

Project Staging Report

Appendix 1 – Staging Matrix

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	<p>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);</p> <p>(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</p> <p>(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).</p>														
A16	A16. Any strategy, plan or program prepared in accordance with condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.		X	X	X	X	X	X	X	X	X	X	X	X	X
A17	A17. If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.		X	X	X	X	X	X	X	X	X	X	X	X	X
A18	A18. Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.		X	X	X	X	X	X	X	X	X	X	X	X	X
	Structural Adequacy														
A19	<p>A19. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</p>		X	X	X	X	X		X	X	X	X	X		
	External Walls and Cladding														
A20	A20. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.		X	X	X	X	X		X	X	X	X	X	X	

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B16	<p>B16. The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) provide details of construction noise management procedures within the Site, Cudgen Road signalised intersection and the Tweed Coast Road / Cudgen Road intersection upgrade site;</p> <p>(c) provide details of all the residential and non-residential receivers in Catchments A, B and C, the Kingscliff TAFE and Kingscliff High School as identified in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019;</p> <p>(d) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) and the relevant provisions of Australian Standard 2436 - 2010 Guide to Noise Control on Construction and Maintenance and Sites, at all identified receivers;</p> <p>(e) incorporate all reasonable and feasible noise mitigation measures and construction methods (where feasible) during the proposed construction works so that the project specific construction noise management levels (NMLs) at all the identified receivers (B16(c)), for standard construction hours (airborne) as identified in Section 6.5.2 of the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019, be maintained ();</p> <p>(f) identify the construction activities (including works within the Tweed Coast Road / Cudgen Road intersection upgrade site) with the associated predicted construction noise levels, that would exceed the NMLs and reach or exceed the Highly Affected Noise Level of 75dB(A) LAeq(15min), at the identified the residential and non-residential receivers in Catchments A / B / C, Kingscliff TAFE and Kingscliff High School;</p> <p>(g) describe the management and mitigation measures to be implemented when the predicted construction noise levels for the above construction activities (exceed 75dB(A) LAeq(15min) at the residential and non-residential receivers in Catchments A / B / C, Kingscliff TAFE and Kingscliff High School, including (but not limited to):</p>		X	X	X	X	X	X	X	X	X	X	X	X	
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	(b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.														
	Construction Parking														
B22	B22. Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that residential streets and nearby public car parks are not utilised for any vehicle parking associated with construction of the project.		X	X	X	X	X	X	X	X	X	X	X	X	
	Road and Intersection Works														
B23	B23. Prior to the commencements of the relevant roadworks pursuant to this development consent, the Applicant must: (a) submit detailed design and engineering plans to the satisfaction of Council or TfNSW (RMS) and provide a copy to the Certifier and the Planning Secretary for information; (b) prepare design plans for the intersection upgrade for Tweed Coast Road / Cudgen Road and the signalised vehicular access to the Site from Cudgen Road, generally in accordance with the following and Council’s Development Design and Construction Specifications: (c) provide details to demonstrate that the Tweed Coast Road / Cudgen Road upgrade works are consistent with Council’s plans for the four-lane upgrade of Tweed Coast Road, unless otherwise agreed with Council; (d) provide details to demonstrate that all proposed works for Tweed Coast Road / Cudgen Road intersection recommended in the Stage 2 Traffic Impact Assessment prepared by Bitzios dated 23/09/2019 are incorporated; (e) provide any additional details for vehicular access points to the Site from Cudgen Road or Cudgen Road / Turnock Street roundabout; (f) include details of additional works as necessary to ensure: (i) the northern side of Cudgen Road along the entire Site frontage is upgraded to an urban road with kerb and gutter, street lighting, drainage, signage and line marking; (ii) the existing pathway along the Site’s frontage to Cudgen Road and Turnock Street is upgraded to a 2.5metre wide share				X	X	X		X						

