

EUROBODALLA REGIONAL HOSPITAL STAGING REPORT

Rev 2

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1. Introduction

1.1 Background

The NSW Government announced funding to build a sustainable, modern and purpose-built hospital to support the needs of the Eurobodalla Shire. The Project will provide a new facility on a greenfield site in Moruya as announced in December 2020. The new facility will increase the services Role Delineation from Level 2 to Level 4 to improve self-sufficiency and reduce cross border flows to the ACT to meet the needs of the community. To increase the services Role Delineation requires an increase in the hospital workforce to deliver contemporary Medical, Surgical, Allied Health and Outpatient services, along with appropriate clinical and non-clinical support services.

1.2 The Project

The new Eurobodalla Regional Hospital (ERH) will include:

- An emergency department;
- An eight bed Intensive Care Unit (ICU) /Close Observation Unit (COU);
- Increased access for chemotherapy treatments renal dialysis;
- Surgical and operating theatres and a day stay surgical unit;
- Expanded medical imaging, including MRI;
- Ambulatory care for community outpatient services;
- Paediatric and maternity services, and a special care nursery;
- Mental health beds for short term admissions; and,
- Enhanced education and training facilities, including a simulation laboratory.

The new Eurobodalla Regional Hospital will be larger than both Moruya and Batemans Bay hospitals combined, designed with the capacity to grow as demand for services changes.

Using the latest technology and models of care, the new hospital will deliver patient-centred health services closer to home.

1.3 The Site

The Eurobodalla Regional Hospital site is approximate 2km south south-east from Moruya town centre on the Princes Highway. The site is legally described as Lot 2 DP 1281576.

A Construction Staging Summary Plan of the site has been included in **Figure 1**.

1.4 Purpose of this Staging Report

The purpose of this Staging Report is to facilitate the construction staging requirements in accordance with SSD-56989722 dated 24 May 2024. The following Conditions have been included within Schedule 2, Part A – Administrative Conditions, in relation to the staging of construction:

A10	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 for the approval of the Certifier. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, 14 days before the commencement of operation of the first of the proposed stages of operation).
A11	A Staging Report prepared in accordance with condition A10 must: <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other 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.
A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.
A13	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.
A14	The Applicant may: <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan), 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).
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.
A16	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
A17	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.

Table 1 Conditions relating to this Staging Report

1.5 Statutory Context

Development for the purposes of a hospital with a capital investment value (CIV) of more than \$30 million is identified in Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) as State Significant Development (SSD) for the purposes of the EP&A Act. A CIV Statement has been

prepared by Genus Advisory confirms that the project has a CIV of more than \$30 million (provided under a separate cover) and the project is therefore SSD. Therefore, the Planning Secretary is the consent authority.

1.6 Need and Justification

The SSD approval does not currently include a helipad. In addition the Aboriginal Heritage investigation in the road external to site that connects to Caswell St can only be commenced once the SSD has been approved. Multiplex is currently proposing to construct the northern road extension after the main civil construction period, but prior to the completion of the hospital construction. Currently it is anticipated the helipad will be able to be construction within the main construction period, however the planning approval needs to be received prior.

The ERH facility is anticipated to open in one stage. As there are two facilities that are to fully relocate to the new facility there will not be sufficient staffing to run 3 facilities at once. Relocation and operation is anticipated to commence in 2027.

1.7 Abbreviations

The abbreviations used in this Plan are outlined in the table below.

Abbreviation	Description
CEMP	Construction Environmental Management Plan
DPHI	Department of Planning, Housing and Infrastructure
ERH	Eurobodalla Regional Hospital

Table 2 Abbreviations

1.8 Document Control

This Plan will be monitored and necessary changes will be identified in the table over the page and communicated to all relevant personnel. Amendments and updates to this Management Plan will be made if the strategies and actions described in the plan no longer meet desired outcomes, or if improvements to existing measures can be made.

Electronic distribution of this Plan will be made to those detailed on the distribution listing on Aconex.

Revision	Date	Description	Page	Reviewed By	Approved By
1	Aug 2024	DPHI Submission	All	Tane Patchett	David Maher
2	Sept 2024	Minor updates following HI comments	All	Tane Patchett	David Maher

Table 3 Document Revision Table

2. Staging

2.1 Construction Staging

The ERH Project will be constructed in one continuous construction period. The construction duration for the Project is forecasted to be approximately 2 years, with the work commencing in Quarter 2 2024 and hospital construction expected to be complete by Quarter 3 2026. During the Construction a sequence of Construction Certificates will be sought to sequentially conform to BCA and SSD conditions. These have been listed as Stages below.

The Construction Staging proposed for the ERH project is outlined in **Table 4** and **Figure 1** below.

