

CONSTRUCTION STAGING REPORT

PROJECT NAME

GRIFFITH BASE HOSPITAL
REDEVELOPMENT

SSD-9838218



CONSTRUCTION STAGING REPORT

VERSION CONTROL

Rev. No.	Issue Date	Approved By	Position	Details
V0	26/04/2022	Josh Innes	Project Manager	Staging Report
V1	19/05/2022	Josh Innes	Project Manager	Revised Staging Report
V2	27/05/2022	Josh Innes	Project Manager	Revised Staging Report
V3	06/06/2022	Josh Innes	Project Manager	Revised Staging Report

DOCUMENT TITLE	Construction Staging Report	DOCUMENT CREATED	26 April 2022
REVISION	V3	DATE OF THIS REVISION	27 May 2022
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CONSTRUCTION STAGING REPORT

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CONSTRUCTION STAGING REPORT

INTRODUCTION

This Construction Staging Report has been prepared by ADCO Construction on behalf of NSW Health Infrastructure (HI) for the Griffith Base Hospital Redevelopment (GBHR). This report has been prepared in accordance with the conditions of the State Significant Development Approval SSD-9838218 dated 14 October 2021.

PROJECT OVERVIEW

The Griffith Base Hospital Redevelopment will include construction of a new Clinical Services Building featuring an Emergency Department, Operating Theatres, and Medical Imaging and new services including Aged Care and Rehabilitation Inpatient Units. There are several early and works packages included in the redevelopment to allow the continued operation of the health service while the new hospital is being built. This includes a new Non-Clinical Services building. The NSW Government is investing \$250 million to redevelop the Griffith Base Hospital.

The Benefits to be produced from this project include:

- Deliver all key clinical services under one roof in a new, purpose designed building to support contemporary models of care
- Better support the healthcare needs of Griffith and surrounding communities now and into the future
- Help attract and retain high quality staff in an environment that supports excellence in clinical practice and education.

The Scope of the Project involves:

- A new three-storey clinical services building featuring:
- An Emergency Department
- New services including Aged Care and rehabilitation beds
- Operating Theatres
- Medical Imaging
- Outpatient care to include expanded Renal, Oncology, Hospital in the Home, Clinics and Outpatient rehabilitation gym
- Clinical link to the adjoining private hospital
- Improved on-site car parking
- Community Health onsite
- Non-Clinical Services building housing Linen, Maintenance, Kitchen and other support services with the capacity to meet the needs of the new hospital
- Demolition of remaining redundant buildings and landscaping

Construction of the Griffith Base Hospital is proposed to commence in May 2022 within the staged Construction arrangement referred to below.

Submission to Planning Secretary for Approval

The Staging Report is submitted to the Planning Secretary to satisfy the following conditions for the operation of 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 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).

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CONSTRUCTION STAGING REPORT

- 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.
- A11. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.
- A12. 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.

DETAILS OF PROPOSED CONSTRUCTION STAGING

Staging of Construction is proposed as follows:

- Stage 1 (May 2022 to 2024)
 - o Adjust & Establish Works Site Compound.
 - o Demolition of Building 25.
 - o Demolition of Existing Driveway.
 - o Construct New Clinical Services Building B36.
 - o External Major Services & Site Works.
 - o Commissioning & Relocation / Occupation.
 - o Install B-Class Link Bridge.
 - o Stage 1 works operational
- Stage 2A (January 2023 to 2025)
 - o Demolition of buildings 15, 16, 20, 22, & 28 as well as Temporary Link Corridor to allow completion of Clinical Services Building.
 - o Demolition of buildings 2, 6, 19, & 35 to allow completion of Southern Carpark – North.
 - o Completion of refurbishment of community Health (Building 33).
 - o Remove B-Class Link Bridge
 - o Stage 2A works operational
- Stage 2B (January 2023 to 2025)
 - o Demolition of Building 1
 - o Clearing of site for Southern Carpark
 - o Build Southern Carpark – South.
 - o Build Landscape Works.
 - o Remove hard surfaces and add soft landscaping.
 - o Stage 2B works operational
- Stage 3 (September 2023 to 2025)
 - o Demolition of Temporary Main Carpark
 - o Landscaping, refurbishment of existing community health car park, and new car parks.
 - o Stage 3 works operational

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CONSTRUCTION STAGING REPORT

Staging Plans:

Refer to **Appendix A** for Staging Plans

Refer to **Appendix B** for condition compliance for delivery

CONDITION COMPLIANCE

ADCO 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.

MANAGEMENT OF CUMULATIVE IMPACTS

ADCO Construction has planned the stages into distinct phases to ensure that the hospital can maintain its operation with as little disturbance as possible. Because of this it is not likely that staging will incur any cumulative impacts.

There has been a significant emphasis on the ensuring the safety of the public users and staff of the Griffith Base Hospital.

We have the following on the project to ensure safety of the public and staff during the construction works:

- Fixed chain wire fencing will be established to the perimeter of all works;
- Concrete footpaths will be installed for changes to fire egresses and general access ways around the hospital;
- Acoustic screening will be installed to sensitive areas of the hospital
- Access ways around the construction site will be during the night
- Dust, noise and vibration monitors will be installed for monitoring purposes
- Traffic control will be in place during all deliveries
- Signage will be installed to ensure clear direction and changes to access
- Variable Messaging boards will be used for any changes to vehicle access

The minimisation of cumulative impacts on the hospital is to allow for clinical continuity, for example the staging of the project has been organised to maintain the operation of the Emergency Department through the entirety of the project.

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APENDIX A – STAGING PLANS

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Stage 1.1 Adjust & Establish Works Site Compound. Demolition works

- Realign & extend existing works site fence/enclosure (provided by previous Early Works Contractor)
 - to maintain egress from existing & new fire exit points from existing buildings.
 - to expand works site on the west side, to include building 25 & area for new carpark.
 - to include existing plant enclosures (1A).
 - protect & remove trees
- Demolition Works**
- demolish building 25
 - demolish existing driveway
 - following establishment of new central plant to maintain service to existing buildings, demolish existing plant & plant enclosures. As documented on Mechanical Services drawings

REALIGN HOARDING TO MAINTAIN CLEAR EGRESS -
PATH FROM EXISTING AND NEW TEMPORARY EXITS

INSTALL NEW FIRE EXIT DOORS -

SITE COMPOUND FENCE/ HOARDING (ESTABLISHED BY
EARLY WORKS CONTRACTOR - PREVIOUS STAGE 2.7B)

NEW CLINICAL SERVICES BUILDING CONSTRUCTION SITE

CONSTRUCT NEW FENCE/WALL SEPARATING EGRESS
PATH FROM RELOCATED CENTRAL PLANT EQUIPMENT

INSTALLATION, COMMISSIONING & CHANGEOVER OF NEW TEMPORARY CENTRAL PLANT TO EXISTING MEDICAL SERVICES BUILDING.

NEW CLINICAL SERVICES BUILDING OUTLINE

ESTABLISHED NEW AIR COOLED SYSTEM RUNS FOR THE EXISTING BUILDINGS

DECOMMISSIONING & REMOVAL OF THE EXISTING MECHANICAL SYSTEM

REALIGN HOARDING & DEMOLISH BUILDING 25.-

CONSTRUCTION TRAFFIC —

DEMOLISH EXISTING DRIVEWAY & CUT BACK CONCRETE
FOOTPATH RELATIVE TO NEW DRIVEWAY ALIGNMENT

REALIGN HOARDING TO INCLUDE NEW CARPARK WORKS AREA

 Demolish Building 25
 **Services Relocation and Demolition ramps**

WARRAMBOOL STREET

ANIMOO AVENUE

WYANGAN
AVENUE)

BEALE STREET


GALLIPOLI STREET










KOORINGAL AVENUE

NOOREBAR AVENUE

NOOREBAR AVENUE

ANZAC STREET



- 
 EXISTING TREES TO BE RETAINED
- 
 EXISTING TREE TO BE REMOVED
- 
 EXISTING BUILDINGS
- 
 EXISTING BUILDING ELEMENT TO BE DEMOLISHED
- 
 DEMOLISHED ELEMENT
- 
 BOUNDARY LINE
- 
 HOARDING LINE - RELOCATED & NEW
- 
 HOARDING LINE - EXISTING (Provided by Early Works Contractor)
- 
 EGRESS PATH - to open Space/Road from existing building

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

NOTES

XX	BUILDING IDENTIFICATION NUMBER
1	MEDICAL SERVICES BLOCK
1A	PLANT ENCLOSURES
2	INPATIENTS UNIT
4	NURSES EDUCATION
5	DENTISTRY
6	MATERNITY & BIRTHING
15	STAFF
16	DOCTORS ROOMS
17	SPECIALIST CLINICS
19	BIOMEDICAL ENGINEERING
20	DIETETICS
22	IMAGING
25	TRACS
26	RELATIVES OVERNIGHT STAY
27	STAFF ACCOMMODATION
28	CAPAC
29	KIOSK
31	RENAL UNIT
33	AMBULATORY CARE HUB
35	TEMPORARY PAEDIATRIC UNIT
37	NON-CLINICAL SERVICES BUILDING
CE	EXISTING VISITORS CARPARK
CE2	EXISTING OUTPATIENT CARPARK
OT	TEMPORARY MAIN CARPARK
OT3	OXYGEN TANK

[illegible]

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Daniel Beekwilder: 6193

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PHASE
DESIGN DEVELOPMENT

DRAWN	SCALE AT A0	ORIGIN DATE
	1 : 500	03/03/21

DESCRIPTION
STAGING - STAGE 1

PROJECT No	DRAWING No	REVISION
19431	130565-DJRD-AR-DWG-B36	01-3301 1

STAGE 1

NOT FOR CONSTRUCTION

DATE PRINTED: 20/04/2022 12:55:54 PM

PROJECT NO	DRAWING NO	REVISION
19431	130565-DJRD-AR-DWG-B36 01-3301	1

Stage 1.2 Construct New Clinical Services Building B36, External Major Services & Site Works

- Construct new corridor link between existing NCS building & neighbouring St Vincent's Private Community Hospital.
- Link Clinical Services Building to existing NCS building
- Construct new Fire Services Water Tank & Pump House (FA)
- Construct Substation Compounds. Install & commission New Substation Kiosks
- Decommission & Remove Existing Substation Kiosk (29)
- Construct Generator Compound. Install & commission Generator (GE)
- Construct new Carpark area. Driveway to new alignment & Lower Ground Floor External Paving Works
- Widen Driveway at Turning bay between New CSB & Existing NCS

Stage 1.2 Commissioning & Relocation / Occupation

- Commissioning Part 1 - Building Services
- Commissioning Part 2 - Medical Equipment
- Handover of Departments, Department setup by User groups.
- Transfer of patients from Medical Services Block to new Clinical Services Block through Temporary Link Corridor adjacent NCS building.
- Lower Ground Entry configured as Temporary Main Entry
- NCS Ambulance Canopy provides temporary Emergency Ambulance bay

