

Schedule 6 – Design Parameters

1. Introduction

1.1 Purpose

The purpose of the Design Parameters is to describe the minimum asset performance requirements for the Project that must be achieved by the Operator including any Additional Work or Planned Expansion. This Schedule 6 also sets out urban planning guiding principles for development at the Site.

1.2 Asset Solution Guiding Principles

- (a) The Operator is required to design, construct, commission and maintain a fully licensed private hospital, including all necessary Site access, buildings, landscaping and car parking at the Site. The asset solution will be a single Facility that must comprise a minimum of 423 Beds, with sufficient levels of the constructed capacity available to meet the Activity Profile and required Role Delineation.
- (b) The State will not fund any aspect of the Private Patient Portion, the Operator's share of the Shared Portion, the Associated Commercial Facilities and the Car Park. The Operator's asset solution must maximise clinical support and non-clinical support areas within the Private Patient Portion, Operator's share of the Shared Portion or Associated Commercial Facilities as a mechanism for reducing any capital contribution to be made by the State during the Term or during the Private Patient Portion Term.
- (c) The NBH will be an integral part of the NSLHD health services network. It will build on and strengthen strategic linkages with other NSW Health networks, quality and service initiatives ensuring compliance with the National Safety and Quality Health Service Standards (or any equivalent standards required by the State). The Operator will be responsible for all aspects of the design, construction, operation and maintenance of the Facility until the end of the Operating Term and the Private Patient Portion Term until the Private Patient Portion Expiration Date.
- (d) The Project asset solution must be compliant with the requirements of the Licensing Authority.
- (e) The State expects that over the Term and the Private Patient Portion Term, the urban planning of the Project and the Site will result in the kind of place where people feel a strong sense of community. The Project should always provide an opportunity for activation of public space at the Site to promote a community hub and precinct in line with good urban planning outcomes. It is envisaged that this process of placemaking will capitalise on the community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's health, happiness, and well-being. Potential opportunities include:
 - (i) social capital opportunities;
 - (ii) playgrounds;
 - (iii) public art;
 - (iv) through site connections for pedestrians and cyclists;
 - (v) community landscape treatments including amphitheatres; open spaces and refectation spaces; and
 - (vi) creation of a 'destination' space attractive to Hospital Users and local residents.

1.3 The Site

- (a) The Site is described at Schedule 42.
- (b) The Site for the Project is comprised of two elements:
 - (i) The Development Site that is the area of the Site on which the asset solution, including primary Site access, buildings, landscaping, any dedicated Car Park and other required car parking to service the Project will be constructed; and
 - (ii) The Non-Development Site that is the remainder of the Site. The Operator must develop and manage the Non-Development Site, including landscape and Site access, on behalf of the State during the Operating Term or until such time that the State requires the land for other purposes. The Non-Development Site will include any Site access to ensure access for the Facility but must not limit the future use of the Development and Non-Development Sites. The landscaping solution to the Non-Development Site cannot be part of the Facility.
- (c) The Operator must manage and maintain all Site access and landscaping for the Development Site and Non-Development Sites so that it complies with the KPIs and Quality Standards until such time as the State requires the Non-Development Site for other purposes. This includes management and maintenance of Site access serviceability, cleanliness of roads, landscape and publicly accessible spaces to ensure such elements are always kept in a safe and aesthetically acceptable condition.
- (d) The Operator is responsible for the design, construction, commissioning, management and maintenance of all aspects the entire Site until the end of the Operating Term and that part of the Site on which the Private Patient Portion and the Premises (as defined in Schedule 22) is located between the end of the Operating Term and the end of the Private Patient Portion Term (unless the State takes earlier control of the relevant part of the Site), in each case including landscape as to ensure that the public realm is safe, clean and part of the wider Frenchs Forest community.
- (e) Documentation must clearly delineate the Public Patient Portion, Private Patient Portion, Shared Portion, Associated Commercial Facilities and Car Park, to support the determination of the payment responsibilities of the State and the Operator and to enable the practical, functional separation of facilities as required at the end of the Operating Term.

1.4 Interpretation

- (a) Capitalised terms used but not defined in this Schedule 6 have the same meaning given to them in the Project Deed. To the extent a capitalised term is defined in both, the defined term in the Project Deed will prevail.

2. Overall Asset Solution Parameters

2.1 Asset Solution Requirements

- (b) The primary purpose of the asset solution, which includes all design, construction, commissioning and maintenance works, is to support and enable the delivery of the Services and services to Compensable Patients.
- (c) The Project will be designed, built and maintained to meet the requirements of:
 - (i) the Services Specification, Clinical Service Delivery Plan, Clinical Support Services Delivery Plan, Non-Clinical Support Services Delivery Plan, KPIs and Quality Standards (amongst other plans and standards);

- (ii) the Licensing Authority;
- (iii) Accreditation Requirements;
- (iv) Good Operating Practice;
- (v) the Site;
- (vi) the Design Parameters;
- (vii) Additional Work;
- (viii) Planned Expansion;
- (ix) Handover Condition; and
- (x) Private Patient Portion Handover Condition.

2.2 Governance and management

(a) Project Program

For any asset solution works proposed for the Project (Development Phase, Additional Work or Planned Expansion), the Operator must develop and maintain a Project Management Plan incorporating a Project Program, the details for which are described in this document. The asset solution process and program will be a key and integral component of the overall Project Management Plan and the Project Program.

(b) Project communication

All communication by the Operator with the State must be through the Client Representative.

(c) Plans required at the commencement of the Development Phase, Additional Work or Planned Expansion.

The Operator must prepare to a standard acceptable to the relevant Authority all plans and documents required by that Authority which will enable the Operator to complete the Development Phase, Additional Work or Planned Expansion.

(d) Coordination groups

The State and the Operator must establish a Project Coordination Group and an Operational Services Group in accordance with this document.

(e) Pre-construction start up meeting

Prior to the commencement of construction the Operator must complete a pre-construction start up meeting with the Client Representative. The Operator is to coordinate and complete and distribute the minutes of the meeting. The Operator must develop the meeting agenda in consultation with the Client Representative. The meeting as a minimum is to be used to communicate, establish and outline the construction interface requirements required with the State and agree a schedule of any additional meetings if required.

2.3 Activating and using the Site

(a) Site access and parking

The Operator must all times:

- (i) comply with the requirements of the town planning approval (including the Development Phase, Stage 1 & 2 Development Consent) and all applicable Laws and local council requirements;

- (ii) ensure that Project activities do not adversely impact adjacent sites, the Western perimeter pathway, transport networks including roads, footpaths etc. and maintains all pedestrian access outside the Site;
- (iii) provide construction access points and traffic treatments to the Site that do not hinder the traffic flow of the external transport system;
- (iv) carry out alterations when and where required to the transport network including pedestrian links, traffic signage and traffic signals to facilitate the management of transport during the Facility construction;
- (v) during the Development Phase surround the entire perimeter of the Site with hoarding or fencing, securely fixed in place and compliant with all Laws, work, health and safety requirements and Quality Standards;
- (vi) provide a traffic strategy detailing how it will coordinate and manage traffic during construction. The traffic strategy is to include a workforce car parking strategy detailing how the Operator is to provide all construction personnel parking either within the Site; and
- (vii) provide an appropriate traffic management system for construction vehicles entering and exiting from the Site onto the road network.

(b) Behaviour at Site

The Operator must ensure that the behaviour of its building contractor workers on the Site does not offend the occupants of the adjoining properties and shall remove from the Site anyone whose behaviour is unacceptable to the Operator or the Client Representative. Specific Site restrictions include:

- (i) no pets;
- (ii) inappropriate clothing;
- (iii) music or radios kept to an appropriate noise level;
- (iv) no swearing;
- (v) no smoking;
- (vi) safe and courteous driving within the project precinct;
- (vii) inappropriate contact or fraternisation with school children at the adjacent Frenchs Forest High School;
- (viii) no abusive language;
- (ix) professional standards of behaviour must extend beyond the Site boundary; and
- (x) no drugs or alcohol.

(c) Construction hoarding and perimeter walkway outside hoarding:

- (i) High quality construction hoarding or fencing with graphic design and signage to be agreed with the Client Representative must be installed around the perimeter of the Site during the Development Phase (including any Additional Work or Planned Expansion which may impact the public). A hard hoarding solution must be installed on the Western Site boundary.
- (ii) The Operator must develop for the State all appropriate branding and graphic design concepts for all fencing and signage. Fencing and signage (including

branding and graphics) must not be installed by the Operator without approval of the Client Representative.

- (iii) Currently the Site has pedestrian access running between Frenchs Forest Road West and Warringah Road and along the boundary of the Frenchs Forest High School. This must be protected and maintained during the Development Phase.

(d) Project signboards

The Operator must develop for the approval of the Client Representative appropriate branding and graphic design concepts for Project signboards.

(Development Phase) A minimum of four signboards will be designed and installed by the Operator inclusive of appropriate lighting treatments. The signboards must be of appropriate size as to adequately advertise the project to the public (the signage must be visible and not less than 6m x 6m). The State must have prominent and equal representation on the signage concept to that of the Operator. The Project signboards must be installed at Site within 20 Business Days after Financial Close.

(Additional Work or Planned Expansion) The Operator must design and install Project signboards for any Additional Work or Planned Expansion when requested by the State. The signboards must be of appropriate size as to adequately advertise the project to the public (the signage must be visible and be inclusive of appropriate lighting treatments). The State must have prominent and equal representation on the signage concept to that of the Operator. The Project signboards must be installed at Site within 20 Business Days of the commencement of any construction activity.

(e) Access and protection of Adjacent Sites

- (i) It is the Operator's responsibility to provide all requirements for access and protection of adjacent Sites. The Operator must ensure protection of any adjacent sites to the Site in respect of any construction activity that it requires for completing the Development Phase, Additional Work or Planned Expansion. This includes protection against noise, dust and debris, access etc.
- (ii) The Operator must undertake all communications, complete all negotiations, pay all compensation and fees and install all measures to deliver access and protection requirements of adjacent sites to the Site. Reasonable notice for communication with adjacent Sites is not less than 10 Business Days. The Operator is encouraged to provide greater periods of notice where possible.
- (iii) The Operator must not adversely impact the business continuity of adjacent sites and must program its activities around any seasonal ad-hoc requirements including exam periods at the adjacent Frenchs Forest High School.