Stage	Stage Details	Indicative Commencement Dates	Indicative Completion Dates
Stage C1: Main Works construction	Stage C1 works will include items covered by CC1: <ul style="list-style-type: none"> Construction of civil works within the site boundary (ie not north road connection to Caswell St); Installation of in ground services; and, Construction of concrete elements below lower ground floor level. 	Sept 2024	Aug 2026
Stage C2: Main Works construction	Stage C2 works will include items covered by CC2: <ul style="list-style-type: none"> Construction of remaining concrete elements. 	Dec 2024	July 2025
Stage C3: Main Works construction	Stage C3 works will include items covered by CC3: <ul style="list-style-type: none"> Construction of structural steel elements and associated concrete footings; Construction of façade; Construction of internal walls; Installation of services; Installation of internal finishes and fittings; Landscaping; Caswell St footpath; and, Northern road extension to Caswell St. 	Apr 2025	Aug 2026
Stage C4: Main Works construction	Stage C4 works will include items covered by CC4: <ul style="list-style-type: none"> Helipad (assuming Planning approval received) 	Mar 2025	Aug 2026

Table 4 Construction Staging Works Summary

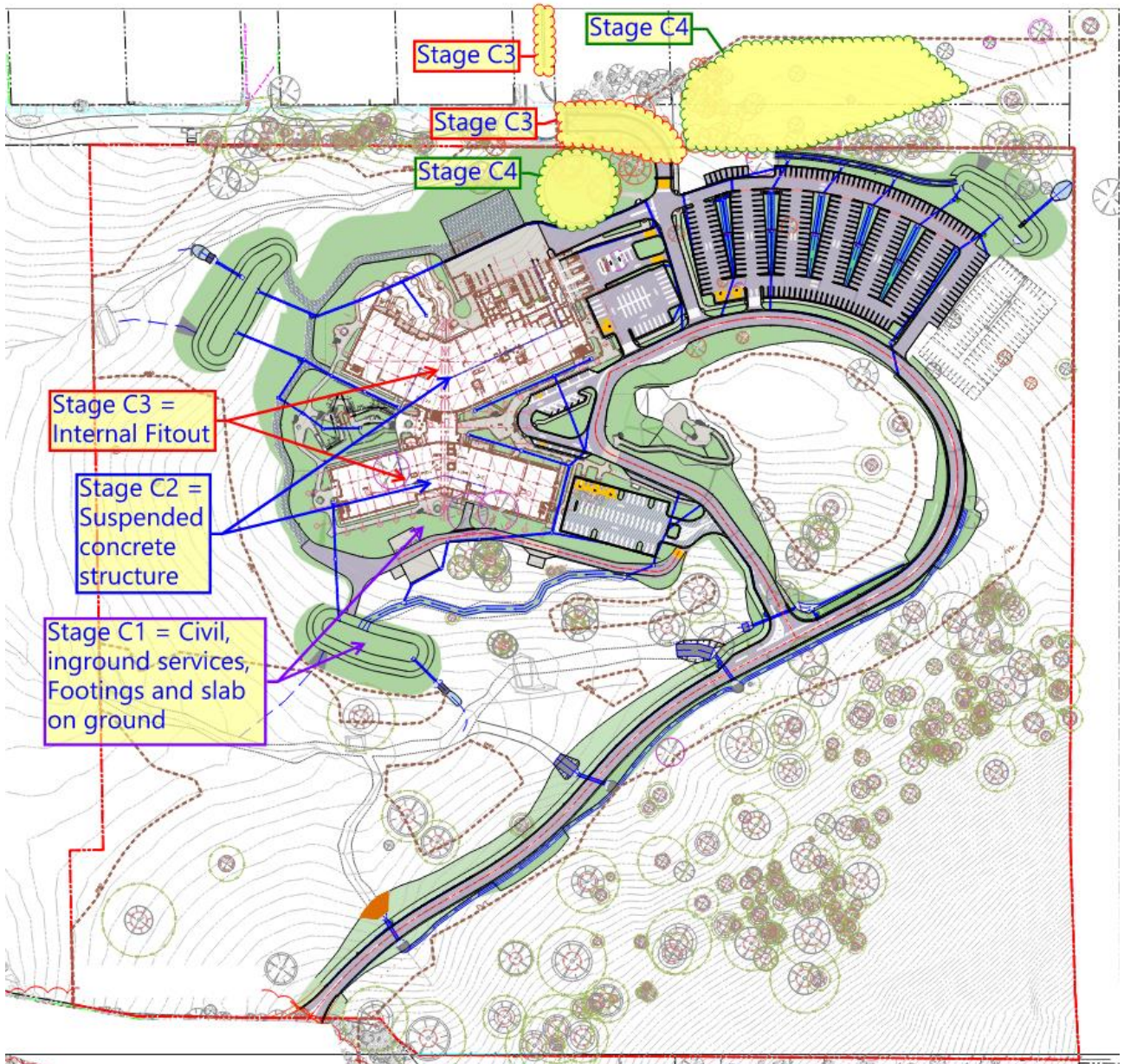


Figure 1 Construction Staging Summary Plan

2.2 Operational Staging

Operation of the ERH Project is proposed to be undertaken over one (1) Stage.

