

STAGING REPORT


LIVERPOOL HOSPITAL MULTI-STOREY CARPARK

DECEMBER 2020

Revision History

Revision	Date	Prepared By	Reviewed By	Description
A	22/12/2020	Natalie Jongebloed	Roisin Batch	Draft for client review and comment.
B	15/01/2021	Natalie Jongebloed	Derek Low	Draft for DPIE review.
C	19/01/2021	Natalie Jongebloed	Roisin Batch	Addressed comments from client, final for review.
D	22/01/2021	Natalie Jongebloed	Roisin Batch	Addressed comments from DPIE, final for submission.

Authorisation

Author name	Natalie Jongebloed	Reviewer / approver name	Roisin Batch
Author position	Environmental Consultant	Review position	Senior Environmental Consultant
Author signature		Reviewer / approver signature	
Date	22/01/2021	Date	22/01/2021

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1. INTRODUCTION

1.1 Background

Health Infrastructure NSW is responsible for delivering the Liverpool Hospital Multi-storey Carpark (the Project), State Significant Development (SSD) 10388. ADCO Constructions has been awarded the contract for the carpark.

A range of infrastructure improvement works are occurring across the broader Hospital campus under a separate application via Part 5 of the EP&A Act and as Complying Development under State Environmental Planning Policy (Infrastructure) 2007 (ISEPP). The Project will also help to ensure the ongoing operation of the Hospital and are separate to the subject SSD works.

The overall objective of the proposal is to develop a new multi-storey carpark. It is intended that this development will in turn:

- Improve the provision of hospital infrastructure to meet the expected population growth and demand;
- Improve service access and patient flows, providing access to the right care for the right people at the right location; and
- Improve the operational efficiency and functionality of the hospital to serve the South Western Sydney Local Health District

1.2 The Project

The Project construction will be delivered by ADCO Construction alongside Health Infrastructure NSW (the Project team). site is located on the corner of Goulburn and Elizabeth street, Liverpool approximately 40km west of the Sydney Central Business district, within the City of Liverpool Local Government Area. The Project footprint is presented in Figure 1.

Redevelopment works for the Project include:

- Demolition of the existing multi-storey carpark, on-grade carpark, and site preparation works;
- Construction of a 7-storey car park including;
 - 1,248 car parking spaces
 - 90 motorcycle parking spaces
 - 40 bicycle spaces
 - Management office
 - Accessible restroom
- Connections to the existing road network;
- Associated landscape works; and
- Construction of an on-grade carpark

- Note: works associated with the construction and operation of the on-grade carpark are not within the scope of ADCO Construction and as such are not covered in this Staging Report. This Staging Report can be updated when further information becomes available for this activity.



Figure 1 Project Footprint (EIS, Ethos Urban)

1.3 Statutory context

Development for the purposes of a hospital with a capital investment value of more than \$30 million is identified in Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) and is therefore declared to be SSD for the purposes of the EP&A Act.

An application for consent was lodged with the NSW Department of Planning Industry and Environment (the Department) in May 2020 along with an accompanying Environmental Impact Statement. Consent was granted on 30 November 2020 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD 10388, subject to a set of Conditions of Consent (CoC).

1.4 Purpose of this Staging Report

This Staging Report (this Report) has been prepared to facilitate the staging of requirements in accordance with the Department's Request for Additional Information as outlined in Table 1 below.

Table 1 Minister's condition of approval for this Staging Report

CoA	Requirement	Reference
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	<i>This report.</i>
A10	A Staging Report prepared in accordance with condition A9 must:	<i>Section 2</i>
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	<i>Section 2</i>
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	<i>Appendix A</i>
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	<i>Section 3.5</i>
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<i>Section 3</i>
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	<i>Section 2</i>

The Department emphasises that where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.

This Report will be read in conjunction with the approved SSD CoC and the Applicants Contractor's Compliance Audit Report.

1.5 Need and justification

Staging represents the most efficient way in which to deliver this project to minimise impact on existing hospital operations and to maximise positive outcomes for the community.