(f) Site working hours and Site security

- (i) Construction working hours within the Site are the Operator's responsibility. Working hours must accord with any townplanning (Stage 1 or Stage 2 Development Consent) conditions and any Law and must consider impacts on business continuity of adjacent sites referred to in paragraph (e)(iii) above.
- (ii) The Operator must provide and maintain the security at and of the Site during for the duration of the Development Phase Additional Work or any Planned Expansion. This may include security patrol measures.

- (iii) All graffiti, damage or vandalism of the Project, including protest signs, placards and bill posters must be removed and damaged areas repaired immediately by the Operator at its cost and risk.
- (g) Site amenities
- (i) The Operator is responsible for providing all necessary gantries, site sheds and facilities to complete the Facility and construction of the Site. These elements must not protrude beyond the Site (where not required to ensure public life and safety). Site amenities must not be established within the North West quadrant of the Site and must be located as far as practicable from the Western Site boundary for all other available locations.
 - (ii) The Operator is responsible for obtaining and making payment for all services including temporary water, electricity and telephone access and any cost of usage for its construction purposes.
 - (iii) The Operator must provide dedicated Site amenities for the specific use of the Client Representative. The Site amenities must include:
 - (A) a secure wireless internet connection;
 - (B) an open plan workspace for up to 4 Client Representatives including appropriate fitout, services and FF&E;
 - (C) a meeting room space and appropriate fitout / FF&E for up to 10 people;
 - (D) site personal, protective equipment of various sizes including, boots, high visibility vests, hard hats which are appropriately branded with the States agreed project branding;
 - (E) secure file storage space and site amenity that can only be accessed by the Client Representative; and
 - (F) access to appropriate ablutions and amenities such as lunch rooms and dedicated parking.
- (h) Emergency exits and evacuation
- The Operator must provide all emergency exits, evacuation areas etc. for its construction activities. It must arrange for all statutory approvals, notification of occupants, prepare revised site evacuation plans and fully consult with Authorities and emergency services (including the fire brigade, police and ambulance).
- (i) Site records, progress photography and time lapse camera
- (i) The Operator must keep site records for all construction activities and make them available to the Client Representative on request. The Operator must also keep a photographic record (including a written description of the context of the photo) recording weekly progress at Site. These must be provided to the Client Representative on a weekly basis on a Friday during the Development Phase or during the construction period for any Additional Works or Planned Expansion. The Operator must also install sufficient web cameras and time laps camera to effectively record progress at Site. The data from these devices must be able to be displayed on an external website if required by the State.
 - (ii) Within 10 Business Days after the Development Phase (or prior to any Additional Work or Planned Expansion) commences, the Operator must prepare a dilapidation survey. The survey shall detail photographically and in writing, the

conditions within the Site and around the relevant elements of the Site and any adjacent sites, including the Frenchs Forest High School, adjacent residential and commercial properties. The survey must include but is not limited to:

- (A) surrounding building elements (to catalogue damage should piling or excavation occur);
 - (B) the existing roads, pavements, trees and other features;
 - (C) all above ground services infrastructure such as electrical and communications cables/poles;
 - (D) all building site services intended to remain; and
 - (E) any hazardous or contaminated materials or equipment.
- (iii) The Operator must format the report as directed by the Client Representative and provide to the Client Representative a copy of the report prior to commencement of construction activity at the Site.
- (j) Environmental and waste management
- (i) The Operator must prepare and implement a comprehensive environmental management plan for all construction and demolition works during the Development Phase and for any Additional Works or Planned Expansion.
 - (ii) The Operator must prepare and implement a comprehensive waste management plan which includes targets for recycling or reusing waste. The Operator must keep records to demonstrate the actual percentage of waste recycled or reused by weight and must provide a report to the Client Representative each month of such information as part of the project environmental good practice objectives.
 - (iii) For the purposes of demonstrating compliance with this target, 'recycled waste' is defined as waste that is diverted from landfill. The following wastes are not included in the target calculation:
 - (A) stockpiling soil for reuse as fill on site or off-site; and
 - (B) materials that are classified as such by the environmental protection authority.
- (k) Flora & fauna protection
- (i) The Operator must undertake a detailed arboriculture annual assessment of all trees to be retained during the Project.
 - (ii) The Operator must:
 - (A) maximise the protection of flora and fauna;
 - (B) not climb trees with spikes;
 - (C) not use trees as anchors for winching or bracing;
 - (D) provide bracing as necessary to prevent uncontrolled breakages and damage to trees or other property;
 - (E) if trees show signs of deterioration after work has been done, carry out best practice program of feeding and / or soil amelioration or other horticultural strategy; and
 - (F) not use trees for any temporary service cabling or lighting.

3. Asset Development Parameters

The asset solution development activities will form the most significant component of the Project and includes the programming, planning, design, documentation and construction of all buildings, car parks, Site access, transport arrangements, landscaping treatments and Utility Infrastructure required to deliver the Project.

3.1 Transport network and traffic requirements

- (a) The NSW Government will complete any major external road network infrastructure required to support the Project (such as road widening works for Frenchs Forest Road West).
- (b) The Operator will be responsible for the delivery of transport and traffic treatments required within the Site to enable the Project. These works include design and construction of any Site access and landscape requirements (which are not being provided by RMS or other Authorities) including all traffic lights (only within the Site if required), signage at entry and exit points, line markings, slip lanes, any pedestrian crossings required to ensure transport and access, roundabouts, signage, traffic management measures and the like required to promote Site access and internal transport and traffic efficacy and safety.
- (c) The Site and Facility traffic solution proposed by the Operator must provide a high level accessibility to Hospital Users to the Facility and the Site whilst mitigating any traffic impact and promoting multi-modal transport accessibility within the Site boundary.
- (d) The Operator must develop an asset solution within the Site that encourages the use of alternative modes of transport, including public transport, walking and cycling in order to reduce the reliance on private vehicle travel. The Operator must liaise, pay all fees and coordinate with all external transport organisations to ensure connectivity with the Site. The Operator must ensure that the Facility must connect to bicycle and pedestrian networks and provide accessibility to public transport nodes.
- (e) The Operator must resolve any intra-site and Site access traffic management issues by implementing demand management strategies, operational strategies and physical remediation works as required.
- (f) The Operator's traffic solution must consider appropriate traffic separation and address the Facility requirements and functional planning for all users such as:
 - (i) Hospital Users;
 - (ii) emergency services;
 - (iii) car parking;
 - (iv) VIPs;
 - (v) public transport – buses and taxis;
 - (vi) pedestrians;
 - (vii) bicycles; and
 - (viii) all service vehicles (including materials delivery, waste collection and vehicles specific to the Site use.
- (g) **(Service and waste collection vehicles)** All service areas and loading docks must be designed to meet the requirements of the relevant design vehicles attending the Site and must comply with Quality Standards and Good Operating Practice including AS-2890.2 –

Parking Facilities Part 2: Off-Street Commercial Vehicle Facilities. Access paths to and from the service areas must allow safe passage of Hospital Users (private vehicle, pedestrian or cyclist) and must be assessed against design vehicle requirements and swept paths provided to demonstrate design and functional adequacy. Service vehicles up to and including a 14m Austroads, long rigid bus design vehicle must be accommodated by the Site with allowance made where applicable to accommodate the minimum overhead clearance requirements of the design vehicle. All service vehicles must enter and exit the Site in a forward gear with all turning manoeuvres accommodated within the Site boundary. The Operator's design must accommodate the specific loading requirements of service vehicles attending the Facility and must address the following:

- (i) a central consolidated store with loading dock to receive and remove a range of goods including hazardous materials and waste;
- (ii) provision for the delivery of bulk oxygen, liquid nitrogen or other special gasses by a tanker in a dedicated space adjacent to the storage tanks;
- (iii) daily mail delivery and regular courier services;
- (iv) all loading areas are to be properly secured; and
- (v) any service vehicle queuing or waiting must be confined within the Site and must not hinder or foul other traffic and transport on the Site.

The design of the Site and Facility must ensure segregated waste collection (including biohazard waste, sharps, contaminated sharps, isotope, hazardous waste, chemical and general waste) in accordance with the Accreditation Requirements, Good Operating Practice and Quality Standards. Waste collection should occur in a central location close to the Loading Dock and accommodate the Site and Facility functional requirements. The Operator must also provide ESA numbers for all service vehicles attending the Site.

- (h) **(emergency vehicles)** All emergency vehicle access must be designed so as to accommodate the requirements of Fire and Rescue NSW, NSW Ambulance and NSW Police.
- (i) **(School access)** The Operator must provide access through the Site for service and commercial vehicles servicing the adjacent school and that need to use areas and loading docks of the adjacent Frenchs Forest High School. The access must be designed and constructed by the Operator including all line marking, safety measures, signage, fencing and security. A secure double gate (of sufficient width to allow entry and exit of service vehicles) with a vandal proof pin code lock is to be provided. The solution must be assessed against design vehicle requirements and swept paths provided to demonstrate design and functional adequacy. Service vehicles up to and including a 14.5m Austroads, long rigid bus design vehicle must be accommodated with allowance made to ensure minimum overhead clearance requirements of the design vehicle. All service vehicles must enter and exit the Site in a forward gear with all turning manoeuvres accommodated within the Site boundary. The Operator is to liaise with the State to enable it to coordinate with the adjacent Frenchs Forest High School for finalisation of the design and suitable operational protocols for usage of the entrance.
- (j) **(RMS Interface Protocol Agreement)**
 - (i) The State must enter into an interface agreement with Road and Maritime Services (RMS) substantially in the form of Exhibit 5 (the **RMS Interface Agreement**) within a reasonable period of time having regard to the Project Program.