The Operational Staging proposed for the ERH project is outlined in **Table 5** below.

Stage	Stage Details	Indicative Operational Dates
Stage O1:	<ul style="list-style-type: none"> Hospital opens 	Apr 2027

Table 5 Operational Staging Works Summary

3. Compliance Management

3.1 Approach to Construction Management

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

Following the requirements of SSD-56989722 Condition A11 refer to the following sections as required:

- A11 (a) – How will construction be staged – refer to

Planning Condition	Requirement	Section of Staging Report
A11 (a)	Set out how the construction 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.	Refer to section 2.1
A11 (b)	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.	Refer to section 2.2
A11 (c)	specify how compliance with conditions will be achieved across and between each of the stages of the project.	Refer to section Appendix A
A11 (d)	specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project.	Refer to section 3.4
A11 (e)	set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Refer to section 3.5

3.2 Management Plans

A number of management plans are required by the Project conditions of consent and are to be developed in accordance with the Construction Contractor’s management systems, conditions of consent requirements, relevant standards and guidelines and best practice.

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

The key management strategies and plans applicable to each stage of the redevelopment include (but are not limited to):

- Environmental Management Plan Requirements (EMP - condition of consent B14);

- Construction Environmental Management Plan (CEMP - condition of consent B15) and sub-plans;
- Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B16);
- Construction Noise and Vibration Management Sub-Plan (condition of consent B17); and
- Construction Waste and Management Sub-Plan (condition of consent B18);
- Biodiversity Management Sub-Plan (condition B19));
-

The CEMP will be submitted prior to the commencement of construction and will be updated as required as the extent of site activities expand and, or additional project scope is included (eg helipad). Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

3.3 Construction progression and applicability of Planning Conditions

As the construction progresses different planning conditions will become applicable to the construction. See Appendix for a tabled review of construction and when planning conditions will be applicable / addressed.

3.4 Independent Auditing Requirements

During the construction of the Eurobodalla Regional Hospital independent audits will be undertaken in accordance with SSD-56989722 Clauses C38 to C43.

Independent Environmental Audit

- C38. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.
- C39. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of Independent Auditing.
- C40. 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.
- C41. 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 C38 of this consent, or condition C40 where notice is given by the Planning Secretary;
 - (b) submit the response to the Planning Secretary; and
 - (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.
- C42. 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.
- C43. 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.

As noted in the SSD-56989722 Clause A11 (d) the construction Stages will have up to four (4) Stages running concurrently. However as the construction will be able to reviewed as one activity the auditing will be able to review the construction as one activity.

3.5 Cumulative impacts of Staging

As noted in the SSD-56989722 Clause A11 (e) there will not be any cumulative impacts of the Construction Staging and the construction will be one activity with a progressive expansion of the activities on the site. As Multiplex is the Main Contractor for all works, and thus all Stages, the works will be reviewed as an entirety.

4. Appendices

4.1 Appendix A – Eurobodalla Regional Hospital Project construction progression and Planning Condition applicability

Planning Conditions and Stages

Clause	Requirements	Stage																																																																																																																																																												
PART A ADMINISTRATIVE CONDITIONS																																																																																																																																																														
Obligation to Minimise Harm to the Environment																																																																																																																																																														
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	All Stages																																																																																																																																																												
Terms of Consent																																																																																																																																																														
A2	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS, Response to Submissions, Supplementary Response to Submissions and Amended Application; and</p> <p>(d) in accordance with the approved plans in the table below:</p> <table border="1"> <thead> <tr> <th colspan="4">Architectural drawings prepared by Conrad Garrett</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>ERH-ACC-AR-DWG-DA3P002</td> <td>6</td> <td>LOCALITY PLAN – PROPOSED</td> <td>24.11.2023</td> </tr> <tr> <td>ERH-ACC-AR-DWG-DA3P011</td> <td>7</td> <td>OVERALL PROPOSED</td> <td>30.11.2023</td> </tr> <tr> <td>ERH-ACC-AR-DWG-DA18P010</td> <td>7</td> <td>PROPOSED SITE PLAN</td> <td>30.11.2023</td> </tr> <tr> <td>ERH-ACC-AR-DWG-DA18P002</td> <td>6</td> <td>LOWER GROUND FLOOR GENERAL 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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <p>(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;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	All Stages																																																																																																																																																												
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or plan listed in A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or plan listed in A2(d), the most recent approved document prevails to the extent of the inconsistency, ambiguity or conflict.	All Stages																																																																																																																																																												
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A5	This consent lapses five years after the date of consent unless work is physically commenced.																																																																																																																																																													
A6	This consent does not approve the helipad shown on the architectural drawings and landscape plans. Separate approval(s) must be obtained from the relevant authority for the helipad (where required).	Stage C3																																																																																																																																																												
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A7	The Applicant must comply with all relevant conditions of development consent under Part 4, Division 2, Subdivision 1 of the EP&A Regulation.	All Stages																																																																																																																																																												
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	All Stages																																																																																																																																																												
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A9	Where conditions of this consent require consultation with an identified party, the Applicant must: <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including: <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved</p> </p>	All Stages																																																																																																																																																												