Implementation of this Report enables design elements to evolve, be refined and optimized prior to their implementation or their potential impact occurring. It maximises opportunities for best practice design elements to be incorporated at an appropriate time in Project delivery. These benefits in turn result in better outcomes for the operators and users of the future hospital.

This Report reduces administrative burden on the Department, the Certifying Authority and the proponent by allowing requirements to be delivered in a systematic manner, aligned with the works themselves.

Implementation of staging minimises the likelihood of early construction activities (such as demolition, earthworks and structures) being delayed until 100% design of late-stage construction activities occur (such as mechanical ventilation or end of trip facilities). This maximises Project delivery opportunities and provides the greatest potential to minimize construction duration, where possible, to the benefit of the surrounding community and to the hospital community.

2. STAGING

The Project is expected to commence in quarter one 2021 with the multi-storey carpark planned to be operational by quarter one 2022. Completion of the Project is expected in mid-2022 with the subsequent commissioning, certification and operational handover and of the Liverpool Hospital multi-storey Carpark (including the on-grade Carpark) yet to be confirmed. This Report will be updated when details of the construction and operation of the on-grade carpark become available.

The Liverpool Multi-Storey Carpark is separated into the Construction phase and the Operation phase. The Construction phase will be delivered in two stages (Stage 1 and Stage 2). The Operation phase will also be delivered in one stage (Stage 3). The construction and operation of the on-grade carpark, as noted in Section 1.2, is outside the scope of this Report but has been noted below as 'remaining works' for completeness.

While each stage will commence at different times, each stage will have periods during which works may occur concurrently. Where concurrent stage occur, the project will maintain compliance with all conditions at all times. The proposed stages and corresponding commencement and completion dates are Table 2 below.

Table 2 Construction and Operation phases staging

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Construction Phase			
Stage 1	Primarily involve the demolition of the existing on grade carpark and the construction of a new multi-storey carpark which will include the following: <ul style="list-style-type: none"> • Design finalisation, pre-planning, methodologies and approval to construct; • Demolition of existing on-grade carpark and sub-structure preparation for new slab on ground; • Piling and in-ground services; • Construction of ground + 7 level split deck carpark as well as spiral entry ramp; • Construction of infill block work for service rooms and retaining walls; • Construction and fit-out of office and services rooms; • Install of tensile mesh façade and external landscape works; • Construction of northern road (private road) to the hospital; • Outdoor lighting; and • Footpaths and public domain works 	Quarter 1 2021	Quarter 1 2022

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Stage 2	<p>Primarily involve the demolition of an existing multi-storey carpark which will include the following scope of works:</p> <ul style="list-style-type: none"> • Pre-planning and methodologies; • Erection of temporary structural rated perimeter scaffold; • Isolation, termination and make safe of existing services; and • Demolish existing multi-storey car-park; <p>Construction of the external landscaping works will also be undertaken.</p>	Quarter 1 2022	Quarter 2 2022
Operation Phase			
Stage 3	<p>Primarily involve the operation of the multi-storey carpark with one entry which will include the following scope of works:</p> <ul style="list-style-type: none"> • Operational carpark with one entry and exit point via the spiral entry ramp to the SE corner of the building 	Quarter 1 2022	TBC
Remaining Works – Staging to be determined			
Remaining works not covered in this report.	<p>Primarily involve:</p> <ul style="list-style-type: none"> • the construction of the on-grade carpark, • and operation of the on-grade carpark with entry and exit from both the north west corner and the south east corner. 	TBC Works outside the scope of this Report.	TBC Works outside the scope of this Report.

Notes:

1. Dates noted above are indicative and may be impacted by weather and obtaining necessary approvals.

2.1 Scope of works outside of this Staging Report

2.1.1 Early low impact works

Construction works are defined as all physical work to enable operation including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, and erection of buildings and other infrastructure permitted by the consent. Early, low impact works excluded from this definition include:

- Building and road dilapidation surveys;
- Investigative drilling, investigative excavation;
- Archaeological Salvage;

- Establishing temporary site offices (in locations identified by the conditions of this consent);
- Installation of environmental impact mitigation measures, fencing, enabling works; and
- Minor adjustments to services or utilities.

