

STAGING REPORT | New Shellharbour Hospital

N230 New Shellharbour Hospital 24 October 2024

Revision History

01	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



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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 40,000m2 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 construction 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.

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

Table 2 Project Components

Stage 7 (CC7)	Shellharbour road/Dunmore road Intersection Upgrade	ТВС	ТВС	TBC
Stage 8 (CC8)	Shared Pathway to Shellharbour Junction Stations	ТВС	ТВС	ТВС

** 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);
 - (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.



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2.1 SSDA Matrix



			SSDA CONDITION	STAGE]								
	SCHEDULE 1 Application Number:		SSD-57064458		1								
	Applicant:		Health Administration Corporation										
	Consent Authority: Site:		Minister for Planning and Public Spaces 86 Dunmore Road, Dunmore (Lot 10 DP 1281639)										
	Development:		Construction and operation of a new seven storey hospital, including landscaping, internal roads and access, at-grade and multi-level car parking, utility/service connections and supporting infrastructure.		Nov-24	Jan-25	Mar-25	Sep-25	Sep-25	Nov-25	Jan-26	TBC	TBC
	1				Stage 1 (CC1)	Stage 1a (CC1a)	Stage 2 (CC2)	Stage 3 (CC3)	Stage 4 (CC4)	Stage 5 (CC5)	Stage 6 (CC6)	Stage 7 (CC7)	Stage 8 (CC8)
A1	Obligation to Minimise Harm to the		In addition to meeting the specific performance measures and criteria in this consent, all reasonable and	All									
	Environment		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		x	x	x	x	х	×	x	х	х
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;	All									
			generally in accordance with the EIS and Response to Submission; and di in accordance with the approved plans in the table below:		x	x	x	x	х	x	х	×	x
A3			Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Apolicant in relation to:	Note									
			(a) the content of raison 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.										
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	Note									
			an inconsistency, ambiguity or conflict between any of the document listed in condition A2(c), in the even of an inconsistency, ambiguity or conflict between any of the document listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.										
	Limits of Consent.		This consent lapses five years after the date of consent unless work is physically commenced.	Note									
A6.	Prescribed Conditions		The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2, Subdivision 1 of the EP&A Regulation.	Note]		
A7	Planning Secretary as Moderator	1	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	Note									
			matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.										
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;	Note							$\left - \right $		
			and (b) provide details of the consultation undertaken including:										
			 the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Apolicant and how the Apolicant has addressed the matters not resolved. 										
				CC1									
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 Certifier for approval. The Staging	001									
			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		x								
			days before the commencement of operation of the first of the proposed stages of operation).										
A10	Staging	(a)	Staging Report prepared in accordance with condition A9 must: if staged construction is proposed, set out how the construction of the whole of the project will be	CC1									
			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;		x								
		(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										
		(a)	specify how compliance with conditions will be achieved across and between each of the stages of the										
		(c)	specify how compliance with independent auditing requirements will be achieved across and between each or the stages of the specify how compliance with independent auditing requirements will be achieved across and between each										
		(d) (e)	specing new comparative with independent adulary requirements will be achieved adules and between each of the operational stages of the project; and set out mechanisms for managing any cumulative impacts arising from the proposed staging.										
		(6)											
A11	Staging		Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	Note									
A12	Staging		Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be	Note									
			complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.										
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	CC1									
			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 conset (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		х	х	х	х	х	х	x	х	х
			(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or										
			design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).										
A14	Strategies, Plans or Programs		Any strategy, plan or program prepared in accordance with condition A13, where previously approved by	Note									
A15	Strategies, Plans or Programs		the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary. If the Planning Secretary agrees, a strategy, plan(including management plan, architectural or design	Note							\mid		
			In the Planning Secteral yagrees, a stategy, planincounting interlagement plan, a contectual 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.										
A16	Strategies, Plans or Programs		Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that	Note									
A17	Structural Adequacy	-	requires the strategy, plan, program or drawing. All new buildings and structures, and any alterations or additions to existing buildings and structures, that	Note							$\left \right $		
		-	are part of the development, must be constructed in accordance with the relevant requirements of the BCA. # Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021	CC1									
			sets out the requirements for the certification of the development.		х								
			# Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	CC1	х								
	1	1	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	CC3				x					
A18	External Walls and Cladding			CC3							$\left \right $		
	External Walls and Cladding External Materials		The external colours, materials and finishes of the buildings must be consistent with the approved plans							1	1		I.
			referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier										
			referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;					x	x				
			referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and					x	x				
A19	External Materials		referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colour/shuliding materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it.					x	x				
A19			referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colour/shulding materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it. New construction must comply with the recommendations provided in Bushfire Assessment Report New Shellnahour Hospital, version 5, dated 0809/2023 prepared by Building Code & Bushfire Hazard	CC3				x	x				
A19 A20	External Materials		referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifler provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials: (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of the cumentation given to the Certifler is provided to the Planning Secretary within seven days after the Certifier accepts it. New construction must comply with the recommendations provided in 'Bushfire Assessment Report New										