Clause	Requirements	Stage
	Staging	
A10	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 for the approval of the Certifier. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, 14 days before the commencement of operation of the first of the proposed stages of operation).	Stage C1
A11	A Staging Report prepared in accordance with condition A10 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.	All Stages
A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	All Stages
A13	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.	All Stages
	Staging, Combining and Updating Strategies, Plans or Programs	
A14	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan), 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).	All Stages
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	All Stages
A16	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	All Stages
A17	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	All Stages
	Structural Adequacy	
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.	Stages C1, C2 and C3
	External Walls and Cladding	
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Stage C3
	Design and Construction for Bush Fire	
A20	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate.	Stage C3
A21	The project must comply with the relevant sections of Planning for Bush Fire Protection (2019) including, but not limited to: (a) Chapter 6 – Special Fire Protection Purpose Developments (where relevant); (b) Asset Protection Zones (APZs) and building construction (Table 6.8a); (c) Safe operational access for emergency services personnel (Table 6.8b); and (d) Water, electricity and gas (Table 6.8c).	Stage C3

Clause	Requirements	Stage
	Applicability of Guidelines	
A22	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	All Stages
A23	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	All Stages
	Monitoring and Environmental Audits	
A24	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. 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.	All Stages
	Access to Information	
A25	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) 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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated 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	Stage C1
	Compliance	
A26	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	All Stages
	Incident Notification, Reporting and Response	
A27	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	All Stages
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	All Stages
	Non-Compliance Notification	
A29	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	All Stages
A30	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	All Stages
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All Stages
	Revision of Strategies, Plans and Programs	
A32	Within three months of: (a) the submission of an incident report under condition A28; (b) the submission of an Independent Audit under condition C38 or C40; (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 Certifier must be notified in writing that a review is being carried out.	All Stages

Clause	Requirements	Stage
A33	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	All Stages
	Aboriginal Heritage	
A34	All reasonable steps must be taken to avoid harm, impacts or modifications to Aboriginal objects except as authorised by this consent.	All Stages
A35	The Registered Aboriginal Parties must be consulted about the Aboriginal cultural heritage management requirements of the development.	Stage C1
	PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION	
	Notification of Commencement	
B1	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.	Stage C1
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	All Construction Stages
	Detailed Design	
B3	Prior to the commencement of construction (excluding earthworks, civil works, and drainage, service installation and structure), amended architectural and landscape plans must be submitted to and approval obtained from the Planning Secretary. The amended plans must be prepared in consultation with the Government Architect NSW, and must include details of measures to: (a) improve the pedestrian environment in the vicinity of the main hospital entry, and to the connection between the entry and the Meeting Place (and its landscaped knoll). Provide the following, led by landscape design: (i) a direct axial connection between the entry and Meeting Place/knoll that is generous, welcoming and prioritises pedestrian movement for its entirety; (ii) ensure the 'island' between the entry and the Meeting Place has a primary function of pedestrian movement in lieu of car parking to support this key pedestrian route; (b) improve façade articulation of all façades and reduce the quantum of single-material tone by increasing tonal differences across all façades; (c) ensure the Walawaani façades are distinctive from the external elevations and provide tighter-spaced groupings of material tones adjacent to the entry/east-west link; (d) ensure the façades at the end elevations of all buildings are of commensurate design quality to the northern and southern façades; (e) reduce the visual bulk of the rooftop plant enclosures through the following strategies: (i) move the enclosures inward from the façade line to establish plane separation from the built form below; (ii) revise the roof height and pitch; (iii) use arrangements of different materials and finishes to 'break down' the visual bulk, including treatments to the corners and walls at the ends of the enclosures; (f) ensure the balustrade at the east-west roof link roof has minimal visual impact, when viewed from the ground plane; (g) reduce the visual prominence of the rooftop water tanks, including relocating water tanks away from the south-eastern roof; (h) provide trees to the southern carpark (adjacent to the southern building), commensurate with the northern carpark; and (i) ensure the site-wide tree canopy cover is equal to or greater than that provided in the EIS proposal. (j) ensure the site of the previously proposed helipad is commensurately landscaped.	Stage C3
	Certified Drawings	
B4	Prior to the commencement of construction of the relevant stage, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Stages C1, C2 and C3
	External Walls and Cladding	
B5	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, 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 within seven days after the Certifier accepts it.	Stage C3
	Pre-Construction Dilapidation Report – Protection of Public Infrastructure	
B6	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 support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within 48 hours when requested.	Stage C3