However, where heritage items, or threatened species or threatened ecological communities (within the meaning of the Biodiversity Conservation Act 2016) are affected or potentially affected by any physical work, that work is construction, unless otherwise determined by the Planning Secretary in consultation with Heritage NSW, EES Group or DPIE Fisheries (in the case of impact upon fish, aquatic invertebrates or marine vegetation)

3. MANAGING COMPLIANCE AND POTENTIAL IMPACTS

3.1 Approach

The Project is committed to meeting its obligations. Management of environmental issues and compliance with the Project CoC will be achieved through implementation of the ADCO Constructions Environmental Management System (EMS), application of the Project Construction Environmental Management Plan (CEMP) and sub-plans, compliance monitoring and reporting and independent auditing.

No aspect of the staged approach to construction will affect the ability of the Project to comply with the CoC. All triggered CoC will be complied with at each Stage.

3.2 Management plans

A number of management plans are required by the Project CoC and are to be developed in accordance with the ADCO Constructions management systems (including EMS), CoC requirements, relevant standards and guidelines and best practice.

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

The management plans applicable to Stages 1 to 2 include:

- Construction Environmental Management Plan (CoC B12) and sub-plans;
- Construction Traffic and Pedestrian Management Sub-Plan (CoC B13);
- Construction Noise and Vibration Management Sub-Plan (CoC B14); and
- Construction Waste and Management Sub-Plan (CoC B15).

The management plans applicable to Stage 3 include:

- Local Traffic Management Plan (CoC D11);
- Operation and Maintenance Plan (CoC D17);
- Long Term Environmental Management Plan (CoC D23);
- Operational Landscape Management Plan (CoC D24); and
- Operational Waste Management Plan (CoC E10).

These plans have been prepared for construction and operation as a whole and will require updating to cater for the staging of the on-grade carpark described in this Report. Updates related to staging will be recorded in an updated version of this Report and submitted to the Department in accordance with condition A10.

3.3 Compliance monitoring and reporting

In accordance with CoC A32 the Project has developed a Compliance Monitoring and Reporting Schedule in accordance with the *Department's Compliance Reporting Post Approval Requirements*, as amended by condition A33.

It sets out the methodology of periodic monitoring and reporting of compliance with each CoC applicable to the phase of the development being carried out. This will ensure the Project team undertakes the appropriate internal checks on compliance throughout each stage and prior to the next.

The Compliance Monitoring and Reporting Schedule includes a compliance matrix that captures each CoC, the Scope or stage to which it relates consistent with this Report once approved, the monitoring methodology to track compliance and the evidence used to demonstrate compliance.

A compliance matrix is presented in Appendix A. It identifies the timing of which each CoC is triggered and must be complied with. The Compliance Reports are required to reflect the timing shown in Appendix A, of this Report as approved.

In accordance with CoC A33, Table 1 Compliance Reporting Post Approval Requirements is amended so that the minimum frequency of Compliance Reports required is:

- a Pre-Construction Compliance Report (single report);
- a Pre-Operational Compliance Report (single report); and
- Operation Compliance Reports (reported annually for duration of operation)

In undertaking this reporting:

- all requirements in the CoC that apply to each stage of the Project are identified and the approach for assessing compliance with them is considered, and where possible, documented, before the commencement of each stage;
- the Project's performance in terms of compliance with the CoC is evaluated and is communicated at various stages during the carrying out of the development;
- the reporting obligations required by the CoC are met; and
- opportunities for improvement are identified and adopted.

3.4 Independent environmental auditing

Independent Audits provide a valuable tool in ensuring compliance is achieved and opportunities for improvement are realized.

An Independent Audit Schedule will be developed for the Project in accordance with the CoC C47 and captured the audit frequencies set out in CoC C48 and the Department's *Independent Audit Post Approval Requirements*. The Program sets out when Independent Audits need to be undertaken.

As required by CoC C50, Independent Audits will be implemented on the Project in accordance with the Independent Audit Schedule and the methodologies and reporting requirements in the Department's *Independent Audit Post Approval Requirements*.