- (ii) The State must comply with its obligations under the RMS Interface Agreement, to the extent such obligations have not in turn been imposed on the Operator under this deed (including under this Schedule 6).
- (iii) The Operator must not do or fail to do anything which may cause the State to breach, or impede the State in satisfying, any of its obligations under the RMS Interface Agreement.
- (iv) If the Operator considers (acting reasonably) that RMS is not complying with its obligations under the Interface Agreement in a way which is likely to have an adverse affect on the performance of the Operator's obligations under this deed, the Operator may request the State to enforce the obligations owed to the State by RMS (**IA Claim**).
- (v) Any request by the Operator under paragraph 4 must be made in writing to the State and set out the following:
 - (A) details of the alleged breach and the impact of the alleged breach;
 - (B) the Operator's reasonable proposal as to how the breach may be cured or otherwise resolved; and
 - (C) substantiation of any costs or expenses incurred or likely to be incurred by the Operator due to the breach (**IA Claim**).
- (vi) The State may refuse to enforce an IA Claim if:
 - (A) the State, acting reasonably, considers enforcement of the IA Claim is likely to have a detrimental effect on the business or reputation of the State;
 - (B) the State has received an opinion from reputable counsel that there is no reasonable prospect of the enforcement of the IA Claim being successful; or
 - (C) the Operator is entitled to recover the cost or expense to which the IA Claim relates from insurances.
- (vii) In respect of any IA Claim, the parties acknowledge and agree that:
 - (A) the Operator must prepare and provide the State with all information and documents (including any documents required under any dispute resolution process) reasonably necessary or required by the State to assist the State in enforcing the IA Claim;
 - (B) the State will provide the Operator with regular updates of the progress of the IA Claim with any supporting information that the Operator may reasonably request; and
 - (C) if the State recovers any amount referable to the IA Claim (**IA Recovery**) from RMS, the State agrees that it will pay the Operator the amount of that IA Recovery, but only to the extent that the IA Recovery subject to a deduction in respect of all reasonable costs (including legal costs) incurred by the State in the enforcement of the IA Claim.
- (viii) This clause is exhaustive of the Operator's rights against the State whether at law or under this deed in respect of any delay, cost or expense incurred by the Operator as a consequence of any act, default or omission of RMS under or in

connection with the RMS Interface Agreement and the Operator has no other Claim whatsoever against the State in respect of such matters.

- (ix) The Operator acknowledges the RMS Interface Agreement entered into by the State to facilitate the road network improvements being completed by the State and/or RMS. The Operator will be required to be collegiate and proactive in manner to ensure that both the Operator and RMS construction requirements are not impeded.

The Contractor must permit and make all necessary allowance for (and (other than as contemplated under the subparagraphs above), will have no Claim in relation to) RMS:

- (A) to construct network roadworks (including way finding and signalling within the external road network) up to the boundary of the Site and tie into the Site internal transport network;
- (B) to design and construct Site entrance traffic control measures such as signage and traffic signals, safety lighting and traffic calming measures for the permanent access points to the Site;
- (C) to design and construct pathways, landscaping and public transport connections external to the Site; and
- (D) to coordinate and agree utility corridors for utilities to traverse the roadwork;

- (x) The Operator must:

- (A) coordinate with RMS all oversize or over mass vehicles (as defined under the Heavy Vehicle National Laws) movements required for the Operators construction logistics. Where possible the Operator must provide reasonable (and in any case use reasonable efforts to provide at least one month) advance notice of such movements;
- (B) provide a construction logistics plan for all construction logistics impacting the RMS works. The Operator is to plan its logistics on the basis that the State road network works may result in a temporary reduction in lane widths and speed limits and that construction access to the Site will be provided from the external road network as a left-in, left out turn arrangement;
- (C) coordinate and allow reasonable access to the Site to RMS to enable it to complete its construction activities including proposed construction of a pedestrian overbridge in the vicinity of Hilmer Street;
- (D) provide to RMS its design of the asset solution transport access on request;
- (E) provide all landscaping up to RMS works to ensure the aesthetic outcome is consistent and appropriate;
- (F) coordinate and construct all Site utilities requiring to traverse the external roadworks in accordance with applicable Approvals and Authority requirements, but otherwise having reasonable regard to RMS requirements in good faith;
- (G) maintain all Site access locations up to the RMS roadwork kerb line;

- (H) provide stormwater detention on the Site in accordance with the requirements of the relevant Authority and applicable Approvals, but in any case for a minimum 1:20 year Australian Rainfall Intensity (ARI) event;
- (I) ensure that the Site permanent access design prevents surface water runoff from the Site flowing onto the external road network in accordance with the requirements of applicable Approvals;
- (J) provide all final traffic modelling as required by RMS;
- (K) participate in interface protocol agreement coordination meetings;
- (L) provide to RMS relevant design information which as a minimum must include:
 - design of permanent Site access locations;
 - utility adjustments, relocations and final locations;
 - drainage, utilities, footpaths, landscaping and other connections from external to internal of the Site. The design packages must clearly identify works by RMS and works by the Operator; and
- (M) provide a detailed program of works and activities for any coordination activities required between RMS and the Operator.

3.2 Urban design and Site master planning requirements

The Operator must design the Site, Facility and Car Park (including Additional Works and Planned Expansion):

- (a) to achieve quality urban design outcomes;
- (b) to contribute positively to the local urban character;
- (c) to achieve a high quality of architecture;
- (d) such that the form, location and massing of the Facility creates an attractive sense of destination for Hospital Users, fitting of a major health and community facility;
- (e) to integrate and connect with the wider urban precinct (Facility hospital precinct as defined under the Department of Planning and Infrastructure SSI nomination of the Site);
- (f) to ensure that good environmental outcomes including Environmentally Sustainable Development (**ESD**) principles are achieved;
- (g) to ensure the urban design and architectural solution for the Facility and the Site enables the performance of the Services;
- (h) to ensure the Facility is easily expandable in terms of the Public Patient Portion, Shared Portion and Private Patient Portion (internally and externally at an efficient cost);
- (i) to ensure the landscape buffer zones act as a visual screen to the adjacent sites, and pedestrian and bicycle paths are separated from the vehicular traffic paths (including by planting new vegetation and utilising existing vegetation);
- (j) to ensure the Site and Facility are serviced with road, utility and engineering infrastructure; and
- (k) to ensure the Facility has an innovative built form and engages with the surrounding communities.

3.3 Site access and identity requirements

- (a) Site access is any signage treatment, traffic, transport, pavement, road, pathway, traffic control measure that enables access to the Site.
- (b) The Operator must provide all Site access that enables activation of the Site and delivery of the Services, within the parameters of the Site.
- (c) Access through the Non-Development Site is permitted and should be fully detailed by the Operator such that this land can be licensed to the Operator at the discretion of the State.
- (d) The Operator must:
 - (i) provide primary access to the Site for pedestrians and patients from Frenchs Forest Road West. Other access and egress points around the Site can be considered within the design response as to facilitate good emergency vehicle and service vehicle access;
 - (ii) primary access for logistics and secondary access for emergency vehicle and staff access must be provided from Warringah Road;
 - (iii) design and provide dedicated pedestrian pathways through and around the Site, providing connectivity through the Site and greater precinct, and connection to any existing pedestrian paths on the perimeter of the Site;
 - (iv) provide connection to pedestrian and bicycle access, and public transport nodes to ensure accessibility to and from the Facility and external road and transport networks;
 - (v) provide that the frontage for the Site must be extended along Frenchs Forest Road West and have high visibility as the main entrance; and
 - (vi) ensure the Site, Facility and Car Park will be compliant with best practice wayfinding principles.

3.4 Building envelope and identity requirements

The Operator must:

- (a) ensure the Facility has a distinctive multi-sided 'public face';
- (b) ensure the Facility is responsive to, and integrated within, the existing landscape and the Site; and
- (c) ensure any setbacks, massing, height restrictions etc. accord with the Stage 1 & 2 Development Consent requirements as defined under the Secretary of DPE's requirements for the Site.

3.5 Branding requirements

The Operator must develop for the approval of the State appropriate branding and graphic design concepts for the Project. The Operator must, at a minimum, design, install and maintain all illuminated and non-illuminated signage and branding consistent with the following principles:

- (a) the Facility and Site will be known and branded as the Northern Beaches Hospital;
- (b) the Operator may incorporate its own corporate branding in a professional and sympathetic manner throughout the entire Facility that must promote and recognise the Project as a single health delivery Facility (including the Car Park);
- (c) the branding will reinforce the Northern Beaches Hospital is the primary hospital within the Catchment Area;

- (d) corporate branding including for subcontractors will be secondary to the primary branding;
- (e) identifies the asset solution entry point;
- (f) is visible from all approach directions;
- (g) clearly distinguishes the front of house, Clinical Services, Clinical Support Services, Non-Clinical Support and Associated Commercial Facilities;
- (h) is instantly recognisable as the brand;
- (i) is compatible with the design aesthetic of the asset solution;
- (j) is coherent and integrated with the surrounding community and adjacent sites;
- (k) no third party advertising boards or air rights will be allowed;
- (l) meets the wide range of needs and abilities of the Hospital Users; and
- (m) integrated branding and signage at Handover will be removed by the Operator.

3.6 Wayfinding requirements

- (a) The Operator design must ensure the asset solution wayfinding information:
 - (i) is clearly identifiable as such as part of a consistent and recognisable system that reinforces the overall identifiability of the asset solution;
 - (ii) is co-ordinated with existing wayfinding information around the local area;
 - (iii) is as simple as possible and has a logical and intuitive layout;
 - (iv) uses signs, artwork or symbols and maps that are clear and simple; and
 - (v) is sufficient to ensure Hospital Users' successful arrival to their destination point at the Site and asset solution and ease of access to further destination points within the Site this includes Emergency Department wayfinding (internal and external to the Site and which as a minimum must be consistent with the principles of Ts-2 issued on 20 October 2014).
- (b) The Operator's design must ensure Hospital Users:
 - (i) can easily identify the location of the asset solution;
 - (ii) (including couriers) can easily identify the drop off and pick up zone;
 - (iii) have clearly identifiable and logical routes to all asset solution entry point(s) including within the Site landscape;
 - (iv) have clearly identifiable and logical pedestrian routes to and from all asset solution entry points;
 - (v) have a clearly identifiable access route to and from the Car Park and Facility that provides shelter from weather; and
 - (vi) have clearly identifiable and logical vehicle routes from the Site boundary to:
 - (A) the Facility and the Car Park;
 - (B) loading zones;
 - (C) the drop off and pick up zone; and
 - (D) back of house.