CONSTRUCT LINK CORRIDOR BETWEEN EXISTING NCS & SVPCH

CONSTRUCT LINK CORRIDOR CONNECTING NEW _____
CSB TO EXISTING NCS

TEMPORARY AMBULANT ENTRY / EXIT

MODIFY KERB RADIUS TO INCREASE DRIVEWAY WIDTH

CONFIGURE HOARDING TO PROVIDE, AND MAINTAIN AN —
EXTERNAL EGRESS PATH FROM NEW BUILDING FIRE EXITS

CLINICAL SERVICES BUILDING CONSTRUCTION &
COMMISSIONING OF MAJOR SERVICES

ENCLOSED B CLASS HOARDING WILL BE INSTALLED FROM THE REAR OF THE EXISTING HOSPITAL TO THE MAIN CSB ENTRY AND ED AIRLOCK

CONFIGURED LOWER GROUND FLOOR ENTRY AS TEMPORARY MAIN ENTRY

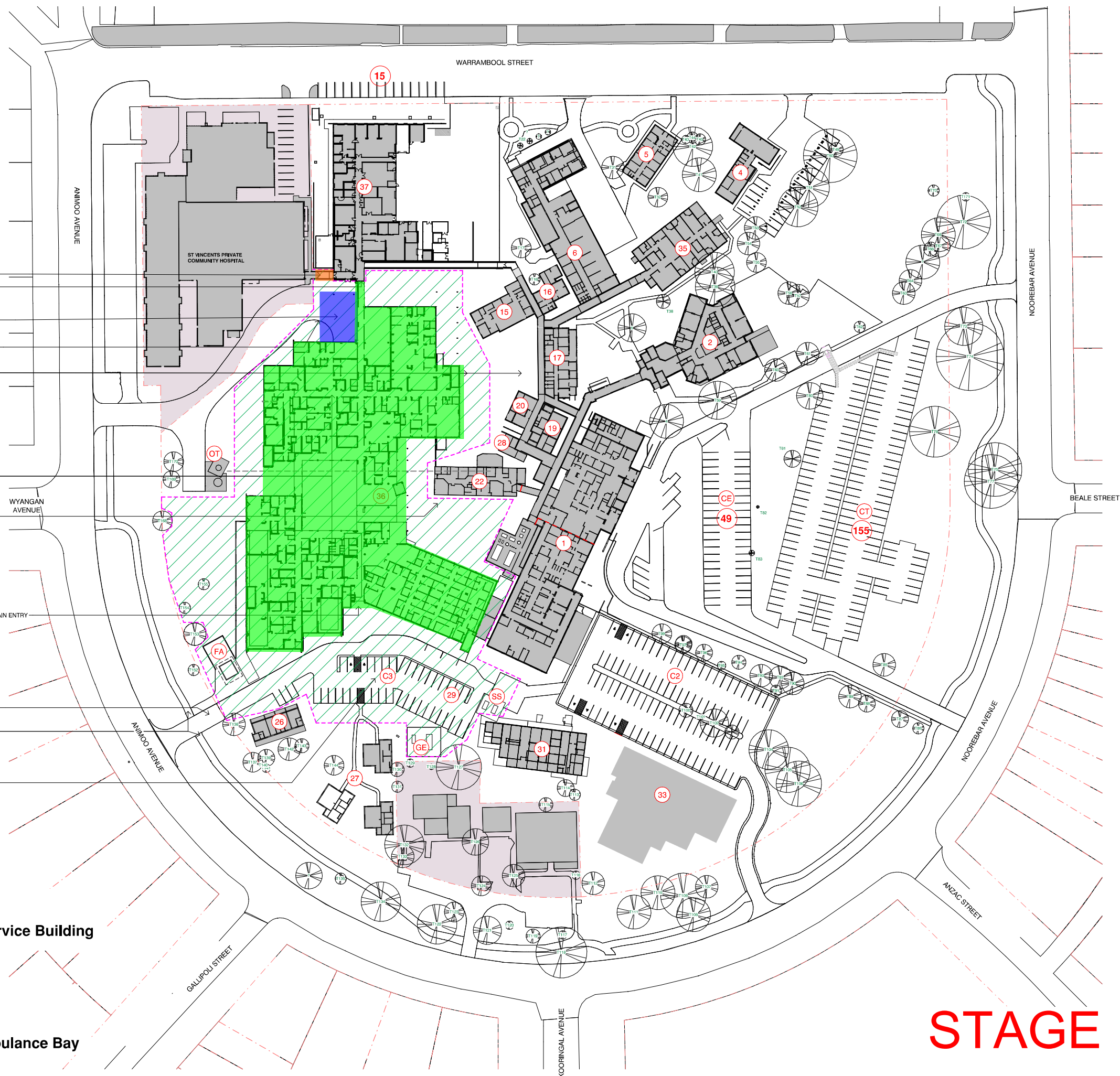
NEW ACCESS DRIVEWAY ALIGNED PERPENDICULAR TO ANIMOO AVENUE












MAKE GOOD PEDESTRIAN PATHWAY BOTH SIDES OF NEW DRIVEWAY INCLUDING KERB RAMPS COMPLIANT WITH AS1428.1

CONSTRUCT WEST CARPARK

Build New Clinical Service Building

■ Build Link Bridge
■ Build Temporary Ambulance Bay



-  EXISTING TREES TO BE RETAINED
 EXISTING TREE TO BE REMOVED
 EXISTING BUILDINGS
 EXISTING BUILDING ELEMENT TO BE DEMOLISHED
 NEW WORKS
 DEMOLISHED ELEMENT
 BOUNDARY LINE
 HOARDING LINE - removed or re-aligned after Stage 4.1
 HOARDING LINE - introduced during Stage 4.2
 EGRESS PATH - to Open Space/Road,
 PEDESTRIAN PATH - Temporary Carpark

- | XX | BUILDING IDENTIFICATION NUMBER |
|----|---|
| 1 | MEDICAL SERVICES BLOCK |
| 2 | INPATIENTS UNIT |
| 4 | NURSES EDUCATION |
| 9 | DENTISTRY |
| 9 | MATERNITY & BIRTHING |
| 15 | STAFF |
| 16 | DOCTORS ROOMS |
| 17 | SPECIALIST CLINICS |
| 19 | BIOMEDICAL ENGINEERING |
| 20 | DIETETICS |
| 22 | IMAGING |
| 26 | RELATIVES OVERNIGHT STAY |
| 27 | STAFF ACCOMMODATION |
| 28 | CAPAC |
| 29 | KIOSK SUBSTATION - EXISTING |
| 91 | RENAL UNIT |
| 93 | AMBULATORY CARE HUB |
| 95 | TEMPORARY PAEDIATRIC UNIT |
| 96 | CLINICAL SERVICES BUILDING |
| 97 | NON-CLINICAL SERVICES BUILDING |
| CE | EXISTING VISITORS CARPARK |
| CE | EXISTING OUTPATIENT CARPARK |
| C3 | NEW STAFF CARPARK |
| C7 | TEMPORARY MAIN CARPARK |
| FA | SPRINKLER BOOSTER ASSEMBLY & WATER TANK |
| OT | OXYGEN TANKS |
| SS | KIOSK SUBSTATION - NEW |
| GE | BAGPUSH GENERATOR |

[illegible]

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PHASE		
DESIGN DEVELOPMENT		
DRAWN	SCALE AT A0	ORIGIN DATE
Author	1 : 500	03/03/2017
DESCRIPTION		
STAGING - STAGE 1		

PROJECT No	DRAWING No	REVISION
19431	130565-DJRD-AR-DVG-B36	01-3303 1

STAGE 1

NOT FOR CONSTRUCTION

DATE PRINTED: 20/04/2022 9:52:33 AM

Stage 1.2 Construct New Clinical Services Building B36, External Major Services & Site Works

- Construct new Clinical Services Building
 - Construct new corridor link between existing NCS building & neighbouring St Vincent's Private Community Hospital.
- Link Clinical Services Building to existing NCS building
- Construct new Fire Services Water Tank & Pump House (FA)
- Construct Substation Compounds. Install & commission New Substation Kiosks
- Decommission & Remove Existing Substation Kiosk (29)
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- Transfer of patients from Medical Services Block to new Clinical Services Block through Temporary Link Corridor adjacent NCS building.
- Lower Ground Entry configured as Temporary Main Entry
- NCS Ambulance Canopy provides temporary Emergency Ambulance bay

CONSTRUCT LINK CORRIDOR BETWEEN EXISTING NCS & SVPCH
CONSTRUCT LINK CORRIDOR CONNECTING NEW _____
CSB TO EXISTING NCS

TEMPORARY AMBULANT ENTRY / EXIT:

MODIFY KERB RADIUS TO INCREASE DRIVEWAY WIDTH -

CONFIGURE HOARDING TO PROVIDE, AND MAINTAIN AN —
EXTERNAL EGRESS PATH FROM NEW BUILDING FIRE EXITS

CLINICAL SERVICES BUILDING CONSTRUCTION & COMMISSIONING OF MAJOR SERVICES

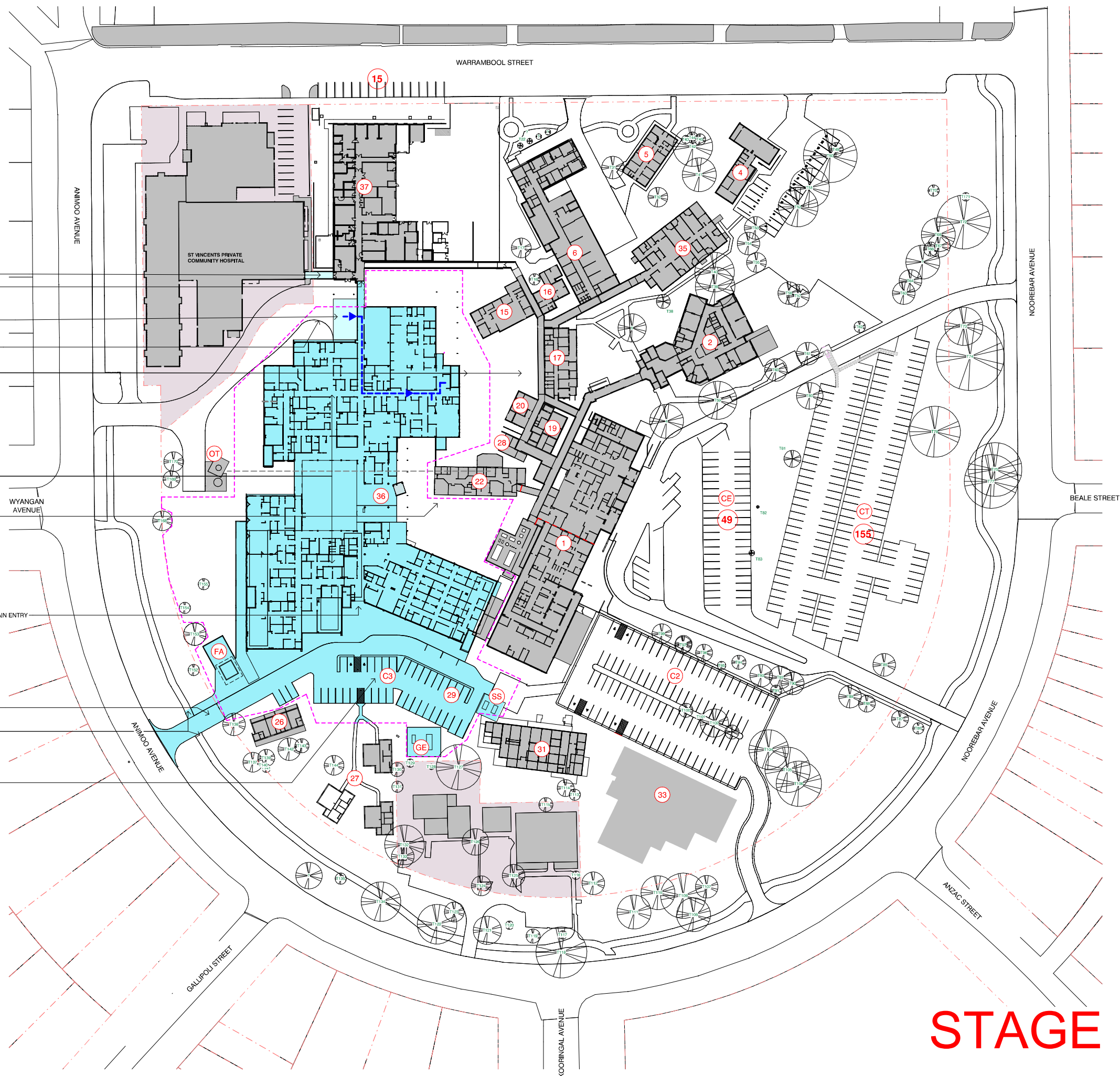
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THE REAR OF THE EXISTING HOSPITAL TO THE MAIN CSB
ENTRY AND ED AIRLOCK