The undertaking of Independent Audits for the Project will not be impacted by implementing a staged approach.

3.5 Cumulative impact

Impacts associated with the delivery of the Project include traffic, parking and access, built form and amenity, contamination and nuisance impacts such as dust, noise and vibration and soil and water impacts. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by the Department prior to consent.

The Project team would continue to manage the potential impacts through implementation of the Project management plans, strategies and protocols identified within the CoC.

APPENDIX A – COMPLIANCE MATRIX

Table 3 Staging compliance matrix

Reference	Condition of Consent	Stage	Stage Scope	Comments																																																																																																																				
PART A ADMINISTRITRITIVE CONDITIONS																																																																																																																								
Obligation to Minimise Harm to the Environment																																																																																																																								
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	1-3	Throughout.	Nil.																																																																																																																				
A2	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS and Response to Submissions and Amended Development Application; and</p> <p>(d) in accordance with the approved plans in the table below:</p> <table><tr><th colspan="4">Architectural drawings prepared by <i>fitzpatrick+partners</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>A-SSDA-MSCP-04</td><td>08</td><td>DEMOLITION PLAN</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-05</td><td>08</td><td>SITE PLAN</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-06</td><td>08</td><td>GA GROUND 01 (ROAD LAYOUT)</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-07</td><td>08</td><td>GA GROUND 02 (ROAD LAYOUT)</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-08</td><td>08</td><td>GA LEVEL 01</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-09</td><td>08</td><td>GA LEVEL 02</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-10</td><td>08</td><td>GA LEVEL 03</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-11</td><td>08</td><td>GA LEVEL 04</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-12</td><td>08</td><td>GA LEVEL 05</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-13</td><td>08</td><td>GA LEVEL 06</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-14</td><td>08</td><td>SECTIONS</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-15</td><td>08</td><td>ELEVATIONS</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-16</td><td>08</td><td>ELEVATIONS</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-17</td><td>08</td><td>FAÇADE DETAILS</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-18</td><td>08</td><td>FAÇADE DETAILS</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-19</td><td>08</td><td>SCHEDULE OF FINISHES</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-20</td><td>08</td><td>SCHEDULE OF FINISHES</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-21</td><td>08</td><td>SCHEDULE OF FINISHES</td><td>11/08/20</td></tr><tr><td>A-SSDA-MSCP-27</td><td>08</td><td>GA LEVEL 07</td><td>11/08/20</td></tr><tr><th colspan="4">Landscape drawings prepared by <i>Clouston associates</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>L-SSDA-MSCP-01</td><td>03</td><td>SITE PLAN</td><td>19.08.2020</td></tr><tr><td>S19-0011 DD2283</td><td>B</td><td>MSCP WEST – ADDITIONAL TREE PLANTING</td><td>06/11/20</td></tr><tr><td>S19-0011 DD 2284</td><td>B</td><td>MSCP EAST – ADDITIONAL TREE PLANTING</td><td>06/11/20</td></tr><tr><td>L-SSDA-MSCP-04</td><td>03</td><td>ELEVATIONS 01</td><td>19.08.2020</td></tr><tr><td>L-SSDA-MSCP-05</td><td>02</td><td>INDICATIVE PLANTING PALETTE</td><td>19.08.2020</td></tr><tr><td>L-SSDA-MSCP-06</td><td>02</td><td>INDICATIVE MATERIALS PALETTE</td><td>19.08.2020</td></tr></table>	Architectural drawings prepared by <i>fitzpatrick+partners</i>				Dwg No.	Rev	Name of Plan	Date	A-SSDA-MSCP-04	08	DEMOLITION PLAN	11/08/20	A-SSDA-MSCP-05	08	SITE PLAN	11/08/20	A-SSDA-MSCP-06	08	GA GROUND 01 (ROAD LAYOUT)	11/08/20	A-SSDA-MSCP-07	08	GA GROUND 02 (ROAD LAYOUT)	11/08/20	A-SSDA-MSCP-08	08	GA LEVEL 01	11/08/20	A-SSDA-MSCP-09	08	GA LEVEL 02	11/08/20	A-SSDA-MSCP-10	08	GA LEVEL 03	11/08/20	A-SSDA-MSCP-11	08	GA LEVEL 04	11/08/20	A-SSDA-MSCP-12	08	GA LEVEL 05	11/08/20	A-SSDA-MSCP-13	08	GA LEVEL 06	11/08/20	A-SSDA-MSCP-14	08	SECTIONS	11/08/20	A-SSDA-MSCP-15	08	ELEVATIONS	11/08/20	A-SSDA-MSCP-16	08	ELEVATIONS	11/08/20	A-SSDA-MSCP-17	08	FAÇADE DETAILS	11/08/20	A-SSDA-MSCP-18	08	FAÇADE DETAILS	11/08/20	A-SSDA-MSCP-19	08	SCHEDULE OF FINISHES	11/08/20	A-SSDA-MSCP-20	08	SCHEDULE OF FINISHES	11/08/20	A-SSDA-MSCP-21	08	SCHEDULE OF FINISHES	11/08/20	A-SSDA-MSCP-27	08	GA LEVEL 07	11/08/20	Landscape drawings prepared by <i>Clouston associates</i>				Dwg No.	Rev	Name of Plan	Date	L-SSDA-MSCP-01	03	SITE PLAN	19.08.2020	S19-0011 DD2283	B	MSCP WEST – ADDITIONAL TREE PLANTING	06/11/20	S19-0011 DD 2284	B	MSCP EAST – ADDITIONAL TREE PLANTING	06/11/20	L-SSDA-MSCP-04	03	ELEVATIONS 01	19.08.2020	L-SSDA-MSCP-05	02	INDICATIVE PLANTING PALETTE	19.08.2020	L-SSDA-MSCP-06	02	INDICATIVE MATERIALS PALETTE	19.08.2020	1-3	Throughout.	Nil.
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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	1-3	Throughout.	Nil.																																																																																																																				

