughout</p>	

	<p>(vi) a summary of the current stage and progress of the development</p> <p>(vii) contact details to enquire about the development or to make a complaint</p> <p>(viii) a complaints register, updated monthly</p> <p>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary</p>			
A19	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	Notification of commencement to be provided prior to commencing each stage.
A20	The project may be constructed and operated in stages. Where staged construction or operation is proposed (to the extent to which it relates to the requirements set out in this instrument), a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.	2		
A21	A Staging Report prepared in accordance with condition A20 must: <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other 	2		

	<p>activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>			
A22	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	2,3,4,5		
A23	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.	2,3,4,5		
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	ALL	Throughout	
PART B	PRIOR TO COMMENCEMENT OF CONSTRUCTION			
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	1	Pre-construction	Notification provided for commencement of main works (Stage 1) only

B2	<p>Prior to the commencement of the relevant work, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <p>a) the relevant clauses of the BCA; and b) this development consent.</p>	1	Pre-construction	
B3	<p>Prior to the commencement of the relevant works, Water Sensitive Urban Design measures are to be incorporated into the design consistent with the Australian Rainfall and Runoff, Australian Runoff Quality - a Guide to Water Sensitive Urban Design guideline.</p>	4	Construction	<p>The design response to this requirement was confirmed during the Design development process which ran in parallel to Stage 1.</p> <p>Design compliance evidence will be issued to the certifier prior to commencement of Stage 4 façade and roof works.</p>
B4	<p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p> <p>The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.</p>	1	Pre-construction	

B5	<p>The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>	4	Construction	Façade Works (including Roof)
B6	<p>Before the commencement of construction, the Applicant must:</p> <p>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</p> <p>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.</p>	1	Pre-construction	

B7	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	1	Pre-construction	
B8	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	ALL	Pre-construction	
B9	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	2	Construction	
B10	<p>Before the commencement of construction, a Traffic and Transport Consultative Committee (TTCC) must be established for the development to develop the following upgrade works to resolve impacts on key intersections surrounding the hospital site.</p> <p>a) The intersection of Edward Street and Murray Street is to be upgraded to achieve a Level of Service C or better forecasting to the year 2031. The intersection treatment is to be designed and constructed in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services.</p> <p>b) The intersection of Murray Street and Brookong Avenue is to be upgraded for traffic calming purposes.</p>	1	Pre-construction	

	c) Phasing and lane reconfiguration works to the Edward Street and Docker Street intersection as outlined in the Transport Impact Assessment, Issue B, dated 3 October 2018 and prepared by GTA Consultants.			
B11	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	ALL	Pre-construction	
B12	For works on the State Road network the developer is required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services before finalising the design or undertaking any construction work within or connecting to the road reserve. <i>Note: The applicant is to contact the Land Use Manager for the South West Region on Ph: 02 6938 1111 for further detail.</i>	ALL	Pre-construction	
B13	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Communication Strategy must: a) identify people to be consulted during the design and construction phases b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development	ALL	Pre-construction	

	<p>c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development</p> <p>d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p> <p>Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.</p>			
B14	<p>Prior to the commencement of the relevant work, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to achieve the equivalent of a minimum 4 Star Green Star rating.</p>	4	Construction	Works related to ESD
B15	<p>Prior to commencement of the relevant work, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p>	5	Construction	Landscape works

	<p>a) be generally in accordance with the approved landscape plans prepared by Site Image, dated 31 August 2018</p> <p>b) provide for the planting of a minimum of 68 new trees of species of at least 20 must be endemic to the area</p> <p>c) detail all the species to be planted on-site</p> <p>d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and</p> <p>e) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS.</p>			
B16	The Applicant must not commence the relevant work until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.	5	Construction	Landscape works
B17	All applicable fees and charges must be paid in full prior to RWCC commencing any on-site works or issuing a 'Certificate of Compliance for Water Supply' for the stage 3 development.	ALL	Throughout	
B18	Prior to commencement of the relevant work, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	5	Construction	Landscape and external works