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	<p>pathway facilitating pedestrian, cycle and mobility scooter access;</p> <p>(iii) provision of all-weather shelters and seating at the two bus bays in accordance with Council and TfNSW requirements;</p> <p>(iv) details of all associated stormwater works, sediment and erosion control measures, relocation of any existing services and installation of new service conduits (as necessary) to facilitate the proposed roadworks;</p> <p>(v) details of location of electrical reticulation plans clearly identifying the location of streetlights, underground cables and other electrical infrastructure including transformers and substations (if any); and</p> <p>(vi) details of line marking and signage generally in accordance with the wayfinding signage plans in condition A2 and in accordance with Austroads Road Design Guide;</p> <p>(g) include copies of all compliance certificates relied upon, details of roadwork furnishings and Traffic Control Plans; and</p> <p>(h) include a detailed design Road Safety Audit (RSA) of the proposed pedestrian facility improvements and bus stop arrangements on Cudgen Road. Where necessary, the design plans must be amended to address any deficiencies identified by the RSA.</p>														
B24	B24. A separate construction certificate application under section 138 of the Roads Act 1993, is required to be submitted to Council to obtain approval for the road works outside the boundary of the Site.				X			X		X		X			
B25	<p>B25. Traffic signal traffic facilities must be designed to meet the requirements of TfNSW (RMS). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of associated roadworks.</p> <p>Note: Applications to TfNSW for traffic signals are to be demonstrate appropriate consultation with Ambulance NSW, as required.</p>				X	X	X		X						
	Public Domain Works														
B26	B26. 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, two weeks prior to commencement of that stage of work.				X	X	X	X	X						

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	Operational Noise – Design of Mechanical Plant and Equipment														
B27	B27. Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report.				X	X	X	X			X		X	X	
	Landscaping														
B28	<p>B28. Prior to the commencement of construction of the landscape works on the Site, the Applicant must update the approved Landscape Plans in condition A2, to the satisfaction of the Planning Secretary. The updated landscape plans must:</p> <p>(a) include the provision of additional large canopy trees (reaching a mature height of at least 25m) / or replace proposed smaller sized trees with larger canopy trees, on all sides of the new hospital building (where feasible), to screen and soften views of the building from all directions. Particular consideration should be given to providing canopy trees:</p> <p>(i) within the vegetative buffers;</p> <p>(ii) along most of the remainder of the western boundary, subject to Asset Protection Zone (APZ) requirements;</p> <p>(iii) to the north of the building on the upper slopes, subject to APZ requirements; and (iv) to the east and south-east of the building such as throughout the car parking areas;</p> <p>(b) detail the location, species, maturity and height at maturity of plants to be planted on-site including identification of the location of each species / planting on the plans;</p> <p>(c) include additional photomontages to indicatively demonstrate that the proposed canopy tree planting on the edges of the new hospital building and within the vegetative buffer would suitably assist to soften, filter and / or screen the development from the public domain (where feasible while complying with requirements of B28(f));</p> <p>Note: It is acknowledged that photomontages are indicative and cannot account for natural variation in tree growth/shape over</p>							X			X		X		

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B31	B31. Prior to commencement of any construction the Stage 2 BMP must be updated to the satisfaction of the Planning Secretary to include the following commitments: (a) deletion of the recommendation to introduce Duckweed and Azolla to suppress the growth of Salvinia; (b) define the areas of ‘environmental conservation’; (c) describe how pet animals would be restricted with an on-leash control; (d) include responsibilities for the Mitchell’s Rainforest Snail both during and post construction works; and (e) include salvage measures for animals that could be impacted by the dam infill works.		X	X	X	X	X	X	X	X	X	X	X	X	
	Heritage Interpretation Plan														
B32	B32. Prior to the commencement of landscape works on the site, the Applicant must submit a Heritage Interpretation Plan to the satisfaction of the Planning Secretary. The plan must be prepared in accordance with the Interpretation Strategy prepared by Niche Environment and Heritage and dated 23 September 2019 and must: (a) be prepared by a suitably qualified and experienced expert in consultation with the local South Sea Islander Community; (b) where appropriate include engagement of local South Sea Islander and community artists to assist with development of the interpretation material in a culturally appropriate manner; (c) outline all interpretation measures to be implemented that acknowledges the Site’s heritage; and (d) provide details of any associated physical works including any relocation of previously removed drystone walls into the landscaping scheme and provide updated landscape plans accordingly.							X			X		X		
	Pedestrian Amenity														
B33	B33. Prior to the commencement of construction of the landscape works on the site, the Applicant must submit the plans for an all-weather covered pedestrian access between the multideck carpark building and the new hospital							X			X		X		