Reference	Condition of Consent	Stage	Stage Scope	Comments
	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	1-3	Throughout.	Nil.
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	1-3	Throughout.	Nil.
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	1-3	Throughout.	Nil.
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	1-3	Throughout.	Nil.
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	1-3	Throughout.	Nil.
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	1	One month prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole Project.
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	1	One month prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole Project.

Reference	Condition of Consent	Stage	Stage Scope	Comments
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	1-3	Throughout.	Nil.
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	1-3	Throughout.	Nil.
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	1-3	Throughout.	Nil.
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	1-3	Throughout.	Nil.
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	1-3	Throughout.	Nil.
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	1-3	Throughout.	Nil.
Structural Adequacy				
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	1-3	Throughout.	Nil.
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	1-3	Throughout.	Nil.
Site Contamination				
A19	Remediation approved as part of this development consent must be carried out in accordance with the <i>Remediation Action Plan</i> (RAP), dated 30 April 2020, prepared by JK Environments, or any updated RAP, prepared by a Certified Contaminated Land Consultant.	1-2	For the relevant works, prior to construction of Stage 1 excluding demolition.	Refer to conditions B9 and B10.

Reference	Condition of Consent	Stage	Stage Scope	Comments
			For the relevant works, prior to construction of Stage 2 excluding demolition.	
Applicability of Guidelines				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	1-3	Throughout.	Nil.
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	1-3	Throughout.	Nil.
Monitoring and Environmental Audits				
A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	1-3	Throughout.	Nil.
Access to Information				
A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	1-3	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
Compliance				
A24	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	1-3	Throughout.	Nil.

Reference	Condition of Consent	Stage	Stage Scope	Comments
Incident Notification, Reporting and Response				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	1-3	Throughout.	Nil.
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	1-3	Throughout.	Nil.
Non-Compliance Notification				
A27	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	1-3	Throughout.	Nil.
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	1-3	Throughout.	Nil.
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	1-3	Throughout.	Nil.
Revision of Strategies, Plans and Programs				
A30	Within three months of: (a) the submission of a compliance report under condition A35; (b) the submission of an incident report under condition A26; (c) the submission of an Independent Audit under condition C52; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	1-3	Throughout.	Nil.
A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	1-3	Throughout.	Nil.
Compliance Reporting				
A32	No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A33, must be submitted to the Planning Secretary and the Certifier.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
A33	Table 1 of the Compliance Reporting Post Approval Requirements is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is: (a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction; (b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.