			SSDA CONDITION	STAGE	Т								
	SCHEDULE 1			STAGE	-								
	Application Number:		SSD-57064458										
	Applicant: Consent Authority:		Health Administration Corporation Minister for Planning and Public Spaces										
	Site: Development:		86 Dunmore Road, Dunmore (Lot 10 DP 1281639) Construction and operation of a new seven storey hospital, including landscaping, internal roads and				1	1					1
			access, at-grade and multi-level car parking, utility/service connections and supporting infrastructure.		Nov-24	Jan-25 Stage 1a	Mar-25 Stage 2	Sep-25 Stage 3	Sep-25 Stage 4	Nov-25 Stage 5	Jan-26 Stage 6	TBC Stage 7	TBC
					Stage 1 (CC1)	(CC1a)	(CC2)	(CC3)	(CC4)	(CC5)	(CC6)	(CC7)	Stage 8 (CC8)
A22	Applicability of Guidelines	1	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	Note									
			Fraining Secterary may, when issuing directors under this consent in respect or orgoing momoning and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.										
A23	Monitoring and Environmental Audits		Any condition of this consent that requires the carrying out of monitoring or an environmental audit,	Note									
			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. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the										
			development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the										
			development to provide information on compliance with the consent or the environmental management or impact of the development.										
A24	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:	Note									
			 (a) make the following information and documents (as they are obtained or approved) publicly available on its website: 										
			 the documents referred to in condition A2 of this consent; all current statutory approvals for the development; 										
			(iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the										
			reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;										
			 (wi) a summary of the current stage and progress of the development; (iii) contact details to enquire about the development or to make a complaint; 										
			 (iii) a complaints register, update monthly; (ix) audit reports prepared as part of any independent audit of the development and the 										
			Applicant's response to the recommendations in any audit report;										
			 (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available 										
A25	Compliance		(b) weep such information up to date, to the satisfaction of the Painting Secretary and publicly available for 12 months after the commencement of operations. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made	Note									
A23	priance		The Applicant must ensure that an on the 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.										
A26	Incident Notification, Reporting and Response		The Planning Secretary must be notified through the major projects portal within 7 days after the Apolicant becomes aware of an incident. The notification must identify the development (including the	Note					<u> </u>				
	Keaponae		development application number and the name of the development if it has one) and set out the location and nature of the incident.										
A27			Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.										
A28	Non-Compliance Notification		The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non- compliance.	Note									
A29	Non-Compliance Notification		The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons	Note									
			for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non- compliance.										
	Non-Compliance Notification		A non-compliance which has been notified as an incident does not need to also be notified as a non- compliance.	Note									
A31	Revision of Strategies, Plans and Programs		Within three months of: (a) the submission of an incident report under condition A27;	Note									
			 (b) the submission of an Independent Audit under condition C33 or C35; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 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.										
A32	Revision of Strategies, Plans and Programs		If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be	Note									
	rograno		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.										
			Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate										
	PRIOR TO COMMENCEMENT OF CONST	RUCTION											
	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.	CC1	x								
B2	Notification of Commencement		If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	All	x	x	x	x	x	x	x	x	x
B3	Certified Drawings		Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings	CC1, CC2, CC3									
50	on and brawingo		prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	001, 002, 000	x	х	x	х	х				
B4	External Walls and Cladding		Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls,	CC3									
			including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. A copy of the documentation must be made available on the Applicant's website					х	х				
			within seven days after the Certifier accepts it.						1				
B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure		Prior to the commencement of any 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	CC1									
			support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-		x								
			residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;										
B6	Pre-Construction Survey – Adjoining		(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to	CC1									
	Properties		owners of residential buildings that are likely to be impacted by the development.		×								
B7	Pre-Construction Survey – Adjoining Properties		Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the companyement of identities generating works that could impact on the identified buildings.	CC1	x								
B8	Pre-Construction Survey – Adjoining		commencement of vibration generating works that could impact on the identified buildings. Prior to the commencement of any vibration generating works that could impact on the buildings surveyed are required by condition B2. The Applicant much	CC1									
	Properties		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;		x								
			(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 within 48 hours										
B9	Ecologically Sustainable Development		Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (titled	All	x	~	x	x	x	x	x		
			ESD SEARs Report, prepared by Steensen Varming and dated 11 May 2023) have been incorporated into the design of the development.		^	х	^	^	~	^	^		
B10	Ecologically Sustainable Development		The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 12 December 2022 (including Design Guidance Note No. 058, Rev. C) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	All	х	х	x	x	х	x	x		
B11	Outdoor Lighting		Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor	CC3/CC4									
			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.					х	х				
B12	Demolition		and AS 4262-2019 Control of the obtrustive effects of outdoor ingring. Prior to the commencement of demolition, 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	N/A									
			Certifier.										