Clause	Requirements	Stage
	Pre-Construction Survey – Adjoining Properties	
B7	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	Stage C1
B8	Where the offer for a pre-construction survey is accepted (as required by condition B7), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Stage C1
B9	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B8, the Applicant must: <ul style="list-style-type: none"> (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested. 	Stage C1
	Ecologically Sustainable Development	
B10	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 (Eurobodalla ESD SEARs Report Reference: ESD-REP-02 (FINAL Rev E), prepared by Arup and dated 9 February 2023) have been incorporated into the design of the development.	Stage C3
B11	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. A) by attaining a minimum of 45 points in accordance with the ESD Evaluation Tool.	Stage C3
	Outdoor Lighting	
B12	Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Stage C1
	Demolition	
B13	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	Not required
	Environmental Management Plan Requirements	
B14	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <p>Notes:</p> <ul style="list-style-type: none"> - The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval - The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	Stage C1
	Construction Environmental Management Plan	
B15	Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant's website in accordance with condition A25. The CEMP must include, but not be limited to, the following: <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) fencing to be installed to restrict access within 10m of any on-site riparian watercourse; and (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16); (e) Construction Noise and Vibration Management Sub-Plan (see condition B17); (f) Construction Waste Management Sub-Plan (see condition B18); and (g) Biodiversity Management Sub-Plan (see condition B19). 	Stage C1

Clause	Requirements	Stage
B16	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: (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; (iii) heavy vehicle routes, access and parking arrangements; (iv) 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).	Stage C1
B17	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B17(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14.	Stage C1
B18	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results.	Stage C1
B19	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; (b) identify areas of land where impacts on biodiversity are to be avoided as outlined in 'Biodiversity Development Assessment Report' (Final Report Issue 8), prepared by Abel Ecology and dated 8 January 2024, and set out how these areas will be protected from construction impacts; and (c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures; and (d) incorporate a Vegetation Management Plan, which must be prepared in consultation with BCD, and include documentary evidence on how feedback has been considered and whether any changes have been made in response to this feedback. The plan must: (i) detail measures to be used for the relocation, installation and management of tree hollows; and (ii) inform management of retained site vegetation, Bush Fire Asset Protection Zone maintenance, and regeneration of the 'Spring Forest' in the southeast corner of the site.	Stage C1
B20	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 (d) ensure truck drivers use specified routes.	Stage C1
	Construction Parking	
B21	Prior to the commencement of any construction, 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.	Stage C1
	Soil and Water	
B22	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; and (b) divert existing clean surface water around operational areas of the site.	Stage C1
B23	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Stage C1
B24	Prior to the commencement of construction, the Applicant describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Stage C1