3.7 Architectural design and flexibility requirements

- (a) The Operator's Site, Facility and Car Park design must deliver a fully functioning asset solution that provides for the efficient delivery of the required health services to be provided by the Operator. The Operator must provide an asset solution that is capable of flexibility and expansion both internally and externally as to accommodate the future needs of Service delivery.
- (b) Hospital facilities are dynamic project-based enterprises. As such the Operator's asset solution must be flexible and adaptable to the changing needs, technology and working practices of the Services provided from it and the space allocations and functionality must be responsive to the nature of the Service or work process.
- (c) The Operator's asset solution must provide a high quality of architecture and all façade designs must be of a modern contemporary nature that maximises whole of life outcomes.
- (d) The Operator must ensure that the Project has a unique and single identity that is recognisable as the Catchment Areas primary hospital and that it ensures the Facility and Car Park design is consistent with landscape and environmental aspirations.
- (e) The Operator must ensure that a consistent environment at the Site is achieved including all buildings and external facilities (including the Car Park, and associated landscape and Site access and traffic treatments). The Operator's asset solution should utilise the views and create recreational outdoor spaces which will be shared with adjacent sites and the community. The design must accommodate clear, direct, pedestrian-friendly access routes to and from car parks to the Facility and adjacent sites.
- (f) Key features will include
 - (i) **(facade materials)** external to be modern, well-formed and attractive.
 - (ii) **(building form)** the building form is to take into consideration ground contours, to express entrances and internal functions, where appropriate, and generally articulate the mass to allow the building to be 'readable' and not present a bland face.
 - (iii) **(massing of the buildings and building components)** are to be scaled so that footprint size and building heights are reflective of the Site and surrounding environs. Building components must be integral, durable and Fit for Purpose.
 - (iv) **(entrance and access to the Facility)** must:
 - (A) ensure the free, unobstructed flow and access of Hospital Users (i.e. separation of waste and logistical support from front of house); and
 - (B) ensure direct, safe and easy to navigate disabled access to:
 - (I) pedestrian routes; and
 - (II) car parking areas at the Site;
 - (v) **(external facilities)** and external structures and infrastructure (including fire hydrants, engineering services landscape furniture, playgrounds, shade structures, sculptures, reflection areas and other external facilities bulk oxygen and gasses - must be integrated with the Facility and Site landscape concepts and be screened from public view;
 - (vi) **(waste service areas)** must be incorporated within the Facility and must be screened from public view;

- (vii) (**helipad**) must be designed and constructed as required to ensure Service outcomes, the design and construction of the helipad must be acceptable to Ambulance NSW;
- (viii) (**loading docks/delivery areas for service vehicles**) must allow safe passage of Hospital Users, vehicle and pedestrian access routes and minimise the interface of service vehicles with Hospital Users;
- (ix) (**materials handling and logistics**) must be designed to ensure that materials handling internal and external to the Facility allow for Good Operating Practice in respect of logistical flow and handling. Demarcation of flow paths must be established. Material handling and logistical handling areas must be screened from public view;
- (x) (**ground level building engineering services including plant and equipment**) must be incorporated within the Facility and must be screened from public view. The Operator must also ensure appropriate noise attenuation and acoustic treatment is incorporated into the design;
- (xi) (**external lighting and landscape**) – must provide a secure environment for Hospital Users. Lighting must not adversely affect adjacent sites; and
- (xii) (**bicycle parking/storage facilities and shower facilities and changing rooms**) must be provided at levels which reflect the needs of the Project.

3.8 Car Parking

- (a) The Operator must develop a car parking solution to meet the requirements of the Facility and the Services. The Operator must satisfy itself as to the number, mix and location of car parks required for the Project. The Operator must develop a car parking solution that meets the needs of its commercial and operational solution for the Project.
- (b) The location(s) and access to car parking must be clear and unambiguous and must be clearly differentiated from the access to any adjacent access ways or car parking. This must include appropriate directional signage, as well as ensuring that the designs of any access points are highly legible. All vehicle queues to car parking must be contained within the Site.
- (c) The Operator must ensure that car parking has adequately lit pedestrian paths and parking areas to provide for the safe movement of pedestrians to and from the main access points of the Facility and or any other facilities at the Site.
- (d) All car parking must be located within the Development Site and must be located such that it will not adversely affect the future expansion of the Facility.

3.9 Landscape Requirements

- (a) The landscape is all external grounds and treatments of the Site including to the kerb line of surrounding road infrastructure. The Operator must design, construct, commission and maintain all landscape works as to ensure that they are in keeping with the character of Site and surrounding urban area, including:
 - (i) to meet the Services and Quality Standards;
 - (ii) to ensure protection of existing vegetation;
 - (iii) landscape services and earthworks;
 - (iv) external paving and surfaces;
 - (v) fixtures and furniture;

- (vi) lighting, security and signage;
 - (vii) soft landscape materials; and
 - (viii) establishment and maintenance requirements (such as irrigation).
- (b) Landscape works must be coordinated with all other disciplines including but not limited to architecture, civil and structural engineering, mechanical engineering, electrical engineering, hydraulic engineering, acoustic engineering, fire engineering, environmental engineering and other services.
 - (c) The asset solution and Site is set in a 'native bushland environment'. The Operator is encouraged to retain indigenous and native vegetation. Native planting typical of the Frenchs Forest environs must be implemented. The landscape and asset solution need to be developed and implemented as an integrated whole.
 - (d) A large well detailed entrance sign with logo and graphic naming identification is to be supported by directional signs located on the major road entries. The entrance sign is to be integrated into the landscape setting adjacent to the intersection environs, with massed low indigenous ground cover.
 - (e) Elements of this gateway sign posting system, in terms of materials, form, proportion and detail, must be coordinated and integrated with other directory and information signage to be located within the Site.
 - (f) Where practicable and practical the Operator must ensure that excavated soil is removed from the Site and used for the rehabilitation of landfill sites or for other environmental remediation purposes.

3.10 FF&E requirements

The Operator must provide all FF&E to enable the delivery of the Services. The Operator's FF&E solution must be designed, constructed, maintained and operated such the asset solution is Fit for Intended Purpose. The asset solution must enable maintenance, upgrade and replacement of FF&E to be completed in a cost effective and efficient manner that minimises business continuity impacts. The Operator must provide sufficient storage spaces for FF&E to ensure that FF&E can be stored appropriately such that it will not clutter the Facility.

3.11 Digital hospital requirements

The Project provides a major opportunity to embrace digital hospital technology and innovation, with the aim of creating new ways of working, improved performance and better health outcomes. The asset solution must embrace, support and enable the expectations articulated in this section and the IM&T Requirements.

The Operator must provide all IM&T to enable the delivery of the Services. The Operator's IM&T solution must be designed, constructed, maintained and operated such the asset solution is Fit for Intended Purpose. The IM&T Requirements are detailed within Schedule 15.

3.12 Interface Services

The Operator must provide functional area, supporting services and amenities within the Facility for interface Service areas that provide in reach to the Northern Beaches Hospital including:

- (a) NSLHD community health (such as confidential multi-purpose interview rooms that must be fitted out with appropriate teleconference, IM&T such as internet connections, and FFE);
- (b) non-government agencies or organisations providing publically funded interface services such as national disability insurance (NDIS) scheme providers;

- (c) teaching, training, education and research;
- (d) emergency services (such as wait room, toilets and change room / showers);
- (e) JMO management unit (this is the NSLHD unit that will manage the JMOs); and
- (f) provide in a suitable location on an external wall of the Emergency Department (with weather protection), a needle and syringe vending machine (non-electric) and a community sharps disposal bin and in a location on an internal wall of the Emergency Department, a self-serve chute for needle and syringe fit packs . This is to ensure adequacy of access to needles and syringes for the population of people whom inject drugs, including by providing, a safe location for access to this service. The NSLHD needle and syringe program team will undertake all servicing and stocking of these items. Refer NSW Needle and Syringe Program Guideline 2013 GL2013_007.

3.13 Engineering requirements

- (a) The design construction and commissioning of all engineering services (including Utilities services) must support the delivery of the Services. The Operator should consider principles of energy efficiency, environmental best practice, adaptability, reliability and capacity for future growth.
- (b) The Operator's design must have an emphasis on quality and reliability by using materials, plant and equipment:
 - (i) from reputable suppliers;
 - (ii) with integrated and matched components appropriate to the task;
 - (iii) which is installed in accordance with all relevant Quality Standards and Laws; and
 - (iv) which is commissioned in accordance with all relevant Quality Standards and Laws.
- (c) The Operator's asset solution must incorporate flexibility for external and internal space planning and the passage of Utilities and building engineering infrastructure.
- (d) Utility infrastructure
 - (i) The Operator must:
 - (A) remove any redundant Utility Infrastructure;
 - (B) use Utility Infrastructure easements where directed by an Authority;
 - (C) provide separate primary metering and sub metering for each portion of the Facility such that at the end of the Development Phase costs for using those Utilities can be attributed to the responsible party;
 - (D) protect any Utility Infrastructure (including by relocation if necessary) that need to remain in use, including arranging any easements or rights of access with any Authority (any proposed easement must be approved by the State); and
 - (E) be responsible for all coordination and activities with any Authority for the connection or disconnection from Utility Infrastructure within the Site or external to the Site.