			SSDA CONDITION	STAGE	T								
	SCHEDULE 1 Application Number:		SSD-57064458		1								
	Applicant:		Health Administration Corporation										
	Consent Authority: Site:		Minister for Planning and Public Spaces 86 Dunmore Road, Dunmore (Lot 10 DP 1281639)										
	Development:		Construction and operation of a new seven storey hospital, including landscaping, internal roads and access, at-grade and multi-level car parking, utility/service connections and supporting infrastructure.		Nov-24	Jan-25	Mar-25	Sep-25	Sep-25	Nov-25	Jan-26	TBC	TBC
					Stage 1 (CC1)	Stage 1a (CC1a)	Stage 2 (CC2)	Stage 3 (CC3)	Stage 4 (CC4)	Stage 5 (CC5)	Stage 6 (CC6)	Stage 7 (CC7)	Stage 8 (CC8)
B13	Environmental Management Plan Requirements		Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure	CC1									
	ricquiremente		Projects (DPIE April 2020). Notes:										
			 The Environmental Management Plan Guideline is available on the Planning Portal at: <u>https://www.planningportal.nsw.gov.au/major_prodects/assessment/host-approval</u> The Planning Secretary may avaive some of these requirements if they are unnecessary or unwarranted for particular management plans. 		x								
B14	Construction Environmental Management Plan		Prior to the commencement of <u>any</u> construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary, publish a copy of the CEMP on the Applicant's website in accordance with condition A34 A24 (Access to Information). The CEMP must include, but not be limited to, the following:	CC1	x								
		(a)	(e) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) edemail 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										
		(b) (c)	(c) an unexpected finds protocol for obmaintaitor and associated comminations protecture to ensure that potentially comminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non- Aboriginal heritage and associated										
		(c) (d)	(c) and interpreter into protect in a protect in sub-real into protection in a protect in a second example and a second example a second example and a second example a sec										
		(u) (e)	(e) Construction Noise and Vibration Management Sub-Plan (see condition B16);										
		(f)	(f) Construction Waste Management Sub-Plan (see condition B17);										
		(g)	(g) Construction Soil and Water Management Sub-Plan (see condition B18);										
		(h)	(h) Aboriginal Cultural Heritage Management Sub-Plan (see condition B19);										
		(i)	(i) Biodiversity Management Sub-Plan (see condition B20);										
		(j)	Construction Flood Emergency Management Plan (see condition B21);										
B15	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)		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:	CC1									
			(a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW;										
			(c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of										
			potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs:		х								
			 heavy vehicle routes, access and parking arrangements; 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, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction										
			unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).										
	The Construction Noise and Vibration Management Sub-Plan		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;	CC1									
			 (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										
			 (c) include strategies that have been developed with the community for managing right holes generating works; (e) describe the community consultation undertaken to develop the strategies in condition B16(d); 		x								
			 (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 in accordance with the requirements of condition B13.										
B17	Construction Waste Management Sub-		The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the	CC1									
	Plan (CWMSP)		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 for materials to remain;										
			Information regarding the recycling and disposal locations; and confirmation of the contamination status of the development areas of the site based on the validation results.		×								
	Construction Soil and Water Management Sub-Plan (CSWMSP)		The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	CC1									
			(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;										
			(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 ^a edition, Landcom 2004) commonly referred to as the 'Blue Book';										
			(d) include an Acid Sulphate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulphate soils, including monitoring of water quality		x								
			at acid sulphate solis treatment areas; (e) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);										
			(f) detail all off-site flows from the site; and (g) describe the measures that must be implemented to manage stormwater and flood flows for small										
B19	Aboriginal Cultural Heritage		and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI. The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to,	CC1									
	Management Sub-Plan (ACHMSP)		the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;										
			(b) be reviewed by Heritage NSW; (c) incorporate relevant conditions from AHIP #4660;										
			(d) incorporate a requirement that, if Aboriginal objects that are of a level of significance that exceeds that assessed in the New Shellharbour Hospital Aboriginal Cultural Heritage Assessment Report, prepared										
			by EMM, dated 30 June 2023 are identified during works conducted under SSD-817846, works in the immediate vicinity of the find must cease and consultation must be undertaken with the Registered Aboriginal Parties and Heritage NSW to determine appropriate management actions;										
			(e) specify that, should previously unidentified Aboriginal objects be discovered, all work must immediately cease in the vicinity of the affected area. Works potentially affecting the Aboriginal										
			object(s) must not recommence until Heritage NSW has been informed. This information should be included in a procedure for the management of Unexpected Heritage Finds and for Human Skeletal remains, with the procedure to be prepared in accordance with guidelines and standards prepared by		х								
			Heritage NSW. The requirement to register sites on AHIMS should also be noted; (f) include requirements to undertake ongoing consultation with the Registered Aboriginal Parties										
			during the implementation of the plan; (g) include requirements to undertake further Aboriginal cultural heritage assessment for any areas outside the current project footprint and/or where the extent of impacts may be increased during the final										
			design and construction phases of the project; (h) include provision for workers on site to receive suitable heritage inductions prior to carrying out any										
			development on site, with records to be kept of these inductions; (i) include provision for the curation and long-term management of Aboriginal objects recovered from within the project area (noting the requirement to comply with relevant conditions of AHIP #4060); and										
			 (i) include procedures and requirements for ongoing review and revision of the plan. 										

