

The background of the cover is a photograph of a large cable-stayed bridge with a prominent arch, silhouetted against a bright sunset sky. The bridge's reflection is visible in the water below. The image is split vertically: the left half is a dark blue overlay, and the right half shows the actual sunset scene.

# STAGING REPORT | New Shellharbour Hospital

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N230

New Shellharbour Hospital

24 October 2024

## Revision History

**Table 1** [Insert Table Caption]

Version	Date	Revision Description	Project/Site Manager Sign off
00	12/09/24	Initial submission	John Mattock
01	20/09/24	Update following initial comments	John Mattock
02	24/10/24	Updated following comments from HI Planning	Mark Cahalin

*Contents*

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<b>1</b>	<b>Staging Report</b>	<b>1</b>
1.1	Project Scope .....	1
1.2	Site Description.....	1
1.3	Development Consent .....	2
1.4	Purpose of this Staging Report .....	2
1.5	Staging .....	3
1.6	Managing Compliance & Potential Impacts.....	3
1.7	Monitoring & Reporting .....	4
<b>2</b>	<b>Appendix</b>	<b>5</b>
2.1	SSDA Matrix .....	5

# 1 Staging Report

## 1.1 Project Scope

BESIX Watpac is the designated Principal Contractor for development of the New Shellharbour Hospital.

The New Shellharbour Hospital will deliver contemporary and expanded hospital services and integrated health facilities for the Illawarra Shoalhaven Local Health District.

The NSW Government has committed significant funding to develop Shellharbour Hospital, a new health hub for the entire Illawarra region. The new hospital will provide the majority of emergency, critical care, acute, subacute, and non-admitted services locally, reducing the need to transfer patients to Wollongong and Sydney.

In addition to the construction of external areas as well as multideck carpark, the new building scope includes a new 6-level building of approximately 40,000m<sup>2</sup> GFA, with rooftop plant accommodating the following:

**Table 2 Building Levels & Purpose**

Level	Description
Level 00	Perioperative Service, Mental Health Unit, SSD, Back of House (BOH), Loading Dock, Plant and Food Services.
Level 01	Acute Mental Health IPU, Emergency Department, Medical Imaging and Pathology.
Level 02	Whole of Hospital Workspace Hub, Ambulatory Care, Retail and Pharmacy.
Level 03	Surgical IPU, ICU/Cardiology IPU, Ambulatory Care and Renal.
Level 04	In-Patient Unit (IPU), Rehabilitation/GEM Unit and Plant
Level 05	Medical/Surgical IPU and Acute/GAP IPU
Level 06	Plant and Equipment

The works include augmentation to Dunmore Road, including new roundabout to facilitate access to the facility for Ambulance, Patient Transport, service vehicles, staff and patient vehicles, also included within the development is the Principal's option for a shared pedestrian pathway to the Shellharbour Junction station to support the use of public transport to and from the new hospital.

The new hospital will work with the existing contours of the site, surrounded by greenery, with tree-lined walking paths, meeting places and reflection points planned for the grounds of the facility to support the wellbeing of patients, staff and visitors.

## 1.2 Site Description

Health Administration Corporation (HAC) acquired land at 50 and 86 Dunmore Road, Dunmore (formally described as Lot 1 DP302910 and Lot 10 DP1281639) for a new health campus in June 2022. The New Shellharbour Hospital is proposed to occupy Lot 10 DP1281639.

The site for the new Hospital is next to the Princes Highway and close to Shellharbour Junction train station. A new multi-deck hospital car park will be built on the Dunmore site which is also well connected to road and rail networks, to ensure easy access for the whole community.

## 1.3 Development Consent

Application Number: SSD-57064458

Applicant: Health Administration Corporation

Consent Authority: Minister for Planning and Public Spaces

Site: 86 Dunmore Road, Dunmore (Lot 10 DP 1281639)

## 1.4 Purpose of this Staging Report

Conditions A9 – A12 of the Development Consent outline the requirements for staging the construction operations. The conditions are as follows:

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 Certifier for approval. The Staging Report must be submitted to the Certifier 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, 14 days before the commencement of operation of the first of the proposed stages of operation).

A10.

A Staging Report prepared in accordance with condition A9 must:

- (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
- (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
- (c) specify how compliance with conditions will be achieved across and between each of the stages of the project;
- (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and
- (e) 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 Certifier.

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 including independent auditing requirements.

We also refer to condition A13 Staging, Combining and Updating Strategies, Plans or Programs. BESIX Watpac have prepared all management plans to address the construction of the new hospital in one stage.

## 1.5 Staging

Construction of the New Shellharbour Hospital is to be delivered in the following stages. Some additional scope required prior to operation of the project will be done under stages 7 & 8.

The below table outlines each stage, as well as the timing and construction activities for each stage.

**Table 2 Project Components**

Stage/Phase	Scope	Indicative Nett Commencement	Indicative Nett Completion	Duration
Stage 1 (CC1)	Substructure (Piles, Core base)	Nov 24'	March 25'	5 months
Stage 1a (CC1a)	In-ground Services	Jan 25'	April 25'	4 months
Stage 2 (CC2)	Superstructure L0 to L6	March 25'	Dec 25'	10 months
Stage 3 (CC3)	Façade, Fit Out & Finishes	Sep 25'	Jan 27'	15 months
Stage 4 (CC4)	Multi storey Carpark & North east on grade carparking	Sep 25'	March 27'	17 months
Stage 5 (CC5)	External landscaping & carparking areas	Nov 25'	March 27'	16 months
Stage 6 (CC6)	Dunmore rd Civil & landscape (Public Domain)	Jan 26'	March 27'	14 months
Stage 7 (CC7)	Shellharbour road/Dunmore road Intersection Upgrade	TBC	TBC	TBC
Stage 8 (CC8)	Shared Pathway to Shellharbour Junction Stations	TBC	TBC	TBC

\*\* CC is Crown Certificate approval to proceed

## 1.6 Managing Compliance & Potential Impacts

The Project is committed to meeting its obligations so that it does not negatively impact the surrounding neighbourhood.

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

No aspect of the staged approach to construction will affect the ability of the Project to comply with the conditions of consent. All triggered conditions of consent will be complied with at each stage, within the timing specified in the Compliance Matrix in Appendix 2.1

The key management strategies and plans that will be implemented to each Stage are as follows:

- Construction Environmental Management Plan (condition B14) and sub-plans
  - o Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);
  - o (e) Construction Noise and Vibration Management Sub-Plan (see condition B16);
  - o (f) Construction Waste Management Sub-Plan (see condition B17);
  - o (g) Construction Soil and Water Management Sub-Plan (see condition B18);
  - o (h) Aboriginal Cultural Heritage Management Sub-Plan (see condition B19);
  - o (i) Biodiversity Management Sub-Plan (see condition B20); and
  - o (j) Construction Flood Emergency Management Plan (see condition B21)

## 1.7 Monitoring & Reporting

To ensure the Project is meeting its obligations under the conditions of consent, ongoing monitoring and reporting will be carried out. Monitoring and reporting is to occur in accordance with all strategies, plans and programs approved under the conditions of consent. The findings of the monitoring will be made available in accordance with condition A23.

## 2 Appendix

### 2.1 SSSA Matrix