Clause	Requirements	Stage
	Operational Noise – Design of Mechanical Plant and Equipment	
B25	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 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024, must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.	Stage C3
	Biodiversity	
B26	Prior to the commencement of the removal of PCT 834 Forest Red Gum – Rough-barked Apple – White Stringybark grassy woodlands in dry valleys, southern South East Corner Bioregion, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix H of 'Biodiversity Development Assessment Report' (Final Report 8), prepared by Abel Ecology and dated 8 January 2024, must be retired.	Stage C1
B27	The requirement to retire like-for-like ecosystem credits and species credits in condition B26 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.	Stage C1
B28	Evidence of the retirement of credits in satisfaction of condition B26 or payment to the Biodiversity Conservation Fund in satisfaction of condition B27 must be provided to the Planning Secretary prior to commencement of the removal of PCT 834 Forest Red Gum – Rough-barked Apple – White Stringybark grassy woodlands in dry valleys, southern South East Corner Bioregion.	Stage C1
	Operational Waste Storage and Processing	
B29	Prior to the commencement of construction of waste storage and processing areas, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Stage C3
	Bush Fire	
B30	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	Stage C1
	Operational Access, Car Parking and Service Vehicle Arrangements	
B31	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 389 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle (including public bus) entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Stage C1
	Public Domain Works	
B32	Prior to the commencement of any public external footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Stage C3
	Aboriginal Cultural Heritage Management Plan	
B33	Prior to carrying out any ground disturbance works that may result in harm to Aboriginal objects, an Aboriginal Cultural Heritage Management Plan must be submitted to and approval obtained from the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with the Registered Aboriginal Parties and Heritage NSW; (c) include a description of the measures that would be implemented for: (i) undertaking ongoing consultation with the Registered Aboriginal Parties during the implementation and any subsequent review of the plan; (ii) providing a revised assessment of significance of the project area based on the outcomes of works undertaken under AHIP #5060; (iii) ensuring that all relevant conditions under AHIP #5060 have been satisfied; (iv) the completion of cultural monitoring during ground disturbing works; (v) ensuring the protection and ongoing management of sites AHIMS #58-4-1466, #58-5-1467 and #58-4-1468; (vi) short and long term management of Aboriginal objects salvaged during the project and in accordance with AHIP #5060; and (vii) the management of any unexpected Aboriginal objects (including human skeletal remains), with these measures to be prepared in accordance with the guidelines and standards specified by Heritage NSW and to include the requirements to register any newly identified Aboriginal objects or sites in the Aboriginal Heritage Information System (AHIMS) database; (d) include provision for workers on site to received suitable heritage inductions prior to carrying out any development on site, with records to be kept of these inductions; and (e) include procedures and requirements for ongoing review and revision of the plan, as required.	Stage C1

Clause	Requirements	Stage
	Workforce Accommodation Strategy	
B34	Prior to the commencement of construction, the Applicant must submit to the Certifier a detailed final Workforce Accommodation Strategy. The strategy must incorporate, but is not limited to, the measures outlined in 'Workforce Accommodation Strategy Plan, Eurobodalla Regional Hospital HI22045MW Main Works', prepared by Multiplex.	Stage C1
	Tree Protection	
B35	Prior to the commencement of construction, a qualified arborist (AQF 5) must be engaged to ensure and certify that tree protection fencing and all other protection measures are satisfactorily implemented, as recommended in 'Aboriginal Impact Assessment Report' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023.	Stage C1
	PART C DURING CONSTRUCTION	
	Site Notice	
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	All Construction Stages
	Operation of Plant and Equipment	
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	All Construction Stages
	Demolition	
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B13.	Not required
	Construction Hours	
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the 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.	All Construction Stages
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	All Construction Stages
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to 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.	All Construction Stages
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	All Construction Stages
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	All Construction Stages
	Implementation of Management Plans	
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	All Construction Stages
	Construction Traffic	
C10	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.	All Construction Stages

Clause	Requirements	Stage
	Hoarding Requirements	
C11	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	All Construction Stages
	No Obstruction of Public Way	
C12	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.	All Construction Stages
	Construction Noise Limits	
C13	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.	All Construction Stages
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4, C5, and C6.	All Construction Stages
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	All Construction Stages
	Vibration Criteria	
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (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).	All Construction Stages
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	All Construction Stages
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	All Construction Stages
	Tree Protection	
C19	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced in accordance with the relevant Council specifications; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of 'Aboriginal Impact Assessment Report' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. (e) a qualified arborist, as required by condition B35 of this consent, must be retained to provide advice as applicable as per the recommendations of 'Aboriginal Impact Assessment Report' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023 (f) the Applicant must engage a qualified ecologist to inspect hollow-bearing trees and potential habitat trees before they are removed and provide further advice where applicable as per the recommendations of 'Aboriginal Impact Assessment Report' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023.	All Construction Stages
C20	Tree protection fences must not be removed until construction is completed and removal agreed by the project arborist.	All Construction Stages
	Air Quality	
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All Construction Stages
C22	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	All Construction Stages
	Soil and Water	
C23	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	All Construction Stages

Clause	Requirements	Stage
	Imported Fill	
C24	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request.	Not required
	Disposal of Seepage and Stormwater	
C25	Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Not required
	Emergency Management	
C26	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	All Construction Stages
	Stormwater Management System	
C27	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design detailed at Appendix M of the Response to Submissions report; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	All Construction Stages
	Aboriginal Cultural Heritage	
C28	Construction must be undertaken in accordance with the recommendations of 'Aboriginal Cultural Heritage Assessment Report' (Revision D), prepared by Comber Consultants and dated 20 December 2023.	All Construction Stages
	Unexpected Finds Protocol – Aboriginal Heritage	
C29	In the event that surface disturbance identifies an unexpected Aboriginal object as defined within the AHIP #5060 as items which must not be harmed and as defined within 'Eurobodalla Regional Hospital: Unexpected Finds Protocol', prepared by Biosis and dated 21 December 2023: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary. Unexpected Finds Protocol – Historic Heritage	All Construction Stages
C30	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	All Construction Stages
	Waste Storage and Processing	
C31	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.	All Construction Stages
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	All Construction Stages
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	All Construction Stages
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	All Construction Stages
C35	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.	All Construction Stages
	Outdoor Lighting	
C36	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	All Construction Stages
	Crane Lighting	
C37	The Applicant must ensure that all cranes are lit in accordance with NSW Health GL2020_014 Guidelines for NSW Hospital HLS.	All Construction Stages