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	SCHEDULE 1	SSDA CONDITION	STAGE	+								
	Application Number:	SSD-57064458										
	Applicant: Consent Authority:	Health Administration Corporation Minister for Planning and Public Spaces										
	Site: Development:	86 Dunmore Road, Dunmore (Lot 10 DP 1281639) Construction and operation of a new seven storey hospital, including landscaping, internal roads and					1	1		1		
	Development.	access, al-grade and multi-level car parking, utility/service connections and supporting infrastructure.		Nov-24	Jan-25	Mar-25	Sep-25	Sep-25	Nov-25	Jan-26	TBC	TBC
				Stage 1 (CC1)	Stage 1a (CC1a)	Stage 2 (CC2)	Stage 3 (CC3)	Stage 4 (CC4)	Stage 5 (CC5)	Stage 6 (CC6)	Stage 7 (CC7)	Stage 8 (CC8)
B20	Biodiversity Management Sub-Plan (BMSP)	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person/s;	CC1									
	(Dimor)	(b) Identify areas of land where impacts on bodiversity are to be avoided as outlined in the biodiversity development assessment report prepared by EMM, wresting detade 28/02/2024 and set out how these areas will be protected from construction impacts; and (c) set out the measure identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.		x								
B21	Construction Flood Emergency Management Sub-Plan	The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplan Risk Management Guidelines; (c) include details of: (i) the flood emergency responses for both construction phases of the development;	CC1									
		(ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) assembly points and evacuation routes; (v) assumation and refuge protocols; and (w) awareness training for employees and contractors, and users/visitors.		x								
B22	Driver Code of Conduct	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (c) ensure truck drivers use specified routes.	CC1	x								
	Construction Parking	Prive to the commencement of any construction(except for the provision of temporary parking facilities), the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	CC1	x								
B24	Soil and Water	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Sols & Construction (4* edition, Landcom 2004) commonly referred to as the Blue Book.	CC1	x								
	Acid Sulphate Soils.	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulphate Solis. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulphate Solis.	CC1	x								
B26	Flood Management	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: (a) flood warning and notification procedures for construction workers on site; and (b) evacuation and refuge protocols.	CC1	x								
B27	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project. noise trigger levels as recommended in the <i>New Shellharbour Hospital - Accustics Report atlet</i> 30 April 2024 and prepared by Stantce must be undertainen by a subday qualified person; and (b) evidence must be submitted to the Certifice 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 New Shellharbour Hospital Acoustics Report, dated 30 April 2024, prepared by Stantec.	CC3				x					
B28	Aboriginal Heritage	All reasonable must be taken so as not to harm, modify or otherwise impact Aboriginal objects except as authorised by this approval.	Note									
B29	Aboriginal Heritage Registered Aboriginal Parties (RAPs)	The Registered Aboriginal Parties (RAPs) must be kept informed about the approved development. The RAPs must continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage management requirements of the approved development.	Note									
B30	Aboriginal Heritage Heritage Interpretation Strategy & Plan	A heritage interpretation strategy and plan must be developed by a heritage specialist (in consultation with the Registered Aboriginal Parties) and implemented to recognise the Aboriginal cultural values of the project area.	CC1	x								
B31	Aboriginal Heritage Application to vary AHIP	An application to vary AHIP #4660 to excise from the AHIP that portion of the AHIP area subject to the SSD approval will be submitted to Hentage NSW for approval. Approval of the variation will be conditional on relevant conditions of AHIP #460b being satisfield including those pertaining to the completion of salvage excavations, salvage reporting and the provision of Aboriginal Site Impact Recording Forms.	CC1	x								
B32	Biodiversity	Prior to the removal of PCT 3962 – Coastal Floodplain Phragmites Reedland, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix D of the Biodiversity Development Assessment Report, prepared by EMM, version V6 dated 29/02/2024, must be retired.	CC1	x								
	Biodiversity	The requirement to retire like-to-rike ecosystem credits and species credits in condition B32 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.	CC1	x								
B34	Biodiversity	Evidence of the retirement of credits in satisfaction of condition B32 or payment to the Biodiversity Conservation Fund in satisfaction of condition B33 must be provided to the Planning Secretary prior to the removal of PCT 3962 – Coastal Floodplain Phragmites Reedland.	CC1	x								
	Operational Waste Storage and Processing	Prior to the commencement of construction of waste storage and processing areas. The Applicant must obtain agreement from Council for the degrid of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is designed to ensure the doorigate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (b) includes a cold water supply: (c) is naturally ventilated or an air handling exhaust system must be in place; and	CC3				x					
B36	Road Upgrade / Intersection Works	 (d) includes signage to clearly describe the types of materials that can be deposited into recycling bins Prior to the commencement of construction of the roundboar and other works on Dummore Road proposed in the EIS/RIS, the Applicant must submit plans and technical specifications for the proposed works to the relevant roads authority. Notes: Approval must be obtained for roadworks under section 138 of the Roads Act 1993. All costs associated with the proposed road upgrade works must be borne by the Applicant. In accordance with Section 4.2 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 139 casab. Sections 41 flags actions of the work of the grades of the roads proposed for the roads proposed works must be borne by the Applicant. 	Note									
	Operational Access, Car Parking and Service Vehicle Arrangements	state significant development that is authorised by a development consent and is substantially consistent with the consent. Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 1000 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2800.1 and AS 2800.6; and (b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manaceursality through the site, must be in accordance with the latest version of AS	CC5						x			
B38	Flood Management and Mitigation	 2800.2. Prior to the commencement of the relevant construction stage, the Applicant must provide evidence from a suitably qualified civil or structural engineer to the Certifier confirming that: (a) all habitable floor levels are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard and that the escential plant is above the PMF level, and that the development achieves the required flood planning levels outlined in the CrVII Engineering Flood Study Report; prepared by enstruct, dated January 2024. (b) any structures below the PMF level will be constructed from flood compatible building components having regard to the hydrochamic forces applied by still-water during any period of flood inundation and/or submerging events. (c) the structural integrity of the building flood submerging events. (c) the structural integrity of the building has been designed to ensure safe and secure shelter-in-place of vulnerable persons, both during the PMF flood event and after the PMF flood event until flood waters have receded and it is safe to are the building. (d) building has been designed so that the part of the building floor building by those sheltering in place during a PMF event (or other submerging events). 	CC1, CC2	x	x	x						
ļ		purpose after the flood waters recede from the PMF event (or other submerging events).										