(e) Design life expectancies

The Operator must ensure the minimum design service life of the building structure, building engineering services, plant and equipment (including FF&E and IM&T) such the asset solution is Fit for Intended Purpose and:

- (i) maximises whole of life benefits;
- (ii) provides longevity with respect to design service life for all relevant aspect of the Operator's asset solution; and
- (iii) demonstrates the following minimum design service life requirements are achieved:

Item	Minimum Design Service Life
Structural elements, including substructures	70 years
Floor Structures	70 years
Roof Structures	70 years
Internal Structural Walls	70 years
Facades	50 years
Engineering Plant	Packaged air-conditioning plant 15 years Chillers 24 years. Boilers 20 years. Dampers 30 years. Fans: <ul style="list-style-type: none">• Centrifugal backward curved 30 years• Axial 20 years;• Propeller 15 years; and• Roof mounted 20 years. Condensing water coolers 20 years. Reciprocating engines 20 years. Switchboards 30 years.
Ductwork	30 years
Valves	30 years
Valve actuators	15 years
Valve actuators	15 years
Reciprocating engines	20 years
Paving	40 years
Storm Water & Utilities	per Authority Requirements

- (iv) The Operator must demonstrate to the satisfaction of the State that the minimum required design service life for any system, or item of plant or equipment or element can be achieved (including when applying its Asset Management Strategy).

(f) Engineering services

The Operator's asset solution must be flexible and adaptable to change over both the Development Phase, Operating Term and Private Patient Portion Term including new service delivery practices, Accreditation Requirements, Licensing Authority requirements, IM&T and FF&E. The Operator must provide an asset solution that:

- (i) ensures functionality requirements and intelligent space planning in respect of the delivery of the Services are achieved;
- (ii) ensures that business continuity and disaster management requirements are addressed;
- (iii) considers façade solutions that allow the potential to move the windows around in response to changing interior fitouts;
- (iv) enables interior fitout renewal (potentially every 10 years) to be completed in an efficient and low impact manner (including bathroom renewal and fitout strategies);
- (v) provides an engineering design solution (including in relation to Utility Infrastructure) that is flexible and readily adaptable to ensure the changes identified above can be implemented:
 - (A) with minimal disruption to the undertaking of the Services;
 - (B) with minimal disruption to the operation of the asset solution; and
 - (C) where applicable at a minimum cost to the State;
- (vi) ensures the building engineering services reticulation system minimises, where possible interference and disruption to Hospital Users and the undertaking of the Services when accessing service reticulation zones and services reticulation routes, including, as a minimum, by incorporating the following into the systems design:
 - (A) sufficient isolation on all piped services to allow shutdown of individual part-floor zones for maintenance and works without requiring shutdown of an entire floor or adjacent independent areas (including that maintenance works in a toilet area must not require shutdown of services to an adjacent Clinical Services, Clinical Support Services or Non-Clinical Support Services areas);
 - (B) building engineering service reticulation routes (including service corridors and risers) must be designed to provide direct access for works to be carried out where possible;
 - (C) risers that where possible ensure access at each floor with minimal disruption to the Services;
 - (D) a design and layout of the that ensures that any maintenance and works to the building engineering services in an area do not result in the shutdown of the other building engineering services in that area;
 - (E) building engineering services reticulation zones within ceiling spaces designated on the plans and accessible from removable tile ceiling areas or access panels;
 - (F) building engineering services reticulation zones that allow full and proper access to all building engineering services for maintenance, replacement and the addition of future building engineering Services;

- (G) building engineering services risers, cupboards and rooms requiring regular maintenance access grouped into service zones on floors;
- (H) services zones must be, where possible, adjacent to floor access points such that the need for serviceman intrusion into Clinical Services, Clinical Support Services and Non Clinical Support Services areas is minimised;
- (I) building engineering services risers, where possible, must be located adjacent to vertical structural features (such as stairs, lift shafts and the like) to minimise structural ramifications and intrusion into occupied spaces and to minimise the need for offsets in vertical risers; and
- (J) ceiling spaces zoned vertically and designed to minimise clashes;
- (vii) must ensure structural members do not intrude into the electrical or piping/ducting zones except where piped services require a gradient, these services may penetrate the ductwork, pipes services and cable tray zones but not the lighting zone;
- (viii) the plant and equipment installations are arranged such that major equipment and plant requiring maintenance servicing is located outside of Clinical Services, Clinical Support Services and Non-Clinical Support Services areas;
- (ix) provide separate primary metering and sub metering for each portion of the Facility and any separate lease area including the Public Patient Portion, each element of the Shared Portion, the Car Park, the landscape, the Site and the Private Patient Portion such that during the Operating Term and Private Patient Portion Term costs for using Utilities can be attributed to the responsible party;
- (x) major plant and equipment is located within dedicated, services rooms (including services cupboards) or plant rooms incorporating spatial allowances for future growth in all plant areas;
- (xi) services risers are located in separate risers shafts rooms to that of plant rooms;
- (xii) all risers are provided with suitable access to meet service or certification requirements;
- (xiii) no plant or equipment is located such that access to or within riser shafts or services rooms is impeded;
- (xiv) plant and equipment is located to avoid vibration and electromagnetic interference to sensitive areas;
- (xv) the design of the services rooms and plant rooms has acoustic treatments such that there is no interference with adjoining occupied areas;
- (xvi) duplicate building engineering services are located in separate riser shafts and follow distinctly separate routes;
- (xvii) access to plant in plant rooms is via normal walk-in access and does not require the use of specialised access equipment or temporary scaffolding;
- (xviii) permanent access platforms and ladders are provided where safe maintenance access is not possible from floor level;
- (xix) plant and equipment access must be provided to ensure necessary access for the replacement of all major components;

- (xx) fresh air intakes are arranged to minimise aesthetic impact, the risk of air recirculation under prevailing wind conditions, infection control risks, intake from exhausts or other hazardous exits or as a result of strong air movements;
- (xxi) exhausts and their treatment measures are designed and arranged as to minimise the risk of environmental impact, infection control risk and aesthetic impact;
- (xxii) service routes are clearly identifiable and provide for piping and cabling installations from plant rooms to service corridors to risers and to final usage points;
- (xxiii) zoned ceiling spaces for reticulation of building engineering services are provided;
- (xxiv) all building engineering services are segregated to suit the function and type;
- (xxv) cables are segregated into high voltage, low voltage, essential low voltage, communications, fire services and security services;
- (xxvi) all building engineering services are fully supported along their length;
- (xxvii) no building engineering services are supported by an accessible or lightweight ceiling structure;
- (xxviii) all services reticulation routes, from those running to central plant and equipment locations to those routes through corridor ceilings, must be provided with a spatial allowance for distribution of future building engineering services; all central plant and equipment must have the capacity to be separately metered;
- (xxix) the capacity of all incoming and outgoing non-Authority infrastructure services pathways within the Site must accommodate Planned Expansion;
- (xxx) all vertical and horizontal distribution including piping racks, trays, culverts and service corridors must accommodate Planned Expansion;
- (xxxi) all motor control centres, switchboards and panels must incorporate capacity and spatial allowance for Planned Expansion;
- (xxxii) all services risers must be accessible for their full height and must have space for future building engineering services to accommodate Planned Expansion;
- (xxxiii) all services rooms for switchboards and panels must have space for future building engineering Services to accommodate Planned Expansion;
- (xxxiv) all plant, including chillers, boilers and transformers must have built in spare capacity for future growth to accommodate Planned Expansion;
- (xxxv) provide means of isolating systems and parts of systems to carry out maintenance and future works;
- (xxxvi) provide redundancy and back-up for systems serving areas critical to the undertaking of the Services;
- (xxxvii) is designed in accordance with Good Industry Practice and Good Operating Practice and comply with all KPIs Quality Standards and Authority, and any Accreditation Requirements;
- (xxxviii) is suitable for the Site conditions;
- (xxxix) use materials of appropriate quality, durability and finish;
- (xl) ensures flexibility to accommodate future change and expansion both internally and externally of the Facility and Car Park;

- (xli) provides appropriate loading capacity for the intended use of all spaces within the Facility and Car Park;
- (xlii) considers and applies where appropriate the principles of the Health Infrastructure – NSW Hospital Building Development System;
- (xliii) accommodates all maintenance requirements; and
- (xliv) provides design solutions that ensure the Site is a safe environment.

3.14 ESD and energy efficiency requirements

- (a) The Operator must design, construct, commission and operate the asset solution to ensure, as a minimum:
 - (i) good environmental and energy efficiency outcomes are achieved;
 - (ii) efficient and effective use of natural resources;
 - (iii) increased energy conservation and efficiency;
 - (iv) sustainable use of renewable energy resources;
 - (v) efficiency in resource and materials utilisation, especially water resources;
 - (vi) selection of materials and products based on their life-cycle environmental impacts;
 - (vii) use of materials and products with recycled content;
 - (viii) no hazardous materials or waste is deposited within the asset solution or Site during both the Development Phase and Operating Term;
 - (ix) reduction in harmful waste products produced during both the Development Phase and Operating Term; and
 - (x) to facilitate maintenance and operational practices that reduce or minimise harmful effects on people and the natural environment.
- (b) Green star healthcarev1 - target rating
 - (i) The State intends that all public infrastructure projects are designed, constructed, maintained and operated to achieve a high level of environmental sustainability. The Operator must design, construct and operate the Facility so that it achieves a minimum 4 Green Star rating using the Green Building Council of Australia's 'Green Star — Healthcare v1 Rating Tool, (www.gbcaus.org)'.
 - (ii) The Project must achieve a certification against the 'Green Star — Healthcare v1 Rating Tool for Design, As Built and Performance, (www.gbcaus.org)'.
 - (iii) The front of house of the Facility must exhibit an information display that will convey to visitors what the Facility does for New South Wales. This will include static and dynamic displays which will incorporate a learning resource for ESD Green Star points.
 - (iv) The Operators design solution should promote ESD principles including energy minimisation and water use reduction/re-use strategies as a key aspect of the development. The Operator must demonstrate that the design, construction, commissioning and operation of the Facility achieve the Project's environmental objectives.
- (c) Metering and monitoring

Electrical, central plant, water, telecommunications, IM&T, special gasses and utilities, and natural gas sub-meters must be provided together with monitoring to the Building Automation System (**BAS**) for the following as a minimum:

- (i) all separable portions defined at end of the Term including the Clinical Services, Clinical Support Services and Non-Clinical Support Services elements including landscape and other Site requirements;
- (ii) all tenancies, licence and lease arrangements including landscape;
- (iii) all electrical loads greater than 100kVA;
- (iv) air conditioning chiller plant;
- (v) air conditioning fans (>10kW connected load);
- (vi) floor by floor office lighting;
- (vii) floor by floor office power;
- (viii) data centre power;
- (ix) lifts;
- (x) boilers;
- (xi) domestic hot water plant;
- (xii) potable water use;
- (xiii) non-potable water use; and
- (xiv) evaporative heat rejection plant.