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	service provider (such as Water Authority), and a copy submitted to the Certifier for information, prior to those works commencing.														
	Liquid Trade Waste														
B40	B40. Prior to commencement of construction of the sewerage system / infrastructure which proposes to discharge wastewater into Council's sewerage system, the Applicant must submit a completed Liquid Trade Waste Application for a Liquid Trade Waste Services Agreement to Council, pay the appropriate fees and obtain the necessary approval.			X											
B41	B41. The Liquid Trade Waste Application Form must include: detailed hydraulic plans and specifications indicating the size, type and location of pre-treatment devices (e.g. grease arrestor, oil separator, basket traps); (a) design plans to confirm that all plumbing and drainage installations to these devices comply with AS3500; (b) details confirming that the pre-treatment devices would be installed in accordance with Tweed Shire Council's Policy - Discharge of Liquid Trade Waste to the Sewerage System; (c) full details of drainage installations in accordance with AS3500.			X											
B42	B42. The Applicant must provide Council with the hydraulic drawings for the proposed sewer drainage systems including pipe sizes, details of materials and discharge temperatures.			X											
B43	B43. The design plans must designate a durable and pervious construction vehicle wash- down area/s. The area/s must be appropriately sized and identified for that specific purpose and be supplied with an adequate water supply for use within the area/s. Any surface run-off from the area must not discharge directly to the stormwater system.		X	X	X	X	X	X	X	X	X	X	X	X	
	Food Premises Requirements														
B44	B44. Prior to the commencement of construction of those areas of the building that would be used for food preparation and sales, plans (drawn to a scale of 1:50) detailing the following, must be submitted to Council for approval, accompanied by a completed Application for Approval of Food Premise Fitout and the adopted fee in Council's Fees and Charges. The plans must include:			X	X	X	X	X							

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	to prevent the tree roots intruding into pipes; and (f) any landscaping in the vicinity of public infrastructure must be of a minor nature designed to ensure they do not damage or interfere with any part of the pipeline.														
	APZ Requirements														
C51	C51. At commencement of construction works and in perpetuity, the proposed asset protection APZ as identified in the approved plans in condition A2 must be managed as outlined within section 4.1.3 and Appendix 5 of "Planning for Bush Fire Protection 2006" and the NSW Rural Fire Service's document 'Standards for asset protection zones'. The APZ can generally be divided into a 47m inner protection area and 20m outer protection area.		X												
	Council Plumbing Requirements														
C52	C52. Council is to be given 24 hours' notice for any of the following inspections: (a) internal drainage, prior to slab preparation; (b) water plumbing rough in, and/or stack work, prior to the erection of brick work or any wall sheeting; (c) external drainage, prior to backfilling; and (d) completion of work, prior to occupation of the building.		X	X	X	X	X	X	X	X	X	X	X	X	
C53	C53. A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.		X	X	X	X	X	X	X	X	X	X	X	X	
C54	C54. The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the Plumbing Code of Australia and AS/NZS 3500.		X	X	X	X	X	X	X	X	X	X	X	X	
C55	C55. All hot water installations must comply with the relevant standards.		X	X	X	X	X	X	X	X	X	X	X	X	
C56	C56. Back flow prevention devices must be installed wherever cross connection occurs or is likely to occur. The type of device must be determined in accordance with AS 3500.1 and be maintained in working order and inspected for operational function at intervals not exceeding 12 months in accordance with Section 4.7.2 of this Standard.		X	X	X	X	X	X	X	X	X	X	X	X	
C57	C57. Overflow relief gully is to be located clear of the building and at a level not less than 150mm below the lowest fixture within the building and 75mm above finished ground level.		X	X	X	X	X	X	X	X	X	X	X	X	
	Sewer Connection														
C58	C58. The connection of the sewerage system with Council's infrastructure is to be undertaken by Council, with all applicable costs and application fees paid by the			X	X	X	X	X			X		X	X	

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D15	<p>D15. Prior to the commencement of first operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Certifier to promote the use of active and sustainable transport modes. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW and Council; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (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) quantification and analysis of staff shift times and numbers on the Site and analysis of workforce residential post code data to properly understand public transport and car parking demand and develop effective strategies in response, as well as help to inform service planning considerations; (f) consideration of a staff travel survey and workforce data analysis for the existing Tweed Hospital, to inform likely staff travel patterns and resultant travel plan strategies to / from the Site; (g) strategies for promoting higher mode share targets for alternate transport use, particularly amongst day shift and administrative staff; (h) identification of a responsible party (or Committee) for the ongoing implementation of the Travel Plan and its initiatives; (i) confirmation of extent and nature of end of trip facilities and bike parking and how they will be promoted to staff; (j) identification of a communications strategy for conveying Travel Plan information to staff, patients and visitors, including for the Travel Access Guide; (k) consideration of car parking management strategies that may be required to encourage sustainable transport use / mode share targets (such as pricing, reserving spots for patients and visitors, prioritisation for those that carpool, use of wait lists, etc); (l) a detailed action plan comprising specific tasks needed to complete the proposed actions, the person/s responsible for 																																																																																																																																																							
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