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	SCHEDULE 1	SSDA CONDITION	STAGE	-								
	Application Number:	SSD-57064458										
	Applicant: Consent Authority:	Health Administration Corporation Minister for Planning and Public Spaces										
	Site: Development:	86 Dunmore Road, Dunmore (Lot 10 DP 1281639) Construction and operation of a new seven storey hospital, including landscaping, internal roads and				1	1		1	1	ı r	1
	Development.	access, al-grade and multi-level car parking, utility/service connections and supporting infrastructure.		Nov-24	Jan-25	Mar-25	Sep-25	Sep-25	Nov-25	Jan-26	TBC	TBC
				Stage 1 (CC1)	Stage 1a (CC1a)	Stage 2 (CC2)	Stage 3 (CC3)	Stage 4 (CC4)	Stage 5 (CC5)	Stage 6 (CC6)	Stage 7 (CC7)	Stage 8 (CC8)
B40	Public Domain Works	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifler that the streetscape design and treatment meets the requirements	CC6									
		of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.								x		
B41	Acoustic impacts (Sydney Trains)	Prior to the commencement of construction, the Applicant must submit details to the Certifier demonstrating how the proposed development will comply with the deemed-to-satisfy provisions in the	CC1									
		Department of Planning's document titled "Development Near Rail Corridors and Busy Roads – Interim Guidelines".		x								
B42	Sydney Trains Requirements	Prior to the commencement of construction, the Applicant must prepare and provide the following to Sydney Trains:	CC1									
		(a) an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of Sydney Trains' representative.										
		(b) a Registered Surveyor must peg-out the common property boundary between the development site and TAHE (Transport Asset Holding Entity) land and easements. A copy of the survey report indicating the location of pegs must be provided to Sydney Trains prior to the commencement of works.										
		(c) an Electrolysis Expert must be engaged to prepare a report on the Electrolysis Risk to the development from stray currents. The persons acting upon this consent must incorporate in the development all the										
		measures recommended in the report to control that risk. A copy of the report is to be provided to the Certifier prior to the commencement of any works. The Certifier must ensure that the recommendations of the polarity of the commencement of the second second documentative exclusion.		x								
		the electrolysis report are incorporated in the construction drawings and documentation prior to the commencement of construction. (d) certification from a qualified Geotechnical and Structural Engineer stating that the proposed works are										
		to have no negative impact on the rail corridor and associated rail infrastructure. (e) a plan showing all craneage and other aerial operations for the development and must comply with all										
		Sydney Trains' requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains' requirements. Written confirmation must be received from Sydney Trains confirming that this condition has been satisfied prior to the										
		commencement of construction.										
		(f) appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to	Note	1								
		the satisfaction of Sydney Trains prior to the fencing work being undertaken.										
B43	Contamination	Prior to the commencement of construction, the Applicant must submit a Validation Report prepared by a suitability qualified remediation consultant and verified by an EPA-accredited Site Auditor, which confirms the site has been appropriately remediated and is suitable for the Health Service Facility use. The	CC1									
		the site has been appropriately remediated and is suitable for the Health Service Facility use. The Validation Report is to be submitted along with an Environmental Management Plan (if required) to the Planning Secretary and the Certifier.		x								
B44	Geotechnical	Prior to the commencement of construction, the Applicant must demonstrate to the Certifier that the recommendations in Section 7 of 'Stage 2 Geotechnical Investigation Geotechnical Report', prepared by	CC1									
		JK Geotechnics and dated 11 May 2023 have been implemented.		x								
B45	Ecology	Prior to the commencement of construction, the Applicant must demonstrate to the Certifier that the recommendations within the aquatic ecology advice letter submitted with the RtS prepared by EMM and deted 40 December 2023 here these implementations.	CC1	x		[
		dated 20 December 2023 have been implemented.										
	- DURING CONSTRUCTION Site Notice	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the	CC1									
		purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 584 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 instruction is detined and the structure of the st		~								
		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.										
C2	Operation of Plant and Equipment	All construction plant and equipment used on site must be maintained in a proper and efficient condition	Note									
C 2	Demolition	and operated in a proper and efficient manner. Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-	N/A									
05	Demontion	2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	190									
C4	Construction Hours - Deliveries	Construction, including the delivery of materials to and from the site, may only be carried out between the	Note									
		following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays.										
		No work may be carried out on Sundays or public holidays.										
C5	Construction Hours - Noise Levels	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and	Note									
C6	Construction Hours - Works outside	(b) between 1pm and 4pm, Saturdays. Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:	Note									
6	hours	 (a) by the Police or a public authority or the delivery of whiches, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or 	NOLE									
		 where the works are inaudible at the nearest sensitive receivers; or 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 (e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.										
07	Construction United Internet											
	Construction Hours - Notification	Notification of such construction activities as referenced in condition CG must be given to affected residents before undertaking the activities or as soon as is practical afterwards. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out	Note									
CS	construction Hours - Rock Breaking	between the following hours: (a) 9am to 12pm, Monday to Friday;	NOLÉ									
		(b) 22m to 5pm (b monday to Friday, and (c) 9am to 12pm, Saturday.										
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).	Note									
C10	Construction Traffic	version or the CEWF (Including Sub-Prans). All construction 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.	Note					<u> </u>				
C11	Hoarding Requirements	The following hoarding requirements must be complied with:	Note	1								
		(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 being made aware of										
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.	Note									
C13	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in	Note			-						
		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										
		ievers must be identified and managed in accordance with the management and mugation measures identified in the approved Construction Noise and Vibration Management Plan.										
C14	Construction Hours _ Vehicle Movements	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	Note									
617	Has of "Oussive""	C4 and C5	Note									
C15	Use of "Quackers"	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	NOLÉ									
C16	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to:	Note									
		 (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and 										
		(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).										