The Operator must be able to produce metering report details on monthly and annual reporting requirements and must provide those reports to the State on receiving a request from the State in writing to do so.

- (d) Peak electrical demand reduction target
 - (i) The Operator must design, construct maintain and operate the asset solution to reduce its peak electrical demand by, as a minimum, 15% of the demand of an equivalent facility (including by practical use of on-site electrical generation facilities).
 - (ii) The 'equivalent facility' for comparison (and quantification of the 15%) is one which meets the minimum energy efficiency requirements for Building Code regulatory compliance.
- (e) Façade efficiency target
 - (i) The Operator must design, construct, maintain, operate and finance the asset solution and to ensure the façade efficiency target is achieved by providing a façade system that promotes daylight penetration, reduces glare, excludes direct solar ingress and provide energy efficient operation.
 - (ii) A façade thermal insulation and total solar energy ingress performance target of a 15% improvement over an equivalent façade using the Building Code deemed to satisfy or performance specification requirements must be achieved.
- (f) Outside air and design temperatures

The Operator must design, construct, maintain, operate and finance the asset solution such that outside design air temperatures can be modified to address climate change, including by ensuring that all simulations utilising a standard test reference year of weather data are substituted for the year's (8,760 hours) weather data over the last 10 years having the highest average dry bulb temperature. This weather data set must be used in all analysis required to demonstrate compliance with the ESD objectives.

(g) HVAC equipment

The Operator must install and use HVAC equipment that is in accordance with the requirements of Part J of the Building Code with, as a minimum, an additional 10% increase in energy efficiency to the overall HVAC system.

(h) Environmental management system

The Operator must provide and utilise an environmental management system for the design, construction, maintenance, operation and funding of the Operator's asset solution and maintained and operated in accordance with the requirements of this document. That environmental management system must be certified to ISO14001, meet the green star and must be in accordance with all applicable Laws relating to the Environment.

(i) Fume exhaust emissions

(i) Exhaust emissions from all fume cupboards systems and other exhausts must be modelled to ensure minimal exposure levels as nominated by the Quality Standards and Accreditation Requirements are achieved and maintained at the asset solution.

(ii) The Operator must complete modelling using computational fluid dynamics modelling, wind tunnel testing or similar analysis to demonstrate the design and building performance do not adversely impact the Site or adjacent sites.

3.15 Asset Development Plan and report requirements

(a) Construction Management Plan

(i) The Operator must provide a Construction Management Plan that describes the organisation and processes that will underpin and ensure development of the asset solution over the Development Phase. The Construction Management Plan must be linked to the Project Management Plan and Project Program. It will be used for evaluation of the asset solution and to inform the State throughout the Development Phase.

(ii) The minimum requirements for the Construction Management Plan are included within **Schedule 38 Asset Solution Plans Schedule**.

(b) RFP Design Proposal

(i) The Operator must develop and deliver to the State its RFP Design Proposal which includes the drawings and reports required by the State. The RFP Design Proposal forms the primary basis for evaluation of the proposed asset solution and form the agreed platform for the development of subsequent design and construction documentation and reports. The RFP Design Proposal will also include the Stage 2 Development Application.

(ii) The minimum requirements for the RFP Design Proposal are included at **Attachment A**.

- (c) Detailed Design Report
 - (i) The Operator must provide to the State a Detailed Design Report that will be used by the State to assess the progress of the Operator in respect of the finalisation of its asset solution pursuant to this document. It will also be used to assess that the asset solution being proposed is in accordance with the intent of the documentation as at Financial Close subject to any agreed deviations and amendments as required by the State, Licensing Authority or any Accreditation Requirement.
 - (ii) The minimum requirements for the Detailed Design Report are included at **Attachment B**.
- (d) Construction Documentation Report
 - (i) The Operator must provide to the State a Construction Documentation Report that will be used by the State to assess the progress of the Operator in respect of the finalisation of its asset solution pursuant to this document. It will also be used to assess that the asset solution being proposed is in accordance with the intent of the documentation as at Financial Close subject to any agreed deviations and amendments as required by the State, Licensing Authority or any Accreditation Requirement.
 - (ii) The minimum requirements for the Construction Documentation Report are included at **Attachment C**.
- (e) Technical Completion Plan
 - (i) The Operator must provide to the State a Technical Completion Plan that describes the organisation and processes that will underpin and ensure Technical Completion occurs. The Technical Completion Plan will reflect the Technical Completion Criteria and have links to the Project Management Plan, Project Program and the Construction Management Plan. The Technical Completion Plan will be used by the State to evaluate the Operator's asset solution and to inform the State as the Project approaches and reaches Technical Completion.
 - (ii) The minimum requirements for the Technical Completion Plan are included within **Schedule 38 Asset Solution Plans Schedule**.
- (f) FF&E Plan
 - (i) The Operator must provide an to the State FF&E Plan that describes the strategy and processes that will be used to procure and place all of the furniture and equipment requirements in accordance with this document. The FF&E Plan must set out the Operator's approach with respect to leasing and, most importantly, will include the FF&E List that will enable the calculation of the State Capital Payment and form the basis of ongoing registers and asset maintenance and lifecycle replacement requirements.
 - (ii) The minimum requirements for the FF&E Plan are included within **Schedule 38 Asset Solution Plans Schedule**.

4. Asset Management Parameters

4.1 Asset Management requirements

- (a) The Operator must manage and maintain the Facility, Car Park and Site such that it continues to enable the Operator to deliver the Services.

- (b) The management and maintenance requirements will be articulated in an overarching Asset Management Strategy including an Asset Maintenance Plan, Asset Lifecycle Plan and Annual Works Plan.
- (c) There must be no discernible difference in the condition of the Public Patient Portion and the Private Patient Portion resulting from the management and maintenance approach taken by the Operator.
- (d) The Operator must develop an Asset Management Strategy covering all assets necessary for the delivery of the Services (including buildings, fixed building equipment, IM&T, FF&E and Medical Equipment).
- (e) The Operator must maintain and refurbish the Facility in accordance with its Asset Maintenance Plan, Asset Life Cycle Plan and Annual Work Plan.

4.2 Asset Management Plan requirements

- (a) Asset Management Strategy
 - (i) The Operator must submit to the State an Asset Management Strategy which provides the framework for allocating resources and the maintenance regime to support the delivery of the Services including 'hard' facilities-management type requirements which form part of the Non-Clinical Support Services. The Asset Management Strategy will be used for evaluation of the asset solution and to inform the State throughout the Operating Term.
 - (ii) The minimum requirements for the Asset Management Strategy are included within **Schedule 38 Asset Solution Plans Schedule**.
- (b) Asset Maintenance Plan
 - (i) The Operator must submit to the State an Asset Maintenance Plan which provides the details of implementation of the maintenance aspects of the Asset Management Strategy for the Public Patient Portion, the Private Patient Portion, the Shared Portion and all external works and facilities throughout the Operating Term. The Asset Maintenance Plan will be used for evaluation of the asset solution and to inform the State throughout the Operating Term.
 - (ii) The minimum requirements for the Asset Maintenance Plan are included within **Schedule 38 Asset Solution Plans Schedule**.
- (c) Asset Lifecycle Plan
 - (i) The Operator must submit to the State an Asset Lifecycle Plan which provides the details of implementation of the Asset Management Strategy in respect of asset lifecycle refurbishment or replacement throughout the Operating Term.
 - (ii) The minimum requirements for the Asset Lifecycle Plan are included within **Schedule 38 Asset Solution Plans Schedule**.
- (d) Annual Works Plan
 - (i) The Operator will be required to prepare and submit to the State an Annual Works Plan 20 Business Days before the commencement of each Operating Year which details all lifecycle replacement works, asset maintenance works, maintenance or replacement of FF&E and IM&T Facility variations and Additional Works. Each Annual Works Plan must be consistent with the Asset Management Strategy.
 - (ii) The minimum requirements for the Annual Works Plan are included within **Schedule 38 Asset Solution Plans Schedule**.

5. Handover Condition Parameters

5.1 Handover requirements

The Operator must incorporate asset handover considerations in designing, developing, delivering and operating its asset solution for the Project. At each of Handover and Private Patient Portion Handover, the relevant part of the Facility must be in the condition it would have been in if the Operator had complied with all of its obligations under this document. This includes:

- (a) for the Public Patient Portion and the Shared Portion at the end of the Term:
 - (i) in the condition the Facility was in at the Final Completion except in respect of fair wear and tear;
 - (ii) in a condition such that no major lifecycle maintenance or replacement (including FF&E and IM&T) is required on any aspect of the Public Patient Portion and Shared Portion for at least 10 years provided they are maintained in accordance with Good Operating Practice;
 - (iii) in the condition which it would have been in had the Operator complied with its obligations under this document (including the Asset Management Plan);
 - (iv) all business systems, facility management systems, manuals etc. required to ensure business continuity are handed over in a complete and current form; and
 - (v) integrated branding and signage at Handover will be removed and new branding and signage required by the State will be designed and installed by the State;
- (b) for the Private Patient Portion at the end of the Private Patient Portion Term:
 - (i) in the condition for a building commensurate with its age, having been maintained in accordance with Good Operating Practice;
 - (ii) in the Private Patient Portion Handover Condition as required under clause 23.1(a) of Part C of Schedule 22; and
 - (iii) all business systems, facility management systems, manuals etc. required to ensure business continuity are handed over in a complete and current form;
- (c) for the Site access and landscape at the end of the Private Patient Portion Term:
 - (i) in the condition for facilities of their age, having been maintained in accordance with Good Operating Practice;
 - (ii) in the Private Patient Portion Handover Condition as required under clause 23.1(a) of Part C of Schedule 22; and
 - (iii) integrated branding and signage at Private Patient Portion Handover will be removed and new branding and signage required by the State will be designed and installed by the State.
- (d) for the Car Park Term:
 - (i) in the condition for facilities of their age, having been maintained in accordance with Good Operating Practice;
 - (ii) in the Private Patient Portion Handover Condition as required under clause 23.1(a) of Part C of Schedule 22; and
 - (iii) integrated branding and signage at Car Park Handover will be removed and new branding and signage required by the State will be designed and installed by the State.

