

Pre-construction Compliance Report
Compliance Monitoring and Reporting
Program

Applicant
NSW Health Infrastructure

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Limited

SSD 9036

Pre-construction Compliance Report

Compliance Monitoring and Reporting Program – Concord
Hospital Redevelopment Stage 1



JOHNSTAFF





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1. Introduction

1.1. Project Details

Project Name	Concord Hospital Redevelopment Stage 1
Consent Number	State Significant Development Approval SSD 9036
Project Address	1H Hospital Road, Concord West (Lot 20 DP 1139098, Lot 1 DP 455866, Lot 2 DP 535257, Lot 117 DP 752023, Lot 1 DP 166721, Lot 7310 DP 1159928, Lot 2 DP 231732 and untitled lot, southern end of the site adjacent to the Parramatta River)
Project Phase	Pre-Construction
Compliance Reporting Period	Pre-Construction

1.2. Purpose of the report

This Pre-Construction Compliance Report has been prepared to address the requirements for the Concord Hospital Redevelopment Project Condition of Consent B47 – Compliance Reporting.

State Significant Development Condition of Consent B47, states that:

“No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.

Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.”.

2. Project Description

In June 2017 the NSW Government announced \$341.2 million in funding to deliver the Concord Hospital Redevelopment Stage 1. This project will build on the hospital’s history and architectural significance to deliver a new clinical services building increasing inpatient and outpatient capacity and:

- Rusty Priest Centre for Rehabilitation and Aged Care – including ambulatory clinics, assessment and therapy areas, rehab gyms and psychogeriatric medicine.
- Comprehensive cancer centre – additional capacity for day and inpatient oncology services.
- Australia’s first National Centre for Veterans’ Healthcare to support the health and wellbeing of veterans’ and their families.

The new clinical services building is scheduled to open in late 2021 and will provide 214 beds, 59 outpatient consult rooms and 48 infusion chairs across the seven level building with linkages to the main hospital multi-block. This will increase the hospital’s capacity for aged care and cancer services (excluding asset replacement) by 111 beds, 29 consult rooms and 13 oncology chairs. The development will also include the construction of a temporary 300 space on grade car park and a new five storey car park accommodating 590 parking spaces.



The Concord Repatriation General Hospital Redevelopment, SSD 9036 was approved on 28 February 2019. The following scope of works was approved as part of that determination:

- Stage 1 Development
 - demolition of buildings and structures
 - new 44,000sqm, six storey Clinical Services Building
 - new five storey car park accommodating 590 cars
 - temporary 300 space on-grade car park
 - landscaping
- Stage 2 Concept:
 - New 38,000sqm, eight storey Acute Services Building
 - New five storey car park for approximately 520 cars

3. Approval Documentation

The documentation relevant to this Pre-Construction Compliance Report is State Significant Development Approval SSD 9036.

4. Compliance Reporting Post Approval Requirements

The NSW Department of Planning and Environment Compliance Reporting Post Approval Requirements (Department 2018) sets out the minimum requirements to be met when preparing Compliance Monitoring and Reporting Programs and Compliance Reports pursuant to conditions of consent. These requirements apply to State significant projects where compliance monitoring and reporting in accordance with this document is required by the conditions of consent.

The deliverables required as part of the Compliance Monitoring and Reporting Program are outlined in Section 2 of Compliance Reporting Post Approval Requirements (Department 2018). These include:

- A Compliance Monitoring and Reporting Program containing Compliance Monitoring and Reporting Schedule;
- The schedule must set out the required frequency of compliance monitoring and reporting; and
- Unless the conditions of consent state otherwise, the schedule must also set out the dates on which Compliance Reports must be submitted to the Department.

The compliance reports applicable to SSD 9036 and minimum frequency for submitting Compliance Reports is set out in the following table.

Compliance Report	Phase	Timing	Minimum Frequency	Applies to this Development (Yes / No)
Compliance Monitoring and Reporting Program	Commencement of development	No later than two (2) weeks before the date notified for the commencement of construction (CoC B35)	Single report	Yes



Pre-Construction Compliance Report	Pre-Construction	Report to be submitted to the Planning Secretary prior to commencement of construction	Single report only	Yes
Construction Compliance Report	Construction	Reporting required for the duration of construction	At intervals, no greater than 26 weeks from the date of commencement of construction	Yes
Pre-Operational Compliance Report	Pre-Operation	Report to be submitted to the Planning Secretary prior to commencement of operation	Single report only	Yes
Operational Compliance Report	Operation	Reporting required for the duration of operation	At intervals, no greater than 52 weeks from the date of commencement of operation	Yes
Post-Decommissioning Compliance Report	Decommissioning	Report to be submitted to the Planning Secretary within 12 weeks of completion of decommissioning	Single report only	No

4.1. Compliance Monitoring and Reporting Program

The requirements of the conditions of consent which apply to the Pre-Construction Compliance Report are listed in the Table below, together with the cross-reference to where the requirements are addressed in this Pre-Construction Compliance Report. Further details of how the conditions are addressed are provided in the sections below.

ID	Compliance Requirement	Phase	Monitoring Methodology/Evidence	Estimated Timing	Frequency
B47	Pre-Construction Compliance Report	Pre-construction	Report detailing: <ul style="list-style-type: none"> • Intro • Compliance status descriptors (+ evidence) • Non compliances incl total number • Prev report actions • Incidents • Complaints • Declaration 	Prior to construction	Initial report only



B47	Construction Compliance Report	Construction	Report detailing: <ul style="list-style-type: none"> • Intro • Compliance status descriptors (+ evidence) • Non compliances incl total number • Prev report actions • Incidents • Complaints • Declaration 	During Construction	Intervals no greater than 26 weeks from commencement
B47	Pre-Operational Compliance Report	Pre-operation	Report detailing: <ul style="list-style-type: none"> • Intro • Compliance status descriptors (+ evidence) • Non compliances incl total number • Prev report actions • Incidents • Complaints • Declaration 	Prior to the commencement of operation	Single report only
B47	Operational Compliance Report	Operational	Report detailing: <ul style="list-style-type: none"> • Intro • Compliance status descriptors (+ evidence) • Non compliances incl total number • Prev report actions • Incidents • Complaints • Declaration 	At intervals, no greater than 52 weeks from the date of commencement of operation	Single report only

4.2. Periodic Compliance Review

The Project Manager (Johnstaff Projects) undertakes regular compliance activities such as inspections, observations and monitoring of the SSD conditions. Johnstaff report to NSW Health Infrastructure on compliance with the Conditions of Consent in accordance with Compliance Reporting Post Approval Requirements (Department 2018).