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C17 Use of V C18 Vibratio C19 Importe C20 Dispose C21 Emerge C22 Stormw C23 Aborigii C24 Unexpe C24 Unexpe C25 Unexpe C26 Waste S Constru C27 Waste S Constru C28 Waste S Constru C29 Waste S Constru C29 Waste S Constru C29 Waste S	ent Authority: opment:	SSDA CONDITION SSD-57064458 Health Administration Corporation Minister for Planning and Public Spaces 86 Dumore Road, Dumore (Ld 10 DP 1281639) Construction and operation of a new seven storey hospital, including landscaping, internal roads and access, al-grade and multi-level car parking, utility/service connections and supporting infrastructure. 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. The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Variation Management Plun, approved as part of the CEMF required by condition Noise and Variation Management Plun, approved as part of the CEMF required by condition Noise and variation Management Plun, approved as part of the CEMF required by condition Noise and variation Management Plun, approved as part of the CEMF required by condition Noise and variation Management Plun, approved as part of the CEMF required by condition Noise and variation Management Plun, approved as part of the CEMF required by condition Noise and variation may be used to the CEMF required by condition Noise and variation and the section of construction. The prior withs approval Council must be obtained to connect of calcianary and the section of the section of construction. The system must: Within three months of the commencement of construction, the Applicant must greapare and implem	Note Note Note Note Note Note Note Note	Nov-24 Stage 1 (CC1)	Jan-25 Stage 1a (CC1a)	Mar-25 Stage 2 (CC2)	Sep-25 Stage 3 (CC3)	Sep-25 Stage 4 (CC4)	Nov-25 Stage 5 (CC5)	Jan-26 Stage 6 (CC6)	TBC Stage 7 (CC7)	TBC Stage 8 (CC8)
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C23 Aborigi C24 Unexper Heritage C25 Unexper Heritage C26 Waste S Constru C27 Waste S Constru C28 Waste S Constru C29 Waste S Constru C30 Waste S Constru C31 Outdoor	ginal Cultural Heritage pected Finds Protocol – Aboriginal gg	system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the <i>Civil Engineering Works</i> plans prepared by enstruct and submitted with the RS: (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and <i>Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines. Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Herritage Assessment Report prepared by EMM dated June 2023. In the event that surface disturbance identifies a new Aboriginal coject: (a) all works must hall in the immediate area to prevent any further immacts to the object(s); (b) a suitably qualified archaeologit and the registered Aboriginal representatives must be contacted to determine the significance of the object;										
C24 Unexper Heritage C25 Unexper Heritage C26 Waste S Constru C27 Waste S Constru C28 Waste S Constru C29 Waste S Constru C30 Waste S Constru	pected Finds Protocol – Aboriginal ge	Heritage Assessment Report prepared by EMM dated June 2023. In the event that surface disturbance identifies a new Aboriginal object: (a) all works mush fail in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;										
C25 Unexpe C25 Unexpe Heritage C26 Wasto S Constru C27 Wasto S Constru C28 Wasto S Constru C29 Wasto S Constru C30 Wasto S Constru C31 Outdoor	ge	 (a) all works must hall 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; 	Note									
Heritage C26 Waste S Constru C27 C28 Waste S Constru C29 Waste S Constru C30 Waste S Constru C31	pected Finds Protocol – Historic	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 NSV to develop and implement management strategies for all objects/istes; and (e) works may only recommence with the written approval of the Planning Secretary.										
Constru C27 Waste S Constru C28 Waste S Constru C29 Waste S Constru C30 Waste S Constru		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	Note									
Constru C27 Waste S Constru C28 Waste S Constru C29 Waste S Constru C30 Waste S Constru		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.										
C27 Waste S Constru C28 Waste S Constru C29 Waste S Constru C30 Waste S Constru C31 Outdoor	e Storage and Processing truction - Storage Areas	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.	Note									
C28 Waste S Constru C29 Waste S Constru C30 Waste S Constru C31 Outdoor	e Storage and Processing	C27. All waste generated during construction must be assess, classified and managed in accordance	Note									
Construi C29 Waste S Construi C30 Waste S Construi C31 Outdoor	truction - Classification e Storage and Processing	with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). C28. The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and	Note									<u> </u>
Constru C30 Waste S Constru C31 Outdoor	truction - Concrete & Rinse	are prevented from entering any natural or artificial watercourse. C29. The Applicant must record the quantities of each waste type generated during construction and the	Note									
Constru C31 Outdoor	e Storage and Processing truction - Records	proposed reuse, recycling and disposal locations for the duration of construction.										
	e Storage and Processing truction - Hazardous Materials	C30. 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. C31. The Applicant must ensure that all external lighting is constructed and maintained in accordance	Note									
C32 3110 C01		with AS 4282-2019 Control of the obtrusive effects of outdoor lighting. C32. The Applicant must ensure the proposed development does not result in a change of risk in relation	Note									
C33 Indepen	endent Environmental Audit	C32. The Applicant must ensure the proposed development does not result in a change or firsk in relation to any pre-existing contamination on the site that would result in significant contamination. C33. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Note									
C34 Indepen	endent Auditors - Approval	C34. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Note									
C35 Indepen Timing	endent Environmental Audit - Ig	C35. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Note									
C36 Indepen Respon	endent Environmental Audit - onse	C36. 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 C33 of this consent, or condition C35 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.	Note									
C37 Indepen Respon	endent Environmental Audit - onse	C37. Independent Audit Reports and the Applicant'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.	Note									
	endent Environmental Audit - ation of Ongoing Audits	C38. 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.	Note									
	te Statement - Sheilharbour Dunmore Road Intersection ade	The Applicant must provide to the Planning Secretary an 'Update Statement - Shellmarbour Road/Dumore Road Intersection Upgrade' every aix months (commancing within is incentite of the determination date of this application up until the intersection upgrade is fully operational) that provides updated advice on the progress of the delivery of the intersection upgrade required by condition D16. The Statement must include details of any applicable consultation (including outcomes) held with relevant stateholders, such as and application of the stateholders.	CC7/CC8	Every 6 months								
C40 Update	te Statement - Shared Pathway	TINSW and Council. The Applicant must provide to the Planning Secretary and TINSW an 'Update Statement – Shared Pathway Hospital to Shellharbour Junction Train Station' every six months (commencing within six months of the determination date of this application out lift he pathway is available for use) that provides updated advice on the progress of the delivery of the shared pathway required by condition D39. The Statement must include details of any applicable consultation (including outcomes) held with relevant stakeholders, such as TINSW, Council and any affected landowners.	CC7/CC8	Every 6 months								
	OR TO COMMENCEMENT OF OPERATIO	A1										
	cation of Operation	At least one month before commencement of any 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.	OC1									
D2 Externa		una sauge: 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.	OC1									
D3 Externa	nal Walls and Cladding		OC1					1	1	1		+
D4 Works a	nal Walls and Cladding	A copy of the documentation given to the Certifier must be made available on the Applicant's website within 14 days after the Certifier accepts it.										1