Reference	Condition of Consent	Stage	Stage Scope	Comments
	(c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.			
A34	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements.	1-3	Throughout.	Nil.
A35	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	1-3	Throughout.	Nil.
A36	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	1-3	Throughout.	Nil.
A37	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operation Compliance Reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that consistent operational compliance has been achieved.	3	Throughout operations of Stage 3.	Nil.
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier relevant structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	1-2	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
External Walls and Cladding				
B4	Prior to the commencement of construction of the façade, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	1	Prior to commencement of façade construction of Stage 1.	To be developed prior to the façade works and applies for the whole project.
Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
Pre-Construction Dilapidation Report				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.

Reference	Condition of Consent	Stage	Stage Scope	Comments
Outdoor Lighting				
B7	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	1	Prior to commencement of lighting installation of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
Demolition				
B8	Prior to the commencement of construction, demolition work plans required by <i>AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
Site Contamination				
B9	Prior to the commencement of construction, except demolition works, further post-demolition validation investigation outlined in Remediation Action Plan (RAP), dated 30 April 2020, prepared by JKEnvironments, must be conducted to determine the full nature and extent of the contamination at the project area after demolition works. The post-demolition validation investigation(s) must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines and prepared by a Certified Contaminated Land Consultant.	1-2	Prior to commencement of construction of Stage 1 excluding demolition. Prior to commencement of construction of Stage 2 excluding demolition.	To be developed prior to Stage 1 and applies construction phase..
B10	The <i>Remediation Action Plan</i> (RAP), dated 30 April 2020, prepared by JKEnvironments, must be updated following results of the post-demolition validation investigation(s) by a Certified Contaminated Land Consultant.	1-2	Prior to commencement of construction of Stage 1 excluding demolition. Prior to commencement of construction of Stage 2 excluding demolition.	To be developed prior to Stage 1 and applies for construction phase.
Environmental Management Plan Requirements				
B11	Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
Construction Environmental Management Plan				
B12	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge;	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.

Reference	Condition of Consent	Stage	Stage Scope	Comments
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (c) Construction Noise and Vibration Management Sub-Plan (see condition B14); (d) Construction Waste Management Sub-Plan (see condition B15); (e) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (f) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.			
B13	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
B14	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B14(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B14(d).	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
B15	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
B16	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
Soil and Water				

Reference	Condition of Consent	Stage	Stage Scope	Comments
B17	Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
B18	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
B19	Prior to the commencement of construction, the Applicant must describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
B20	Prior to the commencement of construction, the Applicant must implement measures outlined in <i>Acid Sulfate Soil Management Plan</i> , prepared by JKEvironments, dated 4 May 2020 to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
Construction Parking				
B21	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site for heavy vehicles, except where separate works zone have been approved, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
Construction Worker Transportation Strategy				
B22	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary for information.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
Flood Management				
B23	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: (a) flood warning and notification procedures for construction workers on site; and (b) evacuation and refuge protocols.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
B24	Prior to the commencement of construction, the Certifier must be satisfied that any structures below the Probable Maximum Flood level are constructed from flood compatible building components.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
Archaeological Salvage – Historic Archaeology				
B25	Prior to the commencement of construction, except demolition works, a suitably qualified and experienced historical archaeologist, who meets Heritage Council of NSW's Criteria for assessing Excavation Directors, must be nominated to manage a historical archaeological program.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
B26	Prior to the commencement of construction, except demolition works, an Archaeological Research Design and Excavation Methodology must be prepared to the satisfaction of the Planning Secretary to guide the historical archaeological program. It must be prepared in accordance with Heritage Council of NSW guidelines and prepared in consultation with Heritage NSW. The final approved Archaeological Research Design and Excavation Methodology must be provided to Council.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for construction phase.
Landscaping				
B27	Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site. The plan must: (a) provide for the planting of 81 trees;	2	Prior to commencement of construction of Stage 2.	To be developed prior to Stage 2 and applies for construction phase.