B19	<p>The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of the relevant work, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.</p>	4,5	Construction	<p>The design response to this requirement was confirmed during the Design development process which ran in parallel to Stage 1.</p> <p>Design compliance evidence will be issued to the certifier prior to commencement of Stage 4 works.</p>
B20	<p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work (ii) 24-hour contact details of site manager (iii) management of dust and odour to protect the amenity of the neighbourhood (iv) stormwater control and discharge (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site (vi) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting (vii) community consultation and complaints handling <p>b) Construction Traffic and Pedestrian Management Sub-Plan</p> <p>c) Construction Noise and Vibration Management Sub-Plan</p> <p>d) Construction Waste Management Sub-Plan</p> <p>e) Construction Dust Management Sub-Plan</p> <p>f) Construction Soil and Water Management Sub-Plan including Erosion and Sediment Control Plan</p>	1	Pre-construction	<p>Plan developed prior to Stage 1 applies for the whole development</p>

	<p>g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure</p> <p>h) details of tree protection areas to ensure no secondary impacts to extant trees not to be removed</p> <p>i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site</p>			
B21	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	1	Pre-construction	Plan developed prior to Stage 1 applies for the whole development
B22	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority. The CPTMP must specify, but not 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, RMS 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</p>	1	Pre-construction	Plan developed prior to Stage 1 applies for the whole development

- d) assess cumulative impacts associated with other construction activities (if any)
- e) assess the road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity
- f) detail construction program, the anticipated construction duration and milestones and events during the construction process
- g) detail anticipated peak hour and daily truck movements to and from the site
- h) detail access arrangements for workers to/from the site, emergency vehicles and service vehicle movements
- i) detail temporary cycling and pedestrian access during construction
- j) detail proposed construction vehicle access arrangements at all stages
- k) detail heavy vehicle routes, access and parking arrangements including that required by condition B25
- l) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network
 - (ii) minimise conflict with other road users
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes
- m) detail temporary traffic controls, including detours and signage
- n) include procedures for notifying the local community about project-related traffic impacts
- o) include procedures for managing impacts to bus stops

	<p>p) include procedures for receiving and addressing complaints from the community about development-related traffic</p> <p>q) include measures for minimising potential for conflict with school buses, school zone operating times, emergency vehicles and other motorists as far as practicable</p> <p>r) include procedures for responding to any emergency repair or maintenance requirements</p> <p>s) include a program to monitor the effectiveness of these measures; and</p> <p>t) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>			
B23	<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 <i>Interim Construction Noise Guideline</i> (DECC, 2009);</p> <p>c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers</p> <p>d) include strategies that have been developed with the community for managing high noise generating works</p> <p>e) describe the community consultation undertaken to develop the strategies in condition B23(d); and</p>	1	Pre-construction	Plan developed prior to Stage 1 applies for the whole development

	f) include a complaints management system that would be implemented for the duration of the construction.			
B24	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations</p> <p>b) The CWMSP must include a Hazardous Materials Management Plan and Asbestos Removal Control Plan</p> <p>c) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	1	Pre-construction	Plan developed prior to Stage 1 applies for the whole development
B25	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient off-street parking has been provided, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development reduces the utilisation of public and residential streets or public parking facilities.	1	Pre-construction	Council Parking Advice
B26	<p>Prior to the commencement of the relevant work, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <p>a) be designed by a suitably qualified and experienced person(s)</p> <p>b) be generally in accordance with the conceptual design in the EIS</p>	1	Pre-construction	To certified civil design documentation.

	<p>c) be in accordance with applicable Australian Standards; and</p> <p>d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.</p>			
B27	<p>Prior to commencement of the relevant work, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.</p>	4	Construction	<p>The design response to this requirement was confirmed during the Design Development process which ran in parallel to Stage 1.</p> <p>Design compliance evidence will be issued to the certifier prior to commencement of Stage 4.</p>
B28	<p>All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.</p>	5	Construction	Services Works
B29	<p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <p>a) the provision of a minimum 28 bicycle parking spaces</p> <p>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance</p>	5	Construction	Landscape and External Works

	<p>c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool</p> <p>d) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>			
B30	<p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	1	Pre-construction	
B31	<p>Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.</p>	ALL	Throughout	