CONFIGURED LOWER GROUND FLOOR ENTRY AS TEMPORARY MAIN ENTRY

NEW ACCESS DRIVEWAY ALIGNED PERPENDICULAR TO ANIMOO AVENUE

MAKE GOOD PEDESTRIAN PATHWAY BOTH SIDES OF NEW DRIVEWAY INCLUDING KERB RAMPS COMPLIANT WITH AS1428.1

CONSTRUCT WEST CARPARK -



-  EXISTING TREES TO BE RETAINED
 EXISTING TREE TO BE REMOVED
 EXISTING BUILDINGS
 EXISTING BUILDING ELEMENT TO BE DEMOLISHED
 NEW WORKS
 DEMOLISHED ELEMENT
 BOUNDARY LINE
 HOARDING LINE - removed or re-aligned after Stage 4.1
 HOARDING LINE - introduced during Stage 4.2
 EGRESS PATH - to Open Space/Road,
 PEDESTRIAN PATH - Temporary Carpark

- | XX | BUILDING IDENTIFICATION NUMBER |
|----|---|
| 1 | MEDICAL SERVICES BLOCK |
| 2 | INPATIENTS UNIT |
| 4 | NURSES EDUCATION |
| 9 | DENTISTRY |
| 9 | MATERNITY & BIRTHING |
| 15 | STAFF |
| 16 | DOCTORS ROOMS |
| 17 | SPECIALIST CLINICS |
| 19 | BIOMEDICAL ENGINEERING |
| 20 | DIETETICS |
| 22 | IMAGING |
| 26 | RELATIVES OVERNIGHT STAY |
| 27 | STAFF ACCOMMODATION |
| 28 | CAPAC |
| 29 | KIOSK SUBSTATION - EXISTING |
| 31 | RENAL UNIT |
| 33 | AMBULATORY CARE HUB |
| 35 | TEMPORARY PAEDIATRIC UNIT |
| 36 | CLINICAL SERVICES BUILDING |
| 37 | NON-CLINICAL SERVICES BUILDING |
| CE | EXISTING VISITORS CARPARK |
| CO | EXISTING OUTPATIENT CARPARK |
| CO | NEW STAFF CARPARK |
| CT | TEMPORARY MAIN CARPARK |
| FA | SPRINKLER BOOSTER ASSEMBLY & WATER TANK |
| OT | OXYGEN TANKS |
| SE | KIOSK SUBSTATION - NEW |
| GE | BACKUP GENERATOR |

[illegible]

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PHASE

DESIGN DEVELOPMENT

DRAWN	SCALE AT A0	ORIGIN DA
Author	1 : 500	21/03/2

DESCRIPTION

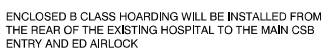
STAGING - STAGE 1

PROJECT No	DRAWING No	REVISION
19431	130565-DJRD-AR-DWG-B36	01-3304 1













STAGE 1

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■ Install B-Class Link Bridge

-  EXISTING TREES TO BE RETAINED
 EXISTING TREE TO BE REMOVED
 EXISTING BUILDINGS
 EXISTING BUILDING ELEMENT TO BE DEMOLISHED
 NEW WORKS
 DEMOLISHED ELEMENT
 BOUNDARY LINE
 HOARDING LINE - removed or re-aligned after Stage 4.1
 HOARDING LINE - introduced during Stage 4.2
 EGRESS PATH - to Open Space/Road,
 PEDESTRIAN PATH - Temporary Carpark to Temporary Main Entrance
 CONSTRUCTION TRAFFIC

- | XX | BUILDING IDENTIFICATION NUMBER |
|----|---|
| 1 | MEDICAL SERVICES BLOCK |
| 2 | INFANTENTS UNIT |
| 4 | NURSES EDUCATION |
| 5 | DENTISTRY |
| 6 | MATERNITY & BIRTHING |
| 15 | STAFF |
| 16 | DOCTORS ROOMS |
| 17 | SPECIALIST CLINICS |
| 19 | BIOMEDICAL ENGINEERING |
| 20 | DIETETICS |
| 22 | IMAGING |
| 23 | RELATIVES OVERNIGHT STAY |
| 27 | STAFF ACCOMMODATION |
| 28 | CAPAC |
| 29 | KIOSK SUBSTATION - EXISTING |
| 31 | RENAL UNIT |
| 33 | AMBULATORY CARE HUB |
| 35 | TEMPORARY PAEDIATRIC UNIT |
| 36 | CLINICAL SERVICES BUILDING |
| 37 | NON-CLINICAL SERVICES BUILDING |
| CE | EXISTING VISITORS CARPARK |
| C2 | EXISTING OUTPATIENT CARPARK |
| C3 | NEW STAFF CARPARK |
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| FA | SPRINKLER BOOSTER ASSEMBLY & WATER TANK |
| GT | OXYGEN TANKS |
| SS | KIOSK SUBSTATION - NEW |
| GE | BACKUP GENERATOR |

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PHASE

DESIGN DEVELOPMENT

DRAWN	SCALE AT A0	ORIGIN DATE
SZ	1 : 500	21/04/2

DESCRIPTION

STAGING - STAGE 1

PROJECT No	DRAWING No	REVISION
19431	130565-DJRD-AR-DWG-B36	01-3401 1

STAGE 1

NOT FOR CONSTRUCTION

DATE PRINTED: 21/04/2022 12:06:06 PM

Stage 2.1	Demolition of Existing Buildings to allow completion of Clinical Services Building
	<ul style="list-style-type: none"> • Demolish Temporary Link Corridor & Buildings 15, 20, 22 & 28. • Relocate hoarding to secure construction zone for completion of Clinical Services Building Forecourt area & Ambulance bay area.
Stage 2.2	Demolition of Existing Buildings to allow completion of Southern Carpark - North
	<ul style="list-style-type: none"> • Demolish Buildings 2, 6, 19 & 35. • Relocate hoarding to secure construction zone for completion of Sholheim Carpark - North
Stage 2.3	Completion of Refurbishment of Community Health (Building 33)

REFURBISHMENT OF COMMUNITY HEALTH CENTRE

Building 33 Refurbishment -


STAGE 2A

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XX	BUILDING IDENTIFICATION NUMBER
1	MEDICAL SERVICES BLOCK
2	INPATIENTS UNIT
4	NURSES EDUCATION
5	DENTISTRY
6	MATERNITY & BIRTHING
15	STAFF
16	DOCTORS ROOMS
17	SPECIALIST CLINICS
19	BIOMEDICAL ENGINEERING
20	DIETETICS
22	IMAGING
26	RELATIVES OVERNIGHT STAY
27	STAFF ACCOMMODATION
28	CAPAC
29	KIOSK SUBSTATION - EXISTING
31	RENAL UNIT
33	AMBULATORY CARE HUB
35	TEMPORARY PAEDIATRIC UNIT
96	CLINICAL SERVICES BUILDING
97	NON-CLINICAL SERVICES BUILDING
CE	EXISTING VISITORS CARPARK
C2	EXISTING OUTPATIENT CARPARK
C3	NEW STAFF CARPARK
CT	TEMPORARY MAIN CARPARK
FA	SPRINKLER BOOSTER ASSEMBLY & WATER TANK
OT	OXYGEN TANKS
95	KIOSK SUBSTATION - NEW
GE	BACKUP GENERATOR

[illegible]

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OBJECT
RIFTH BASE HOSPITAL
DEVELOPMENT

1000 Moorebar Ave, Griffith
 NSW 2680, Australia
 BASE
 DESIGN DEVELOPMENT
 DRAWN SCALE AT A0 ORIGIN DATE
 Z 1 : 500 21/03/22
 SCRIPION
 TAGING - STAGE 2A






PROJECT No	DRAWING No	REVISION
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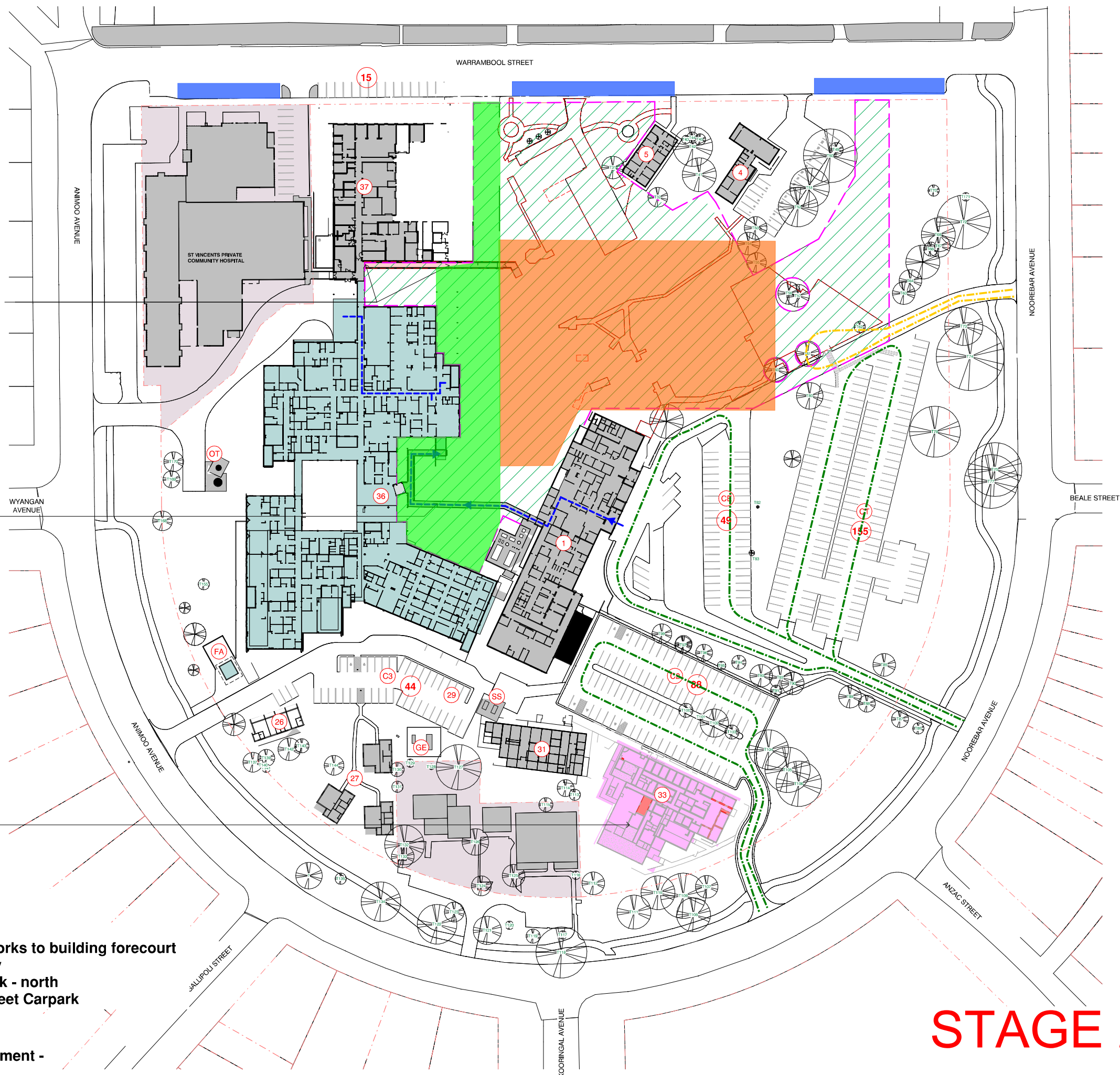
Stage 2.1	Demolition of Existing Buildings to allow completion of Clinical Services Building
	<ul style="list-style-type: none"> Demolish Temporary Link Corridor & Buildings 15, 20, 22 & 28. Relocate hoarding to secure construction zone for completion of Clinical Services Building Forecourt area & Ambulance bay area.
Stage 2.2	Demolition of Existing Buildings to allow completion of Southern Carpark - North
	<ul style="list-style-type: none"> Demolish Buildings 2, 6, 19 & 35. Relocate hoarding to secure construction zone for completion of Southern Carpark - North
Stage 2.3	Completion of Refurbishment of Community Health (Building 33)












DEMOLISH LINK CORRIDOR BETWEEN NCS & EXISTING HOSPITAL.
MAKE GOOD TO NCS CORRIDOR AT DEMOLISHED JUNCTION.