5.2 Handover Plan requirements

- (a) Handover Plan
 - (i) The Operator must provide to the State a Handover Plan that describes the strategy that will underpin the return of the Public Patient Portion, the Shared Portion and the Car Park to the State at the end of the Operating Term. The Handover Plan will be used by the State for evaluation of the asset solution and to inform the State approaching and at the end of Operating Term.
 - (ii) The minimum requirements for the Handover Plan are included within **Schedule 38 Asset Solution Plans Schedule**.
- (b) Private Patient Portion Handover Plan
 - (i) The Operator must provide to the State a Private Patient Portion Handover Plan that describes the strategy that will underpin the return of the Private Patient Portion, and any Associated Commercial Facilities to the State at the end of the Private Patient Portion Term. The Private Patient Portion Handover Plan will be used by the State for evaluation of the asset solution and to inform the State approaching and at the end of the Private Patient Portion Term.
 - (ii) The minimum requirements for the Private Patient Portion Handover Plan are included within **Schedule 38 Asset Solution Plans Schedule**.

Attachment A – RFP Design Proposal Requirements

General

The Operator must ensure that the RFP Design Proposal is of a high quality and standard. It must be equivalent to a schematic design level (as per Good Industry Practice). The RFP Design Proposal must enable the Operator to be able to apply to:

- the Licensing Authority for a Hospital Licence and to obtain and maintain that Hospital Licence for the period required by this document; and
- the Department of Planning and Infrastructure for Stage 2 Development Consent and obtain and maintain that consent for the period required in this document.

The RFP Design Proposal must:

- be a single integrated report, clearly defined in sections (except for the Stage 2 Development Application which must be a stand-alone package submitted as part of the RFP Design Proposal);
- provide as a stand-alone package of documents and information of all things required for the Stage 2 Development Application (to a standard that must be able to be submitted to and which is acceptable to the relevant Authority);
- provide as a stand-alone package of documents and information of all things required by the Licensing Authority for a Hospital Licence (to a standard that must be able to be submitted to and which is acceptable to the relevant Authority);
- clearly describe all major functional areas and their relationships in physical terms (external and internal);
- identify major plant and systems required for engineering services and structural, cladding and building elements;
- include and describe all FF&E;
- include and describe all IM&T and digital hospital technologies to be adopted;
- describe the proposed scope of works in architectural and engineering terms (including plans and elevations);
- complete the necessary Authority and town planning documentation to enable development application submission;
- set out the overall design of the asset solution (to a minimum schematic design standard) that satisfies all stated needs of the Licensing Authority, the Services, KPIs and Quality Standards, Accreditation Requirements, Authorities and this document;
- be suitable for a Stage 2 Development Application; and
- is sufficiently detailed for the purpose of evaluation and cost analysis.

The Stage 2 Development Application

The Stage 2 Development Application must contain all requirements for delivery and achievement all aspects of the Stage 2 Development Application and Stage 2 Development Consent. The Stage 2 Development Application must be a stand-alone submission as part of the RFP.

Format and Requirements

The Operator must complete the RFP Design Proposal to include the following minimum structural format and content requirements:

- the proposal must be structured in logical format and content that clearly and concisely addresses the minimum requirements of that document;
- a RFP Design Proposal must be sufficiently detailed to enable the State to use the RFP Design Proposal in respect of contract management of this document without requiring further information from the Operator;
- the RFP Design Proposal must include nomination of all Accreditation required for the Services nominated at Law or to demonstrate Good Operating Practice. It must demonstrate how such Accreditations will be achieved, managed, measured and maintained by the Operator in delivery of each asset solution;
- the State may accept (where applicable and at its discretion) the Operator's use of a company plan including i.e. environmental management plans. Such company plans must be reviewed and revised by the Operator to ensure that they address Project-specific issues. Where the Operator proposes to use a company plan, as a minimum the company plan must include a summary of how the company plan will be made Project-specific, as well as including a cover page, a contents page and executive authorisation from the Operator to use the company plan for this Project in lieu of the relevant Project Plan;
- where requirements are specified by State or Commonwealth or any of its entities such requirements must accord with any structural format and content requirements as defined by them;
- should be drafted using font size 11 (minimum);
- must include:
 - version control (including version no. and date) an owner executive authorisation panel / quality control panel;
 - executive summary;
 - contents page;
 - purpose / introduction;
 - provide all diagrams / tables / schedules as attachments to the plan (as to enable easy update and editing); and
 - a schedule of plan review points and historic updates.

The Operator must produce a schematic design to the minimum requirements of the Licensing Authority and as outlined below. The RFP Design Proposal should be prepared in such a way that it can easily be updated as to enable the Operator to submit it to the Licensing Authority as to achieve an Approval in Principle.

The following information must be provided by the Operator to the State as part of the RFP Design Proposal:

- preliminary site development plans of civil works including car parking, landscaping and stormwater drainage;
- proposed structural systems including substructures and super structures;
- preliminary site services layouts;

- floor plans must be developed in detail at a scale of 1:100, based on the Site Plan outcomes;
- roof plans, elevations and sections (1:100) and refinement of the Site Plan;
- proposed building engineering systems, including:
 - lighting and power;
 - heating/cooling including life cycle cost analysis;
 - hydraulics (hot water system, thermostatic mixing valves, sterilizers, sewer/septic/treatment plant, etc.);
 - communications (including nurse call systems, computers, etc.);
 - helipad and associated flight paths;
 - fire services (including sprinkler systems, EWIS, hose reels, etc.);
 - medical gases;
 - security; and
 - energy, water and waste management targets. Note – conserve water where possible and maximise use of associated water harvesting and water efficient devices;
- Site land and feature surveys must be analysed and verified; and
- any other Site investigations including Geotechnical and Geochemical surveys must be analysed and verified.

The Operator must consider preliminary comments on the design proposal from the relevant building surveyor and must demonstrate that the RFP Design Proposal conforms to regulations such as the Building Code and WHS Act as well as relevant Quality Standards, Authority requirements and Accreditation Requirements. Issues of non-conformity must be highlighted by the Operator and a rectification strategy identified by the Operator, (seeking modification approval or amending design from any relevant approval Authority).

The Operator must prepare a RFP Design Proposal that demonstrates that a thorough analysis of design and engineering service systems has occurred and ensuring that the intent of this document has been met. The RFP Design Proposal must incorporate a more detailed evaluation of the capital and recurrent costs to demonstrate that the most cost effective solution is being implemented. The report must also include analysis and recommendations relating to departmental operational issues, including:

- logistical pathways and functionality study / analysis both internally and externally to the Facility;
- operational records / medical records system;
- support services such as kitchen, CSSD, food services etc. that will be impacted resultant from the proposed development;
- communications;
- security including operational security;
- energy systems including life cycle costs;
- building services;
- waste management;
- emergency evaluation / fire protection;
- storage and distribution (linen and goods);

- management information systems etc.; and
- maintenance and maintainability.

The RFP Design Proposal must include an executive summary of outcomes and incorporate all drawings and all comments relating to the drawings.

Such comments should include:

- key recommendations;
- brief summary of the process;
- statement on operational issues;
- identification, evaluation and recommendation of procurement method;
- program based on preferred option procurement method;
- confirmation of staging of construction works;
- detailed capital cost estimate schedules; and
- identification of any major changes or deviations from Authority requirements and how such things will ultimately be approved by that Authority.

The Operator must provide to the State the following minimum documentation (without limitation) at the RFP submission:

- site planning drawings showing:
 - context of the Works within the overall Site;
 - new and existing footprint;
 - building elevations;
 - all health planning units (**HPUs**); including ED, ICU and Mental Health Service;
 - circulation routes;
 - logistical pathways;
 - waste management;
 - bulk gasses;
 - loading dock management;
 - FF&E and general storage
 - access and egress routes to and from buildings;
 - entries and exits from site;
 - parking and landscaped areas;
 - other relevant site features or constraints; and
 - perspective views of the Works, visualising the concept, suitable for display to NSW Health staff and community.
- schedules of accommodation showing:
 - room data sheets and fitout schedule to the requirements of the Licensing Authority noting any deviations from the Licensing Authority requirements and why and how the Licensing Authority will accept such deviations;

- travel and engineering areas; and
- functional area analysis;
- design brief and preliminary room data sheets;
- site survey plan (if not already provided);
- site plan (1:500);
- traffic/circulation patterns (1:200);
- material handling and logistical circulation patterns (1:200);
- floor and roof plans (1:100);
- preliminary elevations and sections (1:100);
- proposed engineering systems including preliminary layouts of main services (plant, lines, pits, outlets, etc.);
- preliminary structural proposals and sections for facade, walls, floors and roof (1:100);
- bulk site works (1:200);
- statement on building regulations and authority requirements and potential modifications;
- special requirements (e.g. security);
- proposed construction sequence and contractors construction zone (e.g. where project entails staged works or building will be occupied by agency);
- planning issues and application, if required;
- a graphical representation of the proposal (this may be in the form of computer 3D modelling or perspective or a scaled model);
- capital and recurrent cost plans;
- staging and decanting accommodation requirements and locations;
- a review with the users that investigates and proves that the proposed schematic planning adopts good functionality in terms of work practice for example but not limited to:
 - work, health and safety considerations;
 - infection control costs and design requirements;
 - business continuity costs, issues and staging including thought into services shutdowns etc.;
 - corridor widths and door swings;
 - travel paths;
 - toilet facilities;
 - amenities;
 - implications of fire boundaries;
 - vertical transportation; and
 - wayfinding; etc.;
- signage concepts;

- business continuity strategy and concepts;
- infection control management strategy and drawings; and
- a site services integration review – the Operator must undertake and provide a report on a global systems review as to how each of the architectural and services components interact and integrate to ensure that operationally the systems integrate with existing or planned systems for example that the proposed nurse call system integrates with the existing site system, or that the fire stair pressurisation system does not prevent persons leaving the stairwells etc.