Clause	Requirements	Stage
	Independent Environmental Audit	
C38	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	All Construction Stages
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of Independent Auditing.	All Construction Stages
C40	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.	All Construction Stages
C41	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 C38 of this consent, or condition C40 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (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.	All Construction Stages
C42	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.	All Construction Stages
C43	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.	All Construction Stages
	Workforce Accommodation Strategy	
C44	For the duration of construction works, the Applicant must manage workforce accommodation in accordance with the details outlined in the Workforce Accommodation Strategy required by B34.	All Construction Stages
PART D PRIOR TO COMMENCEMENT OF OPERATION		
	Notification of Operation	
D1	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.	Prior to Stage O1
	External Walls and Cladding	
D2	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.	Prior to Stage O1
D3	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.	Prior to Stage O1
	Works as Executed Plans	
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Prior to Stage O1
	Warm Water Systems and Cooling Systems	
D5	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 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Prior to Stage O1
	Outdoor Lighting	
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Prior to Stage O1
	Mechanical Ventilation	
D7	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 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Prior to Stage O1

Clause	Requirements	Stage
	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 B25 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 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.	Prior to Stage O1
	Fire Safety Certification	
D9	Prior to commencement of operation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to Stage O1
	Structural Inspection Certificate	
D10	Prior to the commencement of operation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Prior to Stage O1
	Post-construction Dilapidation Report – Protection of Public Infrastructure	
D11	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B6 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within 48 hours when requested.	Prior to Stage O1
	Repair of Public Infrastructure	
D12	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. Note: This condition does not apply to any damage to roads caused because of general road usage or otherwise addressed by contributions of this consent.	Prior to Stage O1
	Road Damage	
D13	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Prior to Stage O1
	Post-Construction Survey – Adjoining Properties	
D14	Where a pre-construction survey has been undertaken in accordance with condition B8, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B8; (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.	Prior to Stage O1
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 repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	Prior to Stage O1
	Operational Access, Car Parking and Service Vehicle Arrangements	
D16	Prior to final operation, evidence of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 389 on-site car parking spaces for use during operation of the development; and (b) the swept path of the largest service vehicle (including public bus) entering and exiting the Site in association with the development, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Prior to Stage O1

Clause	Requirements	Stage
	Bicycle Parking and End-of-Trip Facilities	
D17	<p>Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) the provision of a minimum 20 staff and visitor bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <p>Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <ul style="list-style-type: none"> (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. <p>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</p>	Prior to Stage O1
	Public Bus Access	
D18	<p>Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier demonstrating that the bus shelter, bus stop and bus patron waiting area (and associated signage) have been installed in accordance with the details outlined at Appendix P of the Response to Submissions.</p>	Prior to Stage O1
	Green Travel Plan	
D19	<p>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 copy published on the Applicant's website within 14 days after the Certifier accepts it. The plan must:</p> <ul style="list-style-type: none"> (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 timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. 	Prior to Stage O1
D20	<p>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 GTP and its ongoing review must be provided to Transport for NSW and the Planning Secretary.</p>	Prior to Stage O1
	Utilities and Services	
D21	<p>Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.</p>	Prior to Stage O1
	Stormwater Operation and Maintenance Plan	
D22	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> (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. 	Prior to Stage O1
	Signage	
D23	<p>Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.</p>	Prior to Stage O1
D24	<p>Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.</p>	Prior to Stage O1
	Operational Waste Management Plan	
D25	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in 'Operational Waste Management Plan' (Rev 2), prepared by JBS&G Australia and dated 8 February 2023. 	Prior to Stage O1
	Landscaping	
D26	<p>Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).</p>	Prior to Stage O1
D27	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) incorporate details outlined in, and be generally consistent with, the Vegetation Management Plan required by condition B19. 	Prior to Stage O1