ENCLOSED B CLASS HOARDING WILL BE INSTALLED FROM THE REAR OF THE EXISTING HOSPITAL TO THE MAIN CSB ENTRY AND ED AIRLOCK

REFURBISHMENT OF COMMUNITY HEALTH CENTRE

-  **Build Awning**
-  **Build Landscaping Works to building forecourt area & ambulance bay**
-  **Build southern carpark - north**
-  **Build Warrambool Street Carpark**
-  **Building 33 Refurbishment -**



- | | |
|---|--|
|  | EXISTING TREES TO BE RETAINED |
|  | EXISTING TREE TO BE REMOVED |
|  | EXISTING BUILDINGS |
|  | EXISTING BUILDING ELEMENT TO BE DEMOLISHED |
|  | NEW WORKS |
|  | DEMOLISHED ELEMENT |
|  | BOUNDARY LINE |
|  | HOARDING LINE |
|  | EGRESS PATH |
|  | PEDESTRIAN PATH |
|  | CONSTRUCTION TRAFFIC |

- | XX | BUILDING IDENTIFICATION NUMBER |
|----|---|
| 1 | MEDICAL SERVICES BLOCK |
| 4 | NURSES EDUCATION |
| 5 | DENTISTRY |
| 26 | RELATIVES OVERNIGHT STAY |
| 27 | STAFF ACCOMMODATION |
| 31 | RENAL UNIT |
| 33 | AMBULATORY CARE HUB |
| 35 | TEMPORARY PAEDIATRIC UNIT |
| 36 | Clinical SERVICES BUILDING |
| 47 | NON-Clinical SERVICES BUILDING |
| CE | EXISTING CARPARK |
| C2 | EXISTING CARPARK - RETAINED |
| C3 | NEW STAFF CARPARK |
| C7 | TEMPORARY MAIN CARPARK |
| FA | SPRINKLER BOOSTER ASSEMBLY & WATER TANK |
| DT | WATER TANKS |
| SS | KIOSK SUBSTATION - NEW |
| GE | BACKUP GENERATOR |

[illegible]

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PROJECT

GRIFFITH BASE HOSPITAL
REDEVELOPMENT

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NSW 2680, Australia

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

DRAWN	SCALE AT A0	ORIGIN DATE
SZ	1:500	03/03/22

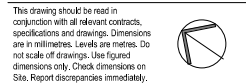
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PROJECT No	DRAWING No	REVISION
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STAGE 2A

NOT FOR CONSTRUCTION

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PROJECT
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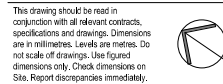
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DESIGN DEVELOPMENT

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DESCRIPTION
STAGING - STAGE 2A

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DATE PRINTED: 21/04/2022 12:44:18 PM



XX	BUILDING IDENTIFICATION NUMBER
1	MEDICAL SERVICES BLOCK
4	NURSES EDUCATION
5	DENTISTRY
26	RELATIVES OVERNIGHT STAY
27	STAFF ACCOMMODATION
31	RENAL UNIT
33	AMBULATORY CARE HUB
35	TEMPORARY PAEDIATRIC UNIT
36	CLINICAL SERVICES BUILDING
37	NON-CLINICAL SERVICES BUILDING
CE	EXISTING CARPARK
CC	EXISTING CARPARK - RETAINED
CS	NEW STAFF CARPARK
CT	TEMPORARY MAIN CARPARK
FA	SPRINKLER BOOSTER ASSEMBLY & WATER TANK
DT	OXYGEN TANKS
SS	KIOSK SUBSTATION - NEW
DE	BACKUP GENERATOR

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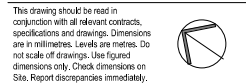
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PROJECT
GRIFFITH BASE HOSPITAL
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PROJECT No	DRAWING No	REVISION
19431	130565-DJRD-AR-DWG-B36_01-3405	



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PHASE

DESIGN DEVELOPMENT

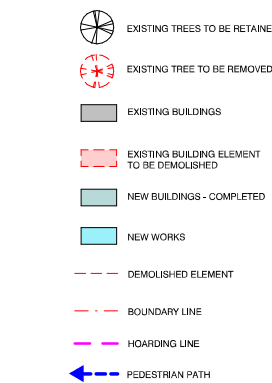
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DESCRIPTION

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DATE PRINTED: 21/04/2022 5:20:18

XX	BUILDING IDENTIFICATION NUMBER
4	NURSES EDUCATION
5	DENTISTRY
27	STAFF ACCOMMODATION
28	CAPAC
31	RENAL UNIT
33	AMBULATORY CARE HUB
36	CLINICAL SERVICES BUILDING
37	NON-CLINICAL SERVICES BUILDING
C1	NEW MAIN CARPARK
C2	EXISTING CARPARK - RETAINED
C3	NEW STAFF CARPARK
C7	TEMPORARY MAIN CARPARK
FA	SPRINKLER BOOSTER ASSEMBLY & WATER TANK
D7	OXYGEN TANKS
S5	KIOB SUBSTATION - NEW
GE	BACKUP GENERATOR



MAINTAIN TEMPORARY PEDESTRAIN ACCESS
PATH TO NEW CSB EMERGENCY ENTRY

— CONSTRUCT NEW MAIN CARPARK,
ACCESS DRIVEWAY AND PEDESTRIAN
PATHS, RAMPS & STAIRS

— MAINTAIN PEDESTRIAN ACCESS
TO TEMPORARY LOWER GROUND
FLOOR ENTRY

[illegible]

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PHASE
DESIGN DEVELOPMENT

DRAWN	SCALE AT A0	ORIGIN D
SZ	1:500	07/03

DESCRIPTION
STAGING - STAGE 2B

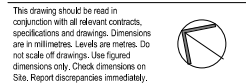
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19431	130565-DJRD-AR-DWG-B36	01-3423

STAGE 2B

NOT FOR CONSTRUCTION

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PROJECT No	DRAWING No	REVISION
19431	130565-DJRD-AR-DWG-B36	01-3423



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DESIGN DEVELOPMENT

DRAWN	SCALE AT A0	ORIGIN DATE
SZ	1 : 500	21/04/22

DESCRIPTION

STAGING - STAGE 2B

PROJECT No	DRAWING No	REVISION
19431	130565-DJRD-AR-DWG-B36_01-3431	1

NOT FOR CONSTRUCTION

DATE PRINTED: 21/04/2022 1:55:23

XX	BUILDING IDENTIFICATION NUMBER
4	NURSES EDUCATION
5	DENTISTRY
27	STAFF ACCOMMODATION
28	CAPAC
31	RENAL UNIT
32	AMBULATORY CARE HUB
36	CLINICAL SERVICES BUILDING
37	NON-CLINICAL SERVICES BUILDING
C1	NEW MAIN CARPARK
C2	EXISTING CARPARK - RETAINED
C3	NEW STAFF CARPARK
C7	TEMPORARY MAIN CARPARK
FA	OXYGEN BOOSTER ASSEMBLY & WATER TANK
D7	OXYGEN TANKS
SS	KIOSK SUBSTATION - NEW
GE	BACKUP GENERATOR



DATE PRINTED: 21/04/2022 2:35:49 PM

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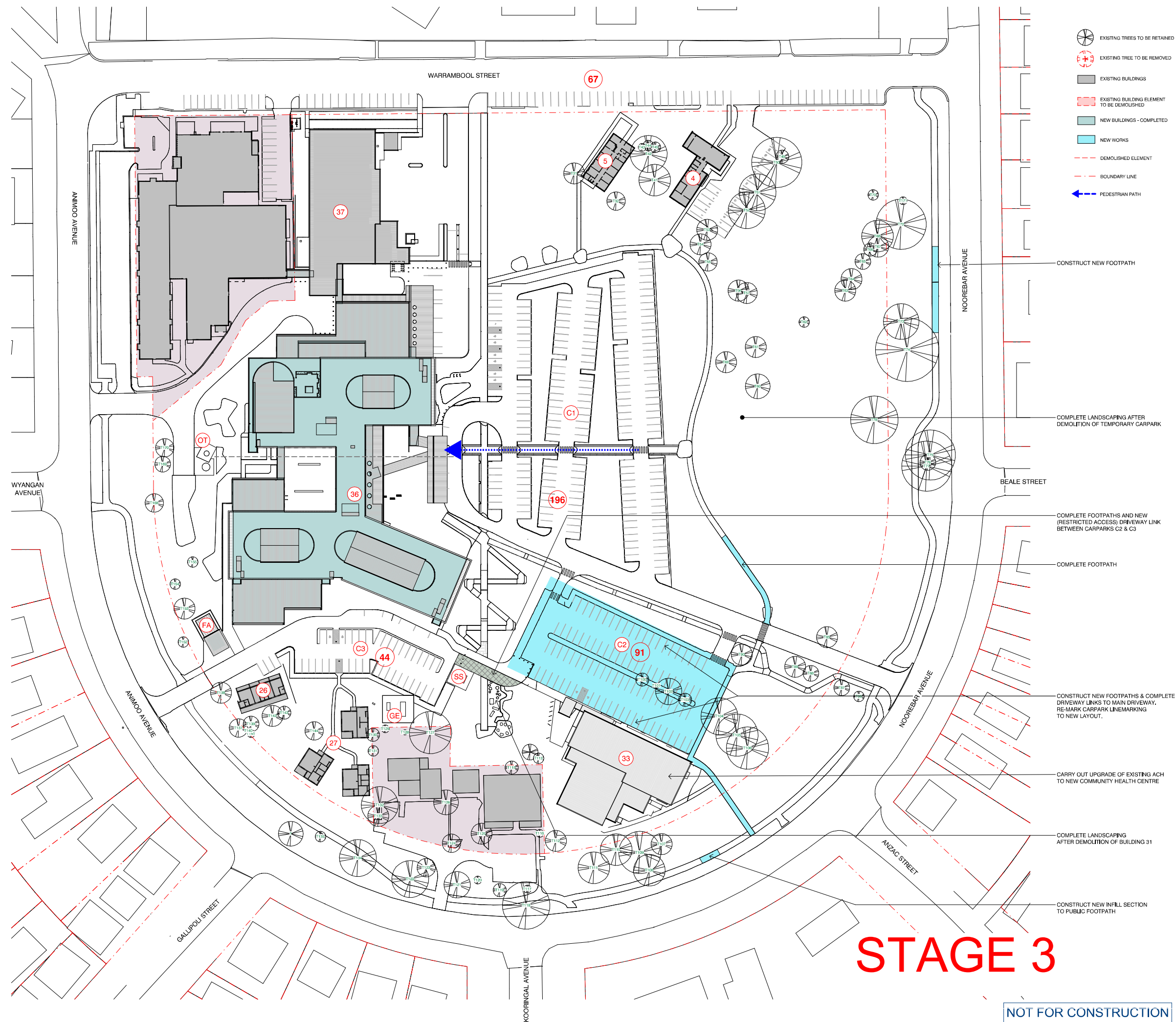
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DRAWN	SCALE AT A0	ORIGIN DATE
SZ	1 : 500	03/03/22