		SSDA CONDITION	STAGE	Ţ								
	SCHEDULE 1		C.A.JE	+								
	Application Number: Applicant:	SSD-57064458 Health Administration Corporation										
	Consent Authority:	Minister for Planning and Public Spaces										
	Site: Development:	86 Dunmore Road, Dunmore (Lot 10 DP 1281639) Construction and operation of a new seven storey hospital, including landscaping, internal roads and		Nuces	1 65	Mar-25	P 0-	P 07	N= 07	1 00	TBC	70.0
		access, at-grade and multi-level car parking, utility/service connections and supporting infrastructure.		Nov-24 Stage 1 (CC1)	Jan-25 Stage 1a	Stage 2	Sep-25 Stage 3	Sep-25 Stage 4	Nov-25 Stage 5	Jan-26 Stage 6	Stage 7	TBC Stage 8
				Stage 1 (CC1)	(CC1a)	(CC2)	(CC3)	(CC4)	(CC5)	(CC6)	(CC7)	(CC8)
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 (or Part 31 a Performance-based water cooling system) of AS/VZS 3666.22011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control Legionnaires Disease.	OC1									
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) complex with the latest version of AS 4282-2019 - Control of the obtrustve 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	0C1									
D7	Mechanical Ventilation	surrounding properties or the public road network. Prior to commencement of operation, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1688-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other release 1 conditional and the second to the term of the second seco	OC1									
D8	Operational Noise – Design of Mechanical Plant and Equipment	D8. 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 B2 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in thew Shellharbour Hospital – Acoustics Report prepared by Stamtics and edids 30 April 2024.	OC1									
	Fire Safety Certification	Prior to commencement of operation, a Fire Safety Certificate must be obtained for all the Essential Fire Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.										
D10	Structural Inspection Certificate	Prior to the commencement of operation of the relevant parts of any new buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier.	0C1									
	Post-construction Dilapidation Report – Protection of Public Infrastructure Repair of Public Infrastructure	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Diajidation Report. This Report must: (a) ascertain whether the construction vorks created any structural damage to public infrastructure by comparing the results of the Post-Construction Diajidation Report. They post with the P-construction Diajidation Report required by condition B5 of this consent; (b) have, if it is dicident 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 Carlier; (d) have provided to be Planning Secretary within 48 hours when requested. Unless the Applicant must her relevant public authority agree otherwise, the Applicant must: (a) repar, or pay the full costs associated with regaring, any public infrastructure that is damaged by carrying out the construction works, and/or	0C1 0C1									
D13	Road Damage	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocate 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. Prior to the commencement of operation, the cost of repairing any damage caused to Council or other	d OC1									
	Post-Construction Survey – Adjoining	Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated will D14. Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the	h									
	Properties infrastructure	commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and pegare a Pest-Construction Survey (Pegort. 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 within 48 hours when requested.										
D15	Post-Construction Survey – Adjoining Properties Private	D15. 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 regaring the damaged buildings, within an agreed timeline between the even of the identified property and the Planning Socretary. Alternatively, the Applicant may pay compensation for the damage a agreed with the property owner.	OC1									
D16	Shellharbour Road / Dunmore Road Intersection Upgrade	Prior to the commencement of any operation, the existing Shellharbour Road/Dunmore Road vehicle intersection must be upgraded and be fully operational. The design and construction of the intersection	OC2									+
D17	Car Parking Arrangements	upgrade must be objected and be informed and the statistic of the statistic of the metric social upgrade must be to the satisfaction of TINSW Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning	001									<u> </u>
	Bicycle Parking and End-of-Trip	Prior to the commencements or any operation, a other timestame agreed in writing by the manning Secretary, evidence must be submitted to the Certifier that demonstrates that construction works associated with the provision of 1,000 on-site car parking spaces have been completed and the car spaces are operational. D18. Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning										
	Facilities	Secretary, 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 39 bicycle parking spaces; (b) the latest version of AS 2890.3:2015 <i>Parking facilities – Bicycle parking</i> , and be located in easy to access, well-fit 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. <i>Note: All worksteplatory signosting associated with the proposed development shall be at no cost to the relevant reads</i> <i>extention</i> .										
D19	Green Travel Plan	D19. Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, a Green Travel Plan (GTP) must be submitted to the Certifier to promote the use of active and sustainable transport modes and a corp yublished on the Applicant's website within seven days after the Certifier accepts it. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW: (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and fundrianes 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 specific tools and actions to help achieve the objectives and mode share targets; (e) include specific tools and actions to help achieve the objectives and mode share targets; (d) include specific tools and actions to help achieve the objectives and mode share targets; (e) include description and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include description and metodology 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. 	0C1									
D20		Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, the nominated employee(s) of the health services facility responsible for implementing the GTF and its ongoing review must be provided to Transport for NSW and the Planning Secretary.										
D21	Utilities and Services	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	OC1									
D22	Stormwater Operation and Maintenance Plan	D22. Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures rema effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	is OC1									
D23	Signage	D23. Prior to the commencement of operation, way-finding signage and signage identifying the location staff car parking must be installed.										
D24	1	D24. Prior to the commencement of operation, bicycle way-finding signage must be installed within the	0C1									1