Reference	Condition of Consent	Stage	Stage Scope	Comments
	(b) detail the location, species, maturity and height at maturity of plants to be planted on-site; (c) include species (trees, shrubs and groundcovers) indigenous to the local area; and (d) include the planting of trees with a pot container of 75 litres or greater.			
Car Parking and Service Vehicle Layout				
B28	Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the site in a forward direction; (b) a minimum of 1,248 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; (c) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	1	Prior to commencement of construction of Stage 1.	To be developed prior to Stage 1 and applies for the whole project.
Public Domain Works				
B29	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	1	Prior to commencement of construction of Stage 1.	Consultation with Council will be ongoing as required throughout the project.
Protection of the rail corridor				
B30	Prior to the commencement of works, the Applicant must prepare and submit to the satisfaction of Sydney Trains the following items prepared in accordance with relevant ASA Standards (https://www.transport.nsw.gov.au/industry/asset-standards-authority): (a) geotechnical and structural report/drawings that meet Sydney Trains requirements. The geotechnical report must be based on actual borehole testing conducted on the site closest to the rail corridor. (b) construction methodology with construction details pertaining to structural support during excavation. (c) cross sectional drawings showing the rail corridor, sub soil profile, proposed excavation and structural design of sub ground support adjacent to the rail corridor. All measurements are to be verified by a registered surveyor. (d) detailed survey plan showing the relationship of the proposed development with respect to Sydney Trains easement and rail corridor.	1	Prior to commencement of works of Stage 1..	To be developed prior to Stage 1 and applies for the whole project.
B31	Prior to the commencement of works, the Applicant must consult with Sydney Trains to obtain written endorsement/agreement that access to the rail corridor can be maintained during construction.	1	Prior to commencement of works of Stage 1.	To be developed with Sydney Trains.
B32	Prior to the commencement of works, the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains requirements.	1	Prior to commencement of works of Stage 1.	To be developed with Sydney Trains.
B33	Prior to commencement of works, the Applicant must establish the existence and location of any rail services. Should rail services be identified within the subject development site, the Applicant must consult with Sydney Trains to determine whether these services are to be relocated or incorporated within the development site.	1	Prior to commencement of works of Stage 1.	To be developed with Sydney Trains.
B34	Prior to the commencement of landscaping works, the Applicant must provide to Sydney Trains for approval a final landscaping and planting plan demonstrating measures to ensure the roots and foliage of trees being planted beside the rail corridor do not impact on the rail corridor or rail operations and complies with the 'Sydney Trains High Voltage Powerline Tree Management Plan'.	2	Prior to commencement of landscaping works of Stage 2.	To be developed with Sydney Trains.

Reference	Condition of Consent	Stage	Stage Scope	Comments
B35	Prior to installation of fencing, details of the type of fencing for construction and operation stages and the method of erection must be approved by Sydney Trains.	1-3	Prior to installation of fencing throughout.	To be developed with Sydney Trains.
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer and must satisfy the following requirements:</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>	1-2	During construction of Stage 1 and 2.	To be developed during Stage 1 and applies for the duration of construction.
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	1-2	During construction of Stage 1 and 2.	Nil.
Demolition				
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B8.	1-2	During construction of Stage 1 and 2.	Demolition works are planned to be undertaken staged across Stages 1 and 2 for separate works.
Construction Hours				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	1-2	During construction of Stage 1 and 2.	Nil.
C5	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or</p> <p>(e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	1-2	During construction of Stage 1 and 2.	Nil.
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	1-2	During construction of Stage 1 and 2.	Nil.

Reference	Condition of Consent	Stage	Stage Scope	Comments
C7	Concrete finishing works (including the use of a helicopter float) may be undertaken outside of the hours in condition C4, unless directed otherwise by the Planning Secretary, between the following hours: (a) Saturday: 1pm to 3pm.	1-2	During construction of Stage 1 and 2.	Nil.
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	1-2	During construction of Stage 1 and 2.	Nil.
Archaeological Salvage