The Site Plan

The Site Plan (which must include drawings at an appropriate scale) section of the RFP Design Proposal must convey the layout of all facilities on the Site and their integration within the broader precinct and Frenchs Forest area. The drawings must clearly illustrate the location of the Facility and Car Park for the stage of development being undertaken under this document and subsequent development stages.

In particular, the Site Plan must include:

- a Site context plan;
- a Site layout plan (demonstrating intra and inter Site connections) including any external Site works;
- functional layout and zoning plans that define the Site including flexibility and expansion areas;
- layout plans, sections and elevations for all facilities to be constructed at the Site for the stage of development being undertaken under this document;
- detailed facade sections for all facilities to be constructed at the Site for the stage of development being undertaken under this document;
- layout plans and elevations for internal and external expansion and flexibility zones; and
- graphic images including coloured elevations, rendered perspectives (minimum of four views) and 3D fly through renders (must include external of the Site showing a logical presentation to the Facility and Car Park then an internal tour through the Clinical Services, Clinical Support Services and Non-Clinical Support Services and through Associated Commercial Facilities).

The drawings included in the Site Plan must clearly identify:

- all buildings, outbuildings, service areas, courtyards, paths, steps, retaining walls, roadways, car parking (including any multistorey or basement), bicycle parking, landscape elements, engineering services and entry / egress and circulation routes for pedestrians and vehicles (including emergency vehicles), landscape, Site access, signage;
- designated areas for Associated Commercial Facilities;
- designated areas for internal and external expansion and flexibility zones;
- the location of Utility Infrastructure and the layout of Utilities within the Site including connection locations;
- the massing and form of the asset solution;
- the size of the Car Park facilities including the total number of bays and the footprint of the facility;
- the proposed allocation of parking bays between staff and visitors;
- proposed traffic arrangements to the Site perimeter and within the Site;
- setbacks from all easements, roadways and Site boundaries; and

- Australian height datum levels for the asset solution.

The Flexibility and Expansion Report

The flexibility and expansion report section of the RFP Design Proposal must detail the following:

- the specific design features that will maximise future flexibility and expansion capacity of the Facility and Car Park, giving consideration to:
 - the location of functional units and buildings on the Site;
 - optimising in-ground service runs and major riser locations to ensure site-wide flexibility;
 - the capacity of Utility Infrastructure;
 - redundancy provisions generally within the design of the Public Patient and Shared Portion, Private Patient Portion, Associated Commercial Facility and Car Park including any spare riser capacity and other plant area;
 - anticipated / required department relocations and the design provisions to enable these with minimal inconvenience and impact on the Services;
 - external access and / or connection points;
 - where future expansion is envisaged to occur over occupied space, any specific allowances for enabling this to occur with minimal inconvenience and impact on the Services;
 - noise treatments to minimise future construction noise;
 - access routes, access panels and other building treatments (e.g. lift sizes and capacity, external access points, gantries, hoists and slab design) to enable major pieces of plant and equipment (including FF&E and IM&T) to be easily installed, removed, replaced, relocated and maintained; and
 - incorporation of emerging and future technologies and/or technologies that become viable as the Facility expands (e.g. use of automatic guided vehicles);
- strategies to prevent construction-related nosocomial infection, for which aspergillus and legionella species are the most frequent causes, including:
 - dust minimisation strategies for expansion works (e.g. locating air-intake grilles away from planned expansion zones; and
 - preventive measures to decrease the transmission of legionella during construction or renovation activities involving disruption to water systems of the Facility and Car Park including supply, cooling towers, evaporative condensers, locally produced reverse-osmosis water, heated potable water systems and heating and air-conditioning systems.

Design Brief and Room Data Sheets

The Operator must produce as part of its RFP Design Proposal a functional design brief and room data sheets for the asset solution. The preliminary design brief must outline how the asset solution addresses the proposed models of care of the Operator, confirm the functional relationships and provide detailed information on departmental room requirements. These include:

- work flow patterns and relationships between rooms within a department;
- engineering requirements;
- material finishes; and
- special requirements including acoustic control, lead lining and colour.

The preliminary room data sheets provide detailed information on:

- equipment (built in and loose);
- fitments;
- joinery; and
- engineering service outlets including power, communications, television, computer and medical gases.

Attachment B – Detailed Design Report Requirements

The Detailed Design Report must, as a minimum:

- include the same table of contents as the RFP Design Proposal (subject to modification as required to ensure appropriate communication and standard of output);
- include an overview of key user engagement during the Design Development Process including engagement with:
 - workforce and clinicians;
 - consumers; and
 - community;
- identify any material differences to the design since the RFP Design Proposal was provided, to the State;
- include as appendices any reports and documents which have been updated as at the end of the detailed design stage including:
 - scope variance report;
 - area schedules;
 - FF&E schedule;
 - IM&T schedule;
 - Authority approvals;
 - certifications and approvals;
 - the fire and life safety engineering reports;
 - the acoustic design reports;
 - the flexibility and expansion strategy; and
 - the design management and stakeholder engagement plan (which incorporates the safety in design process);
- include design development drawings and schedules for the asset solution prepared during the Design Development Process addressing all design disciplines as follows:
 - Site Plan (including Infrastructure works on and adjacent to the Site);
 - infrastructure works plans;
 - 1:200 scale drawings of all external areas of the Site including external elevations of all façades and elevations of courtyards and the like;
 - updated photo-realistic renders and 3-dimensional flythroughs of the asset solution covering all external façades, key and typical internal views;
 - 1:200 scale drawings on a floor by floor basis (including roof and basement areas) for the Facility which clearly identifies each department / Functional Unit;
 - 1:100 architectural plans, sections and elevations showing construction and materials;
 - 1:100 reflected ceiling plans;

- key patient and visitor spaces and key Clinical Services and Clinical Support Services and Non-Clinical Support Service areas;
- room layout sheets as follows:
 - the nature and location of FF&E, location of service panels/outlets, access control and other health service needs;
 - Generic rooms (any room / bay type that replicates more than 5 time over the facility) eg ED bays, Bedrooms, Consult, treatment, WC's, etc);
 - Major Medical Equipment rooms (room containing major medical equipment) – eg X Ray, CT, MRI, etc.
 - Clinical Critical rooms (rooms for critical care) – eg ICuU rooms, Birthing Theatres; and
 - High Public Interface rooms (rooms that are major nodes for public interface (Major Reception Admissions Counter);
- 1:50 selected internal elevations;
- 1:50 and 1:20 construction sections – for façade, perimeter wall sections showing finishes at junctions of walls, floors and ceilings;
- structural engineering loading diagrams, layouts and sections;
- system schematic layouts for building engineering services;
- external works and landscaping layouts;
- roof layout and drainage details;
- 1:50 lift, stairs and riser details; and
- all schedules and system descriptions including access management schedules, signage, nurse call, building management services (BMS), security and the like;
- include an updated summary of the environmental initiatives to be incorporated into the asset solution;
- in respect of the proposed design of the Project Works, include:
 - an updated report on statutory compliance including in respect of any disability discrimination Law, WHS Laws, fire engineering, Authority requirements and relevant town planning requirements;
 - any update to the any design departures as agreed between the State and the Operator; and
 - an updated list of the key design assumptions for each discipline;
- include details of how the Design Documentation addresses the outstanding issues set out in the RFP Design Proposal;
- include details of any other material issues which will need to be resolved prior to preparation of the 'for construction' documentation; and
- incorporate such other information reasonably requested in writing from time to time by the State.

The State will consider an informal submission of the Detailed Design Report when it is 70% complete. The State will provide feedback to the Operator at its discretion and will not absolve the Operator from its obligations pursuant to this document.

Prior to the submission of the final Detailed Design Report the Operator must have coordinated a formal presentation to the State in respect of the Operator's submission. The presentation should cover all key

aspects of the submission specifically highlighting any deviations from the RFP Design Proposal. It is anticipated that the presentation should occur 3 days prior to the formal submission of the Detailed Design Report.

Attachment C – Construction Documentation Report Requirements

The Construction Documentation Report must, as a minimum:

- include the same table of contents and address each of the requirements for the RFP Design Proposal and the Detailed Design Report as at the completion of this design stage, so that it may be read and understood as a stand-alone report;
- 1:50 Room Layout sheets showing detailed layout within rooms;
- include all 'for construction' drawings and schedules for the asset solution (each component);
- include a demise plan and drawings for the Public Patient Portion, Shared Portion, Private Patient Portion, Site access, landscape, Car Park and the Associated Commercial Facilities to the extent previously provided within the Detailed Design Report, that demonstrates how each portion will be able to return to the State at the end of the applicable Term and Private Patient Portion Term (as applicable);
- include as appendices any reports and documents which have been updated as at the end of the detailed design stage including:
 - scope variance report;
 - area schedules;
 - FF&E schedule;
 - IM&T schedule;
 - Authority approvals;
 - certifications and approvals;
 - the fire and life safety engineering reports;
 - the acoustic design reports;
 - the flexibility and expansion strategy; and
 - the design management and stakeholder engagement plan (which incorporates the safety in design process);
- incorporate such other information reasonably requested in writing from time to time by the State.

The State will consider an informal submission of the Construction Documentation Report when it is 70% complete. The State will provide feedback to the Operator at its discretion and will not absolve the Operator from its obligations pursuant to this document.

Prior to the submission of the final Construction Documentation Report the Operator must have coordinated a formal presentation to the State in respect of the Operator's submission. The presentation should cover all key aspects of the submission specifically highlighting any deviations from the RFP Design Proposal. It is anticipated that the presentation should occur 3 days prior to the formal submission of the Construction Documentation Report.