Description Stage 1 (CC1) Stage 1 (C	Sep-25 Sep-25 Stage 3 Stage 4 (CC3)	Stage 5	Jan-26 Stage 6 (CC6)	TBC Stage 7 (CC7)	TBC Stage 8 (CC8)
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Site: B8 Dummere Read, Dummore (kt 10 DP 128158))	Stage 3 Stage 4	Stage 5	Stage 6	Stage 7	Stage 8
Development: Construction and operation of a new seven storey hospital, including landscaping, internal roads and access, al-grade and multi-level car parking, utility/service connections and supporting infrastructure. Nov-24 Jan-25 Mar-28 I 225 Operational Waste Management Plan D25. Frior to the commonement of operation, the Applicant must proper a Vaste Management Plan for the development and submit to the Certifice. OC1 Stage 1 (OC1) ICC21	Stage 3 Stage 4	Stage 5	Stage 6	Stage 7	Stage 8
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D31 Flood management and mitigation - D31. Prior to the commencement of operation, a Structural Inspection Certificate or other form of written OC1					
Engineering Certification/Validation certification from a suitably qualified civil or structural engineer must be submitted to the Certifier which					
certifies that the constructed building meets each of the design requirements specified in condition B38.					
O22 D32. The evidence required under condition D31 is to be made available to the Planning Secretary within Note		-			+
Seven days upon request. D33 Public Bus Access Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning OC1 OC1					_
Secretary, evidence must be submitted to the Certifier demonstrating that the bus shelter, bus stop and					
D34 Sydney Trains Requirements - Fencing The development must have appropriate fencing fit for the future usage of the development site to prevent Unauthorised access to the rail corridor by future occupants of the development. Prior to the					
commencement of operation, the Applicant must liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary or design and construction of new fencing. Details of the restriction of the state of					
type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.					
D35 Sydney Trains Requirements - Drainage All drainage from the development must be adequately disposed of and managed and not allowed to be discharged into the rail corridor unless prior written approval has been obtained from Sydney Trains.					-
D36 Noise Mitigation Measures The noise miligation measures set out in Part 8.4.1 of the 'New Shellharbour Hospital – Accustics OC1				_	
Report: prepared by Stantec and dated 30 April 2024 must be implemented prior to the commencement of operation.					
D37 Public Domain Works The following public domain works are to be completed in accordance with condition B40 and in OC1					
accordance with the relevant Council Guidelines prior to the commercement of operation: a) construction of a footpath for the full extent of the site frontage along the western side of Dummore					
Road; and b) Pedestrian line marking along Dunmore Road. The pedestrian refuge at the northern end of Dunmore					
Road as shown in the Architectural plan set is to be deleted.					
D38 Access Roads and Naming New access roads must be named in accordance with the applicable requirements within Australian OC1 Standard ASINZS 4819-2011 Section 4.2.1(b).					
D39 Shared Pathway Prior to the commencement of operation, a shared pathway from the New Shellharbour Hospital to OC2 Shellharbour Junction Train Station (generally adjacent to the rail line) must be constructed and be emplated for use (fixed the line) failed into the installation of the line) for the statistical state of the					
available for use (including the installation of lighting and wayfinding signage). Crime Prevention through Environmental Design (CPTED) principles must be integrated into the design of the shared pathway, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines, and the					
design and construction of the pathway must be carried out in consultation with Council and to the satisfaction of TINSW.					
					+
PART E POST OCCUPATION C C C C C C C C C C C C C C C C C C C					
E1 Operation of Plant and Equipment All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.					
E2 Warm Water Systems and Cooling The operation and maintenance of warm water systems and water cooling systems (as defined under the Post Occupation				┨ ┣────	
Systems Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3) (a Performance-based wathout SAVES 3666.22011 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.					
E3 Environmental Management Plan Upon completion of remediation works, the Applicant must manage the site in accordance with the Post Occupation				_	
Environmental Management Plan approved by the Site Audutor (if any) under condition B43 and any on- going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act					
1997. · · · · · · · · · · · · · · · · · · ·					
E4 Operational Noise Limits The Applicant must ensure that noise generated by operation of the development does not exceed the project noise trigger levels identified in 'New Shellharbour Hospital' – Acoustics Report', prepared by					
E5 Unobstructed Driveways and Parking All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car Post Occupation					-
E5 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 Post Occupation					
order equipment and must be used solely for vehicular and/or pedestrian access and for the parking or vehicles associated with the use of the premises.					
E6 Green Travel Plan The Green Travel Plan required by condition D19 of this consent must be reviewed annually and updated if Post Occupation necessary and implemented unless otherwise agreed by the Planning Secretary.					1
Ecologically Sustainable Development Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Post Occupation		-			
E7 Ecologically Sustainable Development Unless otherwise agreed by the Planning Secretary, Within is it months of commencement of operation the Post Occupation Centifier and Planning Secretary is to be provided with a report from the Applicant by a suitably qualified and experienced experienced experienced secret demonstrating that the project attains the minimum number of ESD points as					
and experienced expert demonstrating that the project attains the minimum number of ESU points as required by condition B10 of this consent.					
E8 Outdoor Lighting Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of Post Occupation		-			+
surrounding sensitive receivers, the Applicant must provide miligation measures in consultation with affected landowners to reduce the impacts to an acceptable level.					
E9 Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Post Occupation		+		┨ ┣────	+
Landscape Management Plan required by condition D27 for the duration of occupation of the development.					
E10 Hazards and Risk The Applicant must store all chemicals, fuels and oils used on-site in accordance with: Post Occupation (a) the requirements of all relevant Australian Standards; and			1		+
 (a) the requirements of all relevant Australian's candidors; and (b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids. 					
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		SSDA CONDITION	STAGE	1								
	SCHEDULE 1											
	Application Number: Applicant:	SSD-57064458 Health Administration Corporation										
	Consent Authority:	Minister for Planning and Public Spaces										
	Site:	86 Dunmore Road, Dunmore (Lot 10 DP 1281639)										
	Development:	Construction and operation of a new seven storey hospital, including landscaping, internal roads and		Nov-24	Jan-25	Mar-25	Sep-25	Sep-25	Nov-25	Jan-26	TBC	TBC
		access, at-grade and multi-level car parking, utility/service connections and supporting infrastructure.			Stage 1a	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8
				Stage 1 (CC1)	(CC1a)	(CC2)	(CC3)	(CC4)	(CC5)	(CC6)	(CC7)	(CC8)
E11	1	In the event of an inconsistency between the requirements of condition E9(a) and E9(b), the most	Post Occupation									
511		stringent requirement must prevail to the extent of the inconsistency.	1 dat Occupation									
E12	Dangerous Goods	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Post Occupation									
E13		The quantity of liquid oxygen (UN 1073) stored and handled at the site must not exceed 38,000 litres.	Post Occupation									
E14	Discharge Limits	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Post Occupation									
E15	Signage	The lighting to be used in connection with approved signage including the LED screen must comply with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting	Post Occupation									
APPEND	DIX ADVISORY NOTE											
AN1	General	AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained	Note									
		as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.										
	Long Service Levy	AN2. For work costing \$250,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Corporation on 131 441.	CC1	x								
	Legal Notices	AN3. Any advice or notice to the consent authority must be served on the Planning Secretary.	Note									
AN4	Access for People with Disabilities	AN4. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifler must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certifled plans.	CC3				x					
AN5	Utilities and Services	AN5. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Note									
AN6		AN6. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) staing that satisfactory arrangements have been made to ensure provisions of adequate services.	CC2			x						
AN7	Road Design and Traffic Facilities	AN7. All roads and traffic facilities must be designed to meet the requirements of Council or TINSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Note									
AN8	Road Occupancy Licence	AN8. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Note									
AN9	SafeWork Requirements	AND. To protect the safety of work personnel and the public, the work alte must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeVork requirements.	Note									
AN10	Hoarding Requirements	AN10. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Note									
AN11	Handling of Asbestos	AN11. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protoction of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – Transprintation and management of asbestos waster imust also be compiled with.	Note									
AN12	Fire Safety Certificate	AN12.The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Note									
			I									
	N INCIDENT NOTIFICATION AND REPORT	ING REQUIREMENTS										
IN1	Written Incident Notification	1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seem days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A26 or, having given such notification, subsequently forms the view that an incident has not occurred.	Note									
IN2	Written Incident Notification Requirements	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in reliation to the incident; (g) identify further action(s) that with be taken in reliation to the incident; (g) identify further action(s) that with be taken in reliation to the incident; (g) identify applicate of the taken in reliation to the incident; (g) identify application of the taken in reliation to the incident; (g) identify application of the take of the incident is the incident. (g) identify application of the taken is reliated to the incident. (g) identify application of the incident is the incident of the incident. (h) identify application of the taken is reliated to the incident. (h) identify application of the taken is reliated to the incident. (h) identify application of the action of the incident of the incident. (h) identify application of the taken is reliated to the incident. (h) identify application of the taken is reliated to the incident. (h) identify application of the taken is reliated to the incident.	Note									
IN3	Written Incident Notification Timing of Report	3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Note									
IN4	Written Incident Notification Report Contents	 The incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident. 	Note									