DESCRIPTION

STAGING - STAGE 3

PROJECT No	DRAWING No	REVISION
19431	130565-DJRD-AR-DWG-B36_01-3501	1



This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

- | (XX) | BUILDING IDENTIFICATION NUMBER |
|------|---|
| (4) | NURSES EDUCATION |
| (5) | DENTISTRY |
| (27) | STAFF ACCOMMODATION |
| (28) | CAPAC |
| (33) | COMMUNITY HEALTH BUILDING |
| (36) | CLINICAL SERVICES BUILDING |
| (37) | NON-CLINICAL SERVICES BUILDING |
| (C1) | NEW MAIN CARPARK |
| (C2) | EXISTING CARPARK - RETAINED |
| (C3) | NEW STAFF CARPARK |
| (FA) | SPRINKLER BOOSTER ASSEMBLY & WATER TANK |
| (GT) | OXYGEN TANKS |
| (SS) | KIOSK SUBSTATION - NEW |
| (GE) | BAGPUMP GENERATOR |

[illegible]

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PHASE

DESIGN DEVELOPMENT

DRAWN	SCALE AT A0	ORIGIN D
SZ	1 : 500	03/03/

DESCRIPTION

STAGING - STAGE 3

PROJECT No	DRAWING No	REVISION
19431	130565-DJRD-AR-DWG-B36	01-3502

CONSTRUCTION STAGING REPORT

APPENDIX B – CONDITION COMPLIANCE

DOCUMENT TITLE	Construction Staging Report	DOCUMENT CREATED	26 April 2022
REVISION	V3	DATE OF THIS REVISION	27 May 2022
		PAGE	8 of 8

		Adjust & Establish Works Site Compound. Demolition Work. Construct New Clinical Services Building B36. External Major Services & Site Works. Commissioning & Relocation / Occupation. Install B-Class Link Bridge. Remove hard surfaces and add soft landscaping. Stage 1 works operational	Demolition of Existing Buildings to allow completion of Clinical Services Building. Demolition of Existing buildings to allow completion of Southern Carpark – North. Completion of refurbishment of community health (Building 33). Stage 2A works operational	Build Southern Carpark. Build Landscape Works. Stage 2B works operational	Demolition of Temporary Main Carpark. Landscaping, refurbishment and new carparks. Stage 3 works operational																																																																																																																																																																																																																																																																																																																																																																																																																									
PART A ADMINISTRATIVE CONDITIONS																																																																																																																																																																																																																																																																																																																																																																																																																														
DA Condition	Requirements	Stage 1	Stage 2A	Stage 2B	Stage 3	Compliance																																																																																																																																																																																																																																																																																																																																																																																																																								
A1	Obligation to Minimise Harm to the 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.	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
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 EIS and Response to Submissions; (d) in accordance with the approved plans in the table below. <table><tr><th colspan="2">General Development Table</th><th colspan="2">Special Development Table</th></tr><tr><th>Doc No.</th><th>Date of Issue</th><th>Doc No.</th><th>Date of Issue</th></tr><tr><td>SDA-01</td><td>2010-01-01</td><td>SDA-01</td><td>2010-01-01</td></tr><tr><td>SDA-02</td><td>2010-01-01</td><td>SDA-02</td><td>2010-01-01</td></tr><tr><td>SDA-03</td><td>2010-01-01</td><td>SDA-03</td><td>2010-01-01</td></tr><tr><td>SDA-04</td><td>2010-01-01</td><td>SDA-04</td><td>2010-01-01</td></tr><tr><td>SDA-05</td><td>2010-01-01</td><td>SDA-05</td><td>2010-01-01</td></tr><tr><td>SDA-06</td><td>2010-01-01</td><td>SDA-06</td><td>2010-01-01</td></tr><tr><td>SDA-07</td><td>2010-01-01</td><td>SDA-07</td><td>2010-01-01</td></tr><tr><td>SDA-08</td><td>2010-01-01</td><td>SDA-08</td><td>2010-01-01</td></tr><tr><td>SDA-09</td><td>2010-01-01</td><td>SDA-09</td><td>2010-01-01</td></tr><tr><td>SDA-10</td><td>2010-01-01</td><td>SDA-10</td><td>2010-01-01</td></tr><tr><td>SDA-11</td><td>2010-01-01</td><td>SDA-11</td><td>2010-01-01</td></tr><tr><td>SDA-12</td><td>2010-01-01</td><td>SDA-12</td><td>2010-01-01</td></tr><tr><td>SDA-13</td><td>2010-01-01</td><td>SDA-13</td><td>2010-01-01</td></tr><tr><td>SDA-14</td><td>2010-01-01</td><td>SDA-14</td><td>2010-01-01</td></tr><tr><td>SDA-15</td><td>2010-01-01</td><td>SDA-15</td><td>2010-01-01</td></tr><tr><td>SDA-16</td><td>2010-01-01</td><td>SDA-16</td><td>2010-01-01</td></tr><tr><td>SDA-17</td><td>2010-01-01</td><td>SDA-17</td><td>2010-01-01</td></tr><tr><td>SDA-18</td><td>2010-01-01</td><td>SDA-18</td><td>2010-01-01</td></tr><tr><td>SDA-19</td><td>2010-01-01</td><td>SDA-19</td><td>2010-01-01</td></tr><tr><td>SDA-20</td><td>2010-01-01</td><td>SDA-20</td><td>2010-01-01</td></tr><tr><td>SDA-21</td><td>2010-01-01</td><td>SDA-21</td><td>2010-01-01</td></tr><tr><td>SDA-22</td><td>2010-01-01</td><td>SDA-22</td><td>2010-01-01</td></tr><tr><td>SDA-23</td><td>2010-01-01</td><td>SDA-23</td><td>2010-01-01</td></tr><tr><td>SDA-24</td><td>2010-01-01</td><td>SDA-24</td><td>2010-01-01</td></tr><tr><td>SDA-25</td><td>2010-01-01</td><td>SDA-25</td><td>2010-01-01</td></tr><tr><td>SDA-26</td><td>2010-01-01</td><td>SDA-26</td><td>2010-01-01</td></tr><tr><td>SDA-27</td><td>2010-01-01</td><td>SDA-27</td><td>2010-01-01</td></tr><tr><td>SDA-28</td><td>2010-01-01</td><td>SDA-28</td><td>2010-01-01</td></tr><tr><td>SDA-29</td><td>2010-01-01</td><td>SDA-29</td><td>2010-01-01</td></tr><tr><td>SDA-30</td><td>2010-01-01</td><td>SDA-30</td><td>2010-01-01</td></tr><tr><td>SDA-31</td><td>2010-01-01</td><td>SDA-31</td><td>2010-01-01</td></tr><tr><td>SDA-32</td><td>2010-01-01</td><td>SDA-32</td><td>2010-01-01</td></tr><tr><td>SDA-33</td><td>2010-01-01</td><td>SDA-33</td><td>2010-01-01</td></tr><tr><td>SDA-34</td><td>2010-01-01</td><td>SDA-34</td><td>2010-01-01</td></tr><tr><td>SDA-35</td><td>2010-01-01</td><td>SDA-35</td><td>2010-01-01</td></tr><tr><td>SDA-36</td><td>2010-01-01</td><td>SDA-36</td><td>2010-01-01</td></tr><tr><td>SDA-37</td><td>2010-01-01</td><td>SDA-37</td><td>2010-01-01</td></tr><tr><td>SDA-38</td><td>2010-01-01</td><td>SDA-38</td><td>2010-01-01</td></tr><tr><td>SDA-39</td><td>2010-01-01</td><td>SDA-39</td><td>2010-01-01</td></tr><tr><td>SDA-40</td><td>2010-01-01</td><td>SDA-40</td><td>2010-01-01</td></tr><tr><td>SDA-41</td><td>2010-01-01</td><td>SDA-41</td><td>2010-01-01</td></tr><tr><td>SDA-42</td><td>2010-01-01</td><td>SDA-42</td><td>2010-01-01</td></tr><tr><td>SDA-43</td><td>2010-01-01</td><td>SDA-43</td><td>2010-01-01</td></tr><tr><td>SDA-44</td><td>2010-01-01</td><td>SDA-44</td><td>2010-01-01</td></tr><tr><td>SDA-45</td><td>2010-01-01</td><td>SDA-45</td><td>2010-01-01</td></tr><tr><td>SDA-46</td><td>2010-01-01</td><td>SDA-46</td><td>2010-01-01</td></tr><tr><td>SDA-47</td><td>2010-01-01</td><td>SDA-47</td><td>2010-01-01</td></tr><tr><td>SDA-48</td><td>2010-01-01</td><td>SDA-48</td><td>2010-01-01</td></tr><tr><td>SDA-49</td><td>2010-01-01</td><td>SDA-49</td><td>2010-01-01</td></tr><tr><td>SDA-50</td><td>2010-01-01</td><td>SDA-50</td><td>2010-01-01</td></tr><tr><td>SDA-51</td><td>2010-01-01</td><td>SDA-51</td><td>2010-01-01</td></tr><tr><td>SDA-52</td><td>2010-01-01</td><td>SDA-52</td><td>2010-01-01</td></tr><tr><td>SDA-53</td><td>2010-01-01</td><td>SDA-53</td><td>2010-01-01</td></tr><tr><td>SDA-54</td><td>2010-01-01</td><td>SDA-54</td><td>2010-01-01</td></tr><tr><td>SDA-55</td><td>2010-01-01</td><td>SDA-55</td><td>2010-01-01</td></tr><tr><td>SDA-56</td><td>2010-01-01</td><td>SDA-56</td><td>2010-01-01</td></tr><tr><td>SDA-57</td><td>2010-01-01</td><td>SDA-57</td><td>2010-01-01</td></tr><tr><td>SDA-58</td><td>2010-01-01</td><td>SDA-58</td><td>2010-01-01</td></tr><tr><td>SDA-59</td><td>2010-01-01</td><td>SDA-59</td><td>2010-01-01</td></tr><tr><td>SDA-60</td><td>2010-01-01</td><td>SDA-60</td><td>2010-01-01</td></tr><tr><td>SDA-61</td><td>2010-01-01</td><td>SDA-61</td><td>2010-01-01</td></tr><tr><td>SDA-62</td><td>2010-01-01</td><td>SDA-62</td><td>2010-01-01</td></tr><tr><td>SDA-63</td><td>2010-01-01</td><td>SDA-63</td><td>2010-01-01</td></tr><tr><td>SDA-64</td><td>2010-01-01</td><td>SDA-64</td><td>2010-01-01</td></tr><tr><td>SDA-65</td><td>2010-01-01</td><td>SDA-65</td><td>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Development Table		Special Development Table		Doc No.	Date of Issue	Doc No.	Date of Issue	SDA-01	2010-01-01	SDA-01	2010-01-01	SDA-02	2010-01-01	SDA-02	2010-01-01	SDA-03	2010-01-01	SDA-03	2010-01-01	SDA-04	2010-01-01	SDA-04	2010-01-01	SDA-05	2010-01-01	SDA-05	2010-01-01	SDA-06	2010-01-01	SDA-06	2010-01-01	SDA-07	2010-01-01	SDA-07	2010-01-01	SDA-08	2010-01-01	SDA-08	2010-01-01	SDA-09	2010-01-01	SDA-09	2010-01-01	SDA-10	2010-01-01	SDA-10	2010-01-01	SDA-11	2010-01-01	SDA-11	2010-01-01	SDA-12	2010-01-01	SDA-12	2010-01-01	SDA-13	2010-01-01	SDA-13	2010-01-01	SDA-14	2010-01-01	SDA-14	2010-01-01	SDA-15	2010-01-01	SDA-15	2010-01-01	SDA-16	2010-01-01	SDA-16	2010-01-01	SDA-17	2010-01-01	SDA-17	2010-01-01	SDA-18	2010-01-01	SDA-18	2010-01-01	SDA-19	2010-01-01	SDA-19	2010-01-01	SDA-20	2010-01-01	SDA-20	2010-01-01	SDA-21	2010-01-01	SDA-21	2010-01-01	SDA-22	2010-01-01	SDA-22	2010-01-01	SDA-23	2010-01-01	SDA-23	2010-01-01	SDA-24	2010-01-01	SDA-24	2010-01-01	SDA-25	2010-01-01	SDA-25	2010-01-01	SDA-26	2010-01-01	SDA-26	2010-01-01	SDA-27	2010-01-01	SDA-27	2010-01-01	SDA-28	2010-01-01	SDA-28	2010-01-01	SDA-29	2010-01-01	SDA-29	2010-01-01	SDA-30	2010-01-01	SDA-30	2010-01-01	SDA-31	2010-01-01	SDA-31	2010-01-01	SDA-32	2010-01-01	SDA-32	2010-01-01	SDA-33	2010-01-01	SDA-33	2010-01-01	SDA-34	2010-01-01	SDA-34	2010-01-01	SDA-35	2010-01-01	SDA-35	2010-01-01	SDA-36	2010-01-01	SDA-36	2010-01-01	SDA-37	2010-01-01	SDA-37	2010-01-01	SDA-38	2010-01-01	SDA-38	2010-01-01	SDA-39	2010-01-01	SDA-39	2010-01-01	SDA-40	2010-01-01	SDA-40	2010-01-01	SDA-41	2010-01-01	SDA-41	2010-01-01	SDA-42	2010-01-01	SDA-42	2010-01-01	SDA-43	2010-01-01	SDA-43	2010-01-01	SDA-44	2010-01-01	SDA-44	2010-01-01	SDA-45	2010-01-01	SDA-45	2010-01-01	SDA-46	2010-01-01	SDA-46	2010-01-01	SDA-47	2010-01-01	SDA-47	2010-01-01	SDA-48	2010-01-01	SDA-48	2010-01-01	SDA-49	2010-01-01	SDA-49	2010-01-01	SDA-50	2010-01-01	SDA-50	2010-01-01	SDA-51	2010-01-01	SDA-51	2010-01-01	SDA-52	2010-01-01	SDA-52	2010-01-01	SDA-53	2010-01-01	SDA-53	2010-01-01	SDA-54	2010-01-01	SDA-54	2010-01-01	SDA-55	2010-01-01	SDA-55	2010-01-01	SDA-56	2010-01-01	SDA-56	2010-01-01	SDA-57	2010-01-01	SDA-57	2010-01-01	SDA-58	2010-01-01	SDA-58	2010-01-01	SDA-59	2010-01-01	SDA-59	2010-01-01	SDA-60	2010-01-01	SDA-60	2010-01-01	SDA-61	2010-01-01	SDA-61	2010-01-01	SDA-62	2010-01-01	SDA-62	2010-01-01	SDA-63	2010-01-01	SDA-63	2010-01-01	SDA-64	2010-01-01	SDA-64	2010-01-01	SDA-65	2010-01-01	SDA-65	2010-01-01	SDA-66	2010-01-01	SDA-66	2010-01-01	SDA-67	2010-01-01	SDA-67	2010-01-01	SDA-68	2010-01-01	SDA-68	2010-01-01	SDA-69	2010-01-01	SDA-69	2010-01-01	SDA-70	2010-01-01	SDA-70	2010-01-01	SDA-71	2010-01-01	SDA-71	2010-01-01	SDA-72	2010-01-01	SDA-72	2010-01-01	SDA-73	2010-01-01	SDA-73	2010-01-01	SDA-74	2010-01-01	SDA-74	2010-01-01	SDA-75	2010-01-01	SDA-75	2010-01-01	SDA-76	2010-01-01	SDA-76	2010-01-01	SDA-77	2010-01-01	SDA-77	2010-01-01	SDA-78	2010-01-01	SDA-78	2010-01-01	SDA-79	2010-01-01	SDA-79	2010-01-01	SDA-80	2010-01-01	SDA-80	2010-01-01	SDA-81	2010-01-01	SDA-81	2010-01-01	SDA-82	2010-01-01	SDA-82	2010-01-01	SDA-83	2010-01-01	SDA-83	2010-01-01	SDA-84	2010-01-01	SDA-84	2010-01-01	SDA-85	2010-01-01	SDA-85	2010-01-01	SDA-86	2010-01-01	SDA-86	2010-01-01	SDA-87	2010-01-01	SDA-87	2010-01-01	SDA-88	2010-01-01	SDA-88	2010-01-01	SDA-89	2010-01-01	SDA-89	2010-01-01	SDA-90	2010-01-01	SDA-90	2010-01-01	SDA-91	2010-01-01	SDA-91	2010-01-01	SDA-92	2010-01-01	SDA-92	2010-01-01	SDA-93	2010-01-01	SDA-93	2010-01-01	SDA-94	2010-01-01	SDA-94	2010-01-01	SDA-95	2010-01-01	SDA-95	2010-01-01	SDA-96	2010-01-01	SDA-96	2010-01-01	SDA-97	2010-01-01	SDA-97	2010-01-01	SDA-98	2010-01-01	SDA-98	2010-01-01	SDA-99	2010-01-01	SDA-99	2010-01-01	SDA-100	2010-01-01	SDA-100	2010-01-01	X	X	X	X	This 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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; (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.	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.	X				This condition will be complied with prior to the commencement of construction																																																																																																																																																																																																																																																																																																																																																																																																																								
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EPA Regulation.	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
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.	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
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 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.	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
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 of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	X				This condition will be complied with prior to the commencement of Stage 1																																																																																																																																																																																																																																																																																																																																																																																																																								
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.	X				This condition will be complied with prior to the commencement of Stage 1																																																																																																																																																																																																																																																																																																																																																																																																																								
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	X				This condition will be complied with prior to the commencement of Stage 1																																																																																																																																																																																																																																																																																																																																																																																																																								
A12	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 are to be complied with at the relevant time for that stage as identified in the Staging Report.	X				This condition will be complied with prior to the commencement of Stage 1																																																																																																																																																																																																																																																																																																																																																																																																																								
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 (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).	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
A14	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.	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
A17	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, to be constructed in accordance with the relevant requirements of the BCA.	X	X	X	X	This condition will be complied with throughout all construction stages																																																																																																																																																																																																																																																																																																																																																																																																																								
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.	X	X			This condition will be complied with prior to the commencement of Stage 1 and 2A																																																																																																																																																																																																																																																																																																																																																																																																																								
A19	External Materials The external colours, materials and finishes of the buildings are to be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials to be approved by BM-G these minor changes being: 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; Note: A copy of any approved changes to the external colours and/or building materials is provided to be submitted to the Planning Secretary for information.	X	X			This condition will be complied with prior to the commencement of Bldg 33 and 36																																																																																																																																																																																																																																																																																																																																																																																																																								