Clause	Requirements	Stage
	Asset Protection Zones	
D28	Prior to the commencement of operation, an asset protection zone is to be maintained permanently: (a) to the north aspect of Class 9a and 9b buildings for a horizontal distance of 45 metres from the external wall of the buildings; and (b) to the west, east and south aspects of Class 9a and 9b buildings for a horizontal distance of 40 metres from the external wall of the buildings.	Prior to Stage O1
D29	The asset protection zone must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply: (a) tree canopy cover should be less than 15% at maturity; (b) trees at maturity should not touch or overhang the building; (c) lower limbs should be removed up to a height of 2m above the ground; (d) tree canopies should be separated by 2 to 5m; (e) preference should be given to smooth barked and evergreen trees; (f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (g) shrubs should not be located under trees; (h) shrubs should not form more than 10% ground cover; (i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation. (j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and (k) leaves and vegetation debris should be removed.	Prior to Stage O1
	Evacuation and Emergency Planning	
D30	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.	Prior to Stage O1
	Operational Flood Emergency Management Plan	
D31	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) is prepared by a suitably qualified and experienced person(s); (b) addresses the provisions of the Floodplain Risk Management Guidelines; (c) incorporates, but is not limited to, the emergency management procedures outlined in 'Integrated Water Management Plan, Flood Impact and Risk Assessment & Riparian Zone Management' (Revision K), prepared by Meinhardt Bonacci and dated 18 August 2023; (d) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (e) awareness training for employees and contractors, and visitors.	Prior to Stage O1
	Site Fencing	
D32	Prior to the commencement of operation, a minimum 1.5m high fence must be erected around the perimeter of the site to restrict access into adjacent RU1 Primary Production zoned land.	Prior to Stage O1
	PART E POST OCCUPATION	
	Operation of Plant and Equipment	
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	During Stage O1
	Warm Water Systems and Cooling Systems	
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	During Stage O1
	Operational Noise Limits	
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.	During Stage O1
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	During Stage O1

Clause	Requirements	Stage
	Unobstructed Driveways and Parking Areas	
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	During Stage O1
	Green Travel Plan	
E6	The Green Travel Plan required by condition D19 of this consent must be reviewed annually and updated if necessary and implemented unless otherwise agreed by the Planning Secretary.	During Stage O1
	Ecologically Sustainable Development	
E16	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B15 of this consent.	During Stage O1
	Outdoor Lighting	
E7	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	During Stage O1
	Landscaping	
E8	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D27 for the duration of occupation of the development.	During Stage O1
	Bush Fire Management	
E9	Bush fire hazards must be managed for the duration of occupation of the development in accordance with the recommendations of 'Bushfire Assessment Report' (AE-23-2381-REP-ISS-9), prepared by Abel Ecology and dated 27 November 2023. Measures must include, but are not limited to: (a) management of asset protection zones in accordance with the Vegetation Management Plan required by condition B19; (b) all landscaping within a 140m radius of the external wall of all buildings, but outside the asset protection zones required by condition D28, must maintain a predominant 'grassland hazard'; (c) the site access road must be maintained to comply with the provisions for 'perimeter roads' as outlined in Table 6.8b of Planning for Bush Fire Protection 2019; (d) the internal non-perimeter roads must be maintained to comply with the provisions for 'non-perimeter roads' as outlined in Table 6.8b of Planning for Bush Fire Protection 2019; (e) water supply is to be provided in accordance with Table 6.8c of Planning for Bush Fire Protection 2019; and (f) fire hazard management must consider hollow-bearing trees, Aboriginal Heritage items and native vegetation that is: (i) habitat or local threatened flora and fauna; or (ii) protected under State Environmental Planning Policy (Biodiversity and Conservation) 2021 (or the most recent version), and/or a 'Terrestrial Biodiversity Overlay' or 'Riparian Lands and Watercourse Overlay' under the Eurobodalla Local Environmental Plan 2012 (or the	During Stage O1
	Asset Protection Zones	
E10	The asset protection zones required by condition D28 shall be maintained for the duration of occupation of the development.	During Stage O1
	Bush Fire Emergency Management and Evacuation Plan	
E11	The site must be managed and operated in accordance with the Bush Fire Emergency Management and Evacuation Plan required by condition D30, or as may be updated or amended.	During Stage O1
	Hazards and Risk	
E12	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	During Stage O1
E13	In the event of an inconsistency between the requirements of condition E12(a) and E12(b), the most stringent requirement must prevail to the extent of the inconsistency.	During Stage O1
	Dangerous Goods	
E14	The quantities of dangerous goods (except for liquid oxygen, UN 1073) 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.	During Stage O1
E15	The quantity of liquid oxygen stored and handled at the site must not exceed 15,000 litres.	During Stage O1
	Discharge Limits	
E16	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	During Stage O1
	Public Bus Access	
E17	For the duration of operation of the development, relevant internal roads must be maintained in an adequate condition (including minimum swept paths) to ensure continued public bus access to the site.	During Stage O1
	Loading Dock Hours of Operation	
E18	The loading dock must not operate between the hours of 6pm and 7am on any day. Use of the loading dock outside these hours is allowed only in exceptional circumstances.	During Stage O1