DA Condition	Requirements	Stage 1	Stage 2A	Stage 2B	Stage 3	Compliance
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.	X	X	X	X	This condition will be complied with throughout all construction stages
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	X	X	X	X	This condition will be complied with throughout all construction stages
A22	Monitoring and Environmental Audits 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.	X	X	X	X	This condition will be complied with throughout all construction stages
A23	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) Provide evidence verifying that the information and documents (as they are obtained or approved) publicly available on its website as per (i) (a); 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.	X	X	X	X	This condition will be complied with throughout all construction stages
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.	X	X	X	X	This condition will be complied with throughout all construction stages
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.	X	X	X	X	This condition will be complied with throughout all construction stages
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	X	X	X	X	This condition will be complied with throughout all construction stages
A27	Non-Compliance Notification Should a non-compliance be identified during the project the following notification procedures apply: a) The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. b) BM45 must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	X	X	X	X	This condition will be complied with throughout all construction stages
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	X	X	X	X	This condition will be complied with throughout all construction stages
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	X	X	X	X	This condition will be complied with throughout all construction stages
A30	Revision of Strategies, Plans and Programs Within three months of: (a) the submission of a compliance report under condition A33; (b) the submission of an incident report under condition A26; (c) the submission of an Independent Audit under conditions C42 to C43; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	X	X	X	X	This condition will be complied with throughout all construction stages
A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.	X	X	X	X	This condition will be complied with throughout all construction stages
A32	Compliance Reporting Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	X	X	X	X	This condition will be complied with throughout all construction stages
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	X	X	X	X	This condition will be complied with throughout all construction stages
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	X	X	X	X	This condition will be complied with throughout all construction stages
A35	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.	X	X	X	X	This condition will be complied with throughout all construction stages
	PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
B1	Notification of Commencement The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	X	X	X	X	This condition will be complied with throughout all construction stages
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	X	X	X	X	This condition will be complied with throughout all construction stages
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.	X	X	X	X	This condition will be complied with throughout all construction stages
B4	External Walls and Cladding Prior to the commencement of facade 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 aluminium 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.	X	X			This condition will be complied with prior to the commencement of Bldg 32 and 36
B5	Pre-Construction Dilapidation Report – 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.	X	X	X	X	This condition will be complied with throughout all construction stages
B6	Pre-Construction Survey – Adjoining Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of adjoining buildings that are likely to be impacted by the development.	X	X	X	X	This condition will be complied with throughout all construction stages
B7	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.	X	X	X	X	This condition will be complied with throughout all construction stages
B8	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.	X	X	X	X	This condition will be complied with throughout all construction stages
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 ESD initiatives recommended by the ESD Report (Giffith Base Hospital Redevelopment ESD Report, prepared by LCJ, dated 22/12/2020) have been incorporated into the design of the development.	X	X	X	X	This condition will be complied with throughout all construction stages
B10	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 06 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 45 points in accordance with the ESD Evaluation Tool.	X	X	X	X	This condition will be complied with throughout all construction stages
B11	Heritage - Interpretation Strategy Prior to the commencement of construction, an Interpretation Strategy and Plan must be developed to ensure that all historic information about the establishment and use of the hospital is maintained and presented to the public. Original joinery c 1931-36 (multi-paned windows, French doors, architrave and trims) must be salvaged and reused in other historic Council buildings or sold for reuse in local restoration projects. There are a number of moveable heritage items which must be retained and used in an interpretive display or reinstated in an appropriate place within the new hospital. These items are: (a) Foundation stone and plaque dated 1931; and (b) any other plaques, statues, commemorative plaques, artefacts etc.	X	X	X	X	This condition will be complied with throughout all construction stages
B12	Heritage Photographic Archival Recording Prior to the commencement of demolition of building 17 (Specialist Clinic 2), Building 19 (Biomedical Building), Building 20 (Dietetics Building) and Building 28 (CPAC), a photographic archival record of the buildings must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy must be submitted to Council, any relevant local studies collection in the locality and the Planning Secretary prior to the commencement of demolition.	X	X			This condition will be complied with prior to the commencement of 1 and 2
B13	Outdoor Lighting B13. 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.	X	X	X	X	This condition will be complied with throughout all construction stages

DA Condition	Requirements	Stage 1	Stage 2A	Stage 2B	Stage 3	Compliance														
B14	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.	X	X	X	X	This condition will be complied with throughout all construction stages														
B15	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). Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	X	X	X	X	This condition will be complied with throughout all construction stages														
B16	Construction Environmental Management Plan 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: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B17); (e) Construction Noise and Vibration Management Sub-Plan (see condition B18); and (f) Construction Waste Management Sub-Plan (see condition B19).	X	X	X	X	This condition will be complied with during each stage, with new plans being prepared that are specific to each Construction Stage.														
B17	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: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements.	X	X	X	X	This condition will be complied with during each stage, with new plans being prepared that are specific to each Construction Stage.														
B18	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B18(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures.	X	X	X	X	This condition will be complied with during each stage, with new plans being prepared that are specific to each Construction Stage.														
B19	The Construction Waste Management Sub-Plan (CWMPSP) 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.	X				This condition will be complied with prior to the commencement of Stage 1, the plans submitted will apply to each stage of construction.														
B20	Construction Parking B20. Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	X				This condition will be complied with prior to the commencement of Stage 1, the plans submitted will apply to each stage of construction.														
B21	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; and (c) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.	X	X	X	X	This condition will be complied with throughout all construction stages														
B22	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'.	X	X	X	X	This condition will be complied with throughout all construction stages														
B23	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils.	X	X	X	X	This condition will be complied with throughout all construction stages														
B24	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 must be undertaken by a suitably qualified person to demonstrate compliance with the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment dated 28 July 2021 and prepared by EMM; 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 project noise trigger levels identified in the Noise and Vibration Impact Assessment dated 28 July 2021 and prepared by EMM.	X				This condition will be complied with prior to the commencement of Stage 1														
B25	Aboriginal Heritage Prior to the commencement of construction, the Applicant must consult with Registered Aboriginal Parties to determine specific requirements and management measures to be used on site during construction, including protection of any objects or items in perpetuity.	X	X	X	X	This condition will be complied with throughout all construction stages														
B26	Heritage Management Plan - Aboriginal Heritage Prior to the commencement of construction, the Applicant must submit a Heritage Management Plan to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced expert whose appointment has been endorsed by the Secretary; (b) be prepared in consultation with the Heritage NSW and Registered Aboriginal Parties; (c) describe how any unexpected finds would be managed; (d) include a map showing the SSD boundary, AHP 4667 boundary and the extent of site 49-2-Q180. The purpose of the map will be to inform the approval pathway (SSD or AHP) and management options, if Aboriginal objects are uncovered during works; (e) include a description of the measures that would be implemented for: i. a contingency plan and reporting procedure if previously unidentified heritage items are found or aboriginal skeletal material is discovered; ii. ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions; and iii. ongoing consultation with the Registered Aboriginal Parties during the implementation of the plan; (f) include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.	X				This condition will be complied with prior to the commencement of Stage 1, the plans submitted will apply to each stage of construction.														
B27	Heritage Interpretation Strategy and Plan – Aboriginal Heritage Prior to the commencement of construction, the Applicant must submit to the Planning Secretary a Heritage Interpretation Strategy and Plan for the archaeology and Aboriginal history of the site. The plan must be prepared by a suitably qualified and experienced expert in consultation with the Heritage NSW and Registered Aboriginal Parties.	X				This condition will be complied with prior to the commencement of Stage 1, the plans submitted will apply to each stage of construction.														
B28	Biodiversity Prior to the commencement of construction, the number and classes of ecosystem credits and species credits, like-for-like set out in the tables below must be retired. <table><tr><th>Impacted Plant Community Type (PCT)</th><th>Number of ecosystem credits</th><th>BRA subregion</th><th>Plant community types that can be used to offset the impacts from biodiversity</th></tr><tr><td>PCT 62 – Western Grey Box-Prickly Box-Willow Curly Wattle and woodland on red loams north of the station</td><td>1</td><td>Lower Slopes, Bogan-Maccumb, Wand Slopes, Lachlan Plains, Murray Fens, Murrumbidgee and Murrumbidgee and any BRA subregion that is within 100m of the outer edge of the LACHLAN RIVER</td><td>78, 80, 81, 82, 101, 110, 237, 248</td></tr></table> <table><tr><th>Impacted species credit species</th><th>Number of species credit</th><th>BRA subregion</th></tr><tr><td><i>Procyon carolinensis</i> (Spotted Pardal)</td><td>1</td><td>Anywhere in NSW</td></tr></table>	Impacted Plant Community Type (PCT)	Number of ecosystem credits	BRA subregion	Plant community types that can be used to offset the impacts from biodiversity	PCT 62 – Western Grey Box-Prickly Box-Willow Curly Wattle and woodland on red loams north of the station	1	Lower Slopes, Bogan-Maccumb, Wand Slopes, Lachlan Plains, Murray Fens, Murrumbidgee and Murrumbidgee and any BRA subregion that is within 100m of the outer edge of the LACHLAN RIVER	78, 80, 81, 82, 101, 110, 237, 248	Impacted species credit species	Number of species credit	BRA subregion	<i>Procyon carolinensis</i> (Spotted Pardal)	1	Anywhere in NSW	X				This condition will be complied with prior to the commencement of Stage 1
Impacted Plant Community Type (PCT)	Number of ecosystem credits	BRA subregion	Plant community types that can be used to offset the impacts from biodiversity																	
PCT 62 – Western Grey Box-Prickly Box-Willow Curly Wattle and woodland on red loams north of the station	1	Lower Slopes, Bogan-Maccumb, Wand Slopes, Lachlan Plains, Murray Fens, Murrumbidgee and Murrumbidgee and any BRA subregion that is within 100m of the outer edge of the LACHLAN RIVER	78, 80, 81, 82, 101, 110, 237, 248																	
Impacted species credit species	Number of species credit	BRA subregion																		
<i>Procyon carolinensis</i> (Spotted Pardal)	1	Anywhere in NSW																		
B29	The requirement to retire like-for-like ecosystem credits and species credits in condition B28 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	X				This condition will be complied with prior to the commencement of Stage 1														
B30	Evidence of the retirement of credits in satisfaction of condition B28 or payment to the Biodiversity Conservation Fund must be provided to the Planning Secretary prior to commencement of construction.	X				This condition will be complied with prior to the commencement of Stage 1														

DA Condition	Requirements	Stage 1	Stage 2A	Stage 2B	Stage 3	Compliance
B31	Landscaping Prior to the commencement of landscaping works, the Applicant must prepare a detailed Landscaping Plan in accordance with the Landscaping SDA Report, prepared by Site Image, dated 30 March 2021, to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifier. The plan must: <ul style="list-style-type: none"> (a) provide for the planting of 86 additional trees; (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; (d) include the provision of street tree planting. Species and spacing of trees to be determined in consultation with Council; (e) include the provision of nest boxes suitable to native fauna likely to use the site; and (f) be submitted to the Planning Secretary for information. 			X	X	This condition will be complied with prior to the commencement of Stage 2B and 3
B32	Construction Access Arrangements B32 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: <ul style="list-style-type: none"> (a) all vehicles must enter and leave the hospital 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. 	X				This condition will be complied with prior to the commencement of Stage 1
B33	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: <ul style="list-style-type: none"> (a) a minimum of 357 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; and (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. 		X	X	X	This condition will be complied with prior to the commencement of Stage 2A, 2B and 3
B34	Public Domain Works Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.			X	X	This condition will be complied with prior to the commencement of Stage 2B and 3
B35	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.	X	X	X	X	This condition will be complied with throughout all construction stages
	PART C DURING CONSTRUCTION					
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: <ul style="list-style-type: none"> (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. 	X	X	X	X	This condition will be complied with throughout all construction stages
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.	X	X	X	X	This condition will be complied with throughout all construction stages
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 B14.	X	X	X	X	This condition will be complied with throughout all construction stages
C4	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: <ul style="list-style-type: none"> (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.	X	X	X	X	This condition will be complied with throughout all construction stages
C5	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: <ul style="list-style-type: none"> (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays. 	X	X	X	X	This condition will be complied with throughout all construction stages
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: <ul style="list-style-type: none"> (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; <ul style="list-style-type: none"> (a) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (b) where a variation is approved in advance in writing by the Planning Secretary or their nominee if appropriate justification is provided for the works. 	X	X	X	X	This condition will be complied with throughout all construction stages
C7	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.	X	X	X	X	This condition will be complied with throughout all construction stages
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. 	X	X	X	X	This condition will be complied with throughout all construction stages
C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	X	X	X	X	This condition will be complied with throughout all construction stages
C10	Construction Traffic All construction vehicles (including 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.	X	X	X	X	This condition will be complied with throughout all construction stages
C11	Hoarding Requirements The following hoarding requirements must be complied with: <ul style="list-style-type: none"> (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. 	X	X	X	X	This condition will be complied with throughout all construction stages
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.	X	X	X	X	This condition will be complied with throughout all construction stages
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.	X	X	X	X	This condition will be complied with throughout all construction stages
C14	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.	X	X	X	X	This condition will be complied with throughout all construction stages
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quakers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	X	X	X	X	This condition will be complied with throughout all construction stages
C16	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> (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) (a may be updated or replaced from time to time). 	X	X	X	X	This condition will be complied with throughout all construction stages
C17	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.	X	X	X	X	This condition will be complied with throughout all construction stages
C18	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.	X	X	X	X	This condition will be complied with throughout all construction stages

DA Condition	Requirements	Stage 1	Stage 2A	Stage 2B	Stage 3	Compliance
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 approved disturbance area / property boundaries 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 are to be retained and must be suitably protected during construction as per the recommendations of the Aboriginal Impact Assessment dated 28 January 2021 prepared by CPS; 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. (e) an arborist is to be engaged to implement tree protection measures for the hollow bearing trees and other native trees to be retained on site. (f) all project materials must be stored in cleared areas of the site.	X	X	X	X	This condition will be complied with throughout all construction stages
C20	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	This condition will be complied with throughout all construction stages
C21	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.	X	X	X	X	This condition will be complied with throughout all construction stages
C22	Imported Fill The Applicant must: (a) ensure that only VENA, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	X	X	X	X	This condition will be complied with throughout all construction stages
C23	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to 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.	X	X	X	X	This condition will be complied with throughout all construction stages
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	X	X	X	X	This condition will be complied with throughout all construction stages
C25	Stormwater Management System Prior to commencement of construction, the Applicant must design and create a stormwater management system for the development and submit it to the satisfaction of Council and the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the Council SSDA Design Report revision 6 dated 30 March 2021, prepared by Bonacc; and (c) be designed in accordance with Council's Engineering Guidelines – Subdivision and Development Standards, Council's On-site Detention Policy (CS-CP-404) and Council's Stormwater Drainage & Disposal Policy (CS-CP-310); (d) account for a critical storm event and ensure a maximum discharge of 65 litres per second per hectare; (e) incorporate an on-site detention system if required to maintain flows required by C25(d), which must be designed and certified by a qualified Civil Engineer with experience in Hydraulic Analysis. The Civil Engineer must sign off all drawings and calculations and provide details of Professional Indemnity Insurance; (f) be in accordance with applicable Australian Standards; and (g) 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.	X	X	X	X	This condition will be complied with throughout all construction stages
C26	Prior to commencement of construction, the Applicant must in consultation with Council, provide details and type of appropriate warning signs to be installed in accordance with Council's On-site Detention Policy (CS-CP-404) for areas subject to water ponding to the Certifier.	X	X	X	X	This condition will be complied with throughout all construction stages
C27	Aboriginal Cultural Heritage Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report (Rev H) prepared by Comber consultants dated 28 January 2021.	X	X	X	X	This condition will be complied with throughout all construction stages
C28	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 object(s); (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 must only recommence with the written approval of Planning Secretary.	X	X	X	X	This condition will be complied with throughout all construction stages
C29	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.	X	X	X	X	This condition will be complied with throughout all construction stages
C30	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.	X	X	X	X	This condition will be complied with throughout all construction stages
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	X	X	X	X	This condition will be complied with throughout all construction stages
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	X		X	X	This condition will be complied with throughout all construction stages
C33	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	X	X	X	X	This condition will be complied with throughout all construction stages
C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	X	X	X	X	This condition will be complied with throughout all construction stages
C35	Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2013 Control of the obtrusive effects of outdoor lighting.	X	X	X	X	This condition will be complied with throughout all construction stages
C36	Site Contamination Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by JK Environments and dated 25 April 2020 and any variations to the Remediation Action Plan prepared by JK Environments approved by an NSW EPA-accredited Site Auditor.	X	X	X	X	This condition will be complied with throughout all construction stages
C37	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).	X	X	X	X	This condition will be complied with throughout all construction stages
C38	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.	X	X	X	X	This condition will be complied with throughout all construction stages
C39	Independent Environmental Audit Proposed independent auditors to be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	X	X	X	X	This condition will be complied with throughout all construction stages
C40	Independent Audits of the development to be conducted and carried out in accordance with the Independent Audit Post Approval requirements.	X	X	X	X	This condition will be complied with throughout all construction stages
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least four week's notice to the Applicant of the date or times upon which the audit must be commenced.	X	X	X	X	This condition will be complied with throughout all construction stages
C42	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 C40 of this consent, or condition C41 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 within 60 days after submission to the Planning Secretary.	X	X	X	X	This condition will be complied with throughout all construction stages
C43	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	X	X	X	X	This condition will be complied with throughout all construction stages
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	X	X	X	X	This condition will be complied with throughout all construction stages
	PART D PRIOR TO COMMENCEMENT OF OPERATION					

DA Condition	Requirements	Stage 1	Stage 2A	Stage 2B	Stage 3	Compliance
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.	X				This condition will be complied with prior to the commencement of operation
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.	X	X			This condition will be complied with prior to the commencement of operation
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	X	X			This condition will be complied with prior to the commencement of operation
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.	X	X	X	X	This condition will be complied with prior to the commencement of operation
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 3 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666:2011 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.	X	X	X	X	This condition will be complied with prior to the commencement of operation
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 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.	X	X	X	X	This condition will be complied with prior to the commencement of operation
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.	X	X			This condition will be complied with prior to the commencement of operation
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 B24 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels as recommended in the Noise and Vibration Impact Assessment dated 28 July 2021 and prepared BMH.	X	X			This condition will be complied with prior to the commencement of operation
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 prominently displayed in the building.	X	X			This condition will be complied with prior to the commencement of operation
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 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.	X	X	X	X	This condition will be complied with prior to the commencement of operation
D11	Compliance with Food Code Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any new kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	X	X	X	X	This condition will be complied with prior to the commencement of operation
D12	Post-construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of operation, the Applicant must engage a 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.	X	X	X	X	This condition will be complied with prior to the commencement of operation
D13	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. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.	X	X	X	X	This condition will be complied with prior to the commencement of operation
D14	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.	X	X	X	X	This condition will be complied with prior to the commencement of operation
D15	Post-Construction Survey – Adjoining 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.	X	X	X	X	This condition will be complied with prior to the commencement of operation
D16	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.	X	X	X	X	This condition will be complied with prior to the commencement of operation
D17	Car Parking Arrangements Prior to the commencement of final operation, or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that car parking on the subject site is fully operational and a minimum of 371 spaces are available for use across the entire campus and provided in accordance with the latest versions of AS 2890.1 and AS 2890.6.	X	X	X	X	This condition will be complied with prior to the commencement of operation
D18	Bicycle Parking and End-of-Trip Facilities D18. Prior to occupation, 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 30 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. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.	X	X	X	X	This condition will be complied with prior to the commencement of operation
D19	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: (a) be prepared by a suitably qualified traffic consultant in consultation with Griffith City Council and Transport for NSW (Sydney Coordination Office); (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timesframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; (f) conduct a site audit for accessibility and amenity for pedestrians and cyclists, including shade cover, lighting, shelter, priority at internal roads, and accessibility of ramps and paths; (g) consider how access / site permeability through the site can be improved by creating more direct footpaths, which may not necessarily run along internal roads; (h) audit the adjacent bus stops for shelter, seating, lighting and accessibility; (i) audit crossings, particularly those required to reach bus stops; (j) identify any necessary improvements to surrounding pedestrian infrastructure to support active transport to the site, including crossings; (k) investigate financial incentives to take public transport, this could include providing a	X	X	X	X	This condition will be complied with prior to the commencement of operation

DA Condition	Requirements	Stage 1	Stage 2A	Stage 2B	Stage 3	Compliance
	<p>subsidy to staff for public transport fares;</p> <p>(j) provide data to TNSW about staff shift changeover times and the number of staff working respective shifts, to inform any potential changes to supporting transport services;</p> <p>(m) identify any improvements such as lighting that may be required to promote the safety of travel to and from the site, particularly at night;</p> <p>(n) consider providing a screen inside with real time public transport information, so people can avoid waiting too long at the bus stop, particularly in the heat, cold, rain or at night;</p> <p>(o) consider the potential for the bus route to go into the campus and stop near the main entrance (as swept analysis has been performed for fire trucks);</p> <p>(p) consider provision of panniers and/or trailers for loan for bikes so people can gain an understanding of what they can carry with a bicycle;</p> <p>(q) investigate flexibility around starting and finishing times, and whether this will help staff manage other tasks while being able to use active or public transport;</p> <p>(r) expedite the actions listed in the GTP, and prioritise those that are needed before occupation, including developing a TAG and communication strategy;</p> <p>(s) provide timeliness and identify responsible people for the full development and delivery of GTP;</p> <p>(t) identify and promote what community transport is available, how community transport access the site, who is eligible for community transport;</p> <p>(u) confirm fleet vehicle arrangements e.g. are they only used for business or are they taken home by employees; are there opportunities for carpooling, etc.;</p> <p>(v) consider implementing a parking management strategy that prioritises parking for patients and visitors and limits parking for staff that are working during the day, when alternatives are available; and</p> <p>(w) incorporate a program for annual review for at least the first five years and involve survey, evaluation and review.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D20	<p>Heritage Interpretation Strategy</p> <p>Prior to the commencement of operation, the Applicant must implement the Interpretation Strategy and Plan required by condition B11.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D21	<p>Utilities and Services</p> <p>Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D22	<p>Stormwater Management System</p> <p>Prior to commencement of operation, stormwater infrastructure (including signs) and any on-site detention system approved by Council is to be installed in accordance with the approved plans, Council's Engineering Guidelines – Subdivisions and Development Standards and Council's Stormwater Drainage & Disposal Policy (CS-CP-310).</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D23	<p>Stormwater Operation and Maintenance Plan</p> <p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMMP) is to be submitted to the Certifier. The SOMMP 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>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D24	<p>Signage</p> <p>Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D25	<p>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.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D26	<p>Operational Waste Management Plan</p> <p>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:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in the EIS and Appendix B in the RfS.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D27	<p>Site Contamination</p> <p>Prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must:</p> <p>(a) 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 Contate Assessment and Management (CPS CSAM) scheme;</p> <p>(b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;</p> <p>(c) include, but not be limited to:</p> <p>(i) comment on the extent and nature of the remediation undertaken;</p> <p>(ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements;</p> <p>(iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;</p> <p>(iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP;</p> <p>(v) results of any validation sampling, compared to relevant guidelines/criteria;</p> <p>(vi) comment on the suitability of the area for the intended land use; and</p> <p>(d) be submitted to the Planning Secretary for information.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D28	<p>Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition D27 have been met.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D29	<p>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.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D30	<p>Landscaping</p> <p>Prior to the commencement of final operation, or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plans required by condition B31.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D31	<p>Prior to the commencement of final 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:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</p> <p>(b) be consistent with the Applicant's Management and Mitigation Measures in the RfS.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D32	<p>Loading Dock Management Plan</p> <p>Prior to the commencement of final operation, the Applicant must submit a Loading Dock Management Plan (LDMP) to the Certifier and the Planning Secretary to manage vehicles entering and exiting the loading bays whilst a waste vehicle is parked in front of the waste compactor. The LDMP outline measures to ensure there is no conflict during operation of the loading dock and manage the timing of service and delivery vehicles to avoid potential conflicts with peak school times.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D33	<p>Operational Management Plan</p> <p>Prior to the commencement of final operation, the Applicant must submit an Operational Management Plan to the Certifier and the Planning Secretary which aims to minimise potential traffic impacts associated with the oxygen tank delivery and substation maintenance.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D34	<p>Traffic Management Measures - Warrambool Street</p> <p>Prior to the commencement of final operation, the Applicant must ensure that the following traffic management measures in Warrambool Street have been carried out to the satisfaction of Council:</p> <p>(a) installation of signs on both sides of Warrambool Street to raise awareness and warn the public to be cautious as emergency vehicles are in operation in the area to be agreed with by NSW Ambulance and Council; and</p> <p>(b) painted chevron and wording (no stopping, keep clear) on the western half of Warrambool Street in front of the emergency vehicle entry to the new hospital.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
D35	<p>Emergency Vehicle Access - Warrambool Street</p> <p>Prior to the commencement of operation, the Applicant must undertake consultation with St Patrick's Primary School regarding an education safety campaign for students, staff and parents to raise awareness before the emergency vehicle entry is commissioned for use by NSW Ambulance. Details of the consultation and outcomes and agreed actions are to be submitted to the Certifier and the Planning Secretary for information.</p>	X	X	X	X	This condition will be complied with prior to the commencement of operation
	PART F POST OCCUPATION					
E1	<p>Operation of Plant and Equipment</p> <p>All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.</p>					This condition will be complied with post occupation
E2	<p>Warm Water Systems and Cooling Systems</p> <p>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.</p>					This condition will be complied with post occupation
E3	<p>Heritage Interpretation Plan</p> <p>The Applicant must implement the most recent version of the Heritage Interpretation Plan under condition B27.</p>					This condition will be complied with post occupation
E4	<p>Heritage Interpretation Strategy</p> <p>The Applicant must implement the most recent version of the Heritage Interpretation Strategy and plan under condition B11.</p>					This condition will be complied with post occupation
E5	<p>Environmental Management Plan</p> <p>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 D29 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.</p>					This condition will be complied with post occupation
E6	<p>Operational Noise Limits</p> <p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits as recommended in the Noise and Vibration Impact Assessment dated 28 July 2021 and prepared I&M.</p>					This condition will be complied with post occupation

DA Condition	Requirements	Stage 1	Stage 2A	Stage 2B	Stage 3	Compliance
E7	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 and Vibration Impact Assessment dated 28 July 2021 and prepared by EMM. 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.					This condition will be complied with post occupation
E8	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.					This condition will be complied with post occupation
E9	Green Travel Plan The Green Travel Plan required by condition D13 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary					This condition will be complied with post occupation
E10	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 B9 of this consent.					This condition will be complied with post occupation
E11	Outdoor Lighting 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.					This condition will be complied with post occupation
E12	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D31 for the duration of occupation of the development.					This condition will be complied with post occupation
E13	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.					This condition will be complied with post occupation
E14	In the event of an inconsistency between the requirements of condition E13(a) and E13(b), the most stringent requirement must prevail to the extent of the inconsistency.					This condition will be complied with post occupation
E15	Dangerous Goods Provide design reports/certification by the Dangerous Goods Consultant verifying that the quantities of dangerous goods stored and handled at the site to be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines.					This condition will be complied with post occupation
E16	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.					This condition will be complied with post occupation
E17	Discharge Limits The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.					This condition will be complied with post occupation
E18	Stormwater Management System Stormwater infrastructure is to be maintained for the life of the project.					This condition will be complied with post occupation
E19	Road Safety Audit - Warrambool Street Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, an independent Road Safety Audit (RSA), prepared by a suitably qualified and experienced expert, must be undertaken of the local road network surrounding the hospital site and specifically centred on Warrambool Street, focusing on the interaction of hospital related traffic (including emergency vehicles) with vehicles and pedestrians associated with the adjacent St Patrick's Primary School.					This condition will be complied with post occupation
E20	Should the findings of the RSA required by condition E19 identify any road safety issues that require rectification, the recommended road safety measures are to be implemented within three months of the RSA being completed. The RSA and evidence of implementation of the recommendations are to be provided to the Certifier, Council and the Planning Secretary for information at this time.					This condition will be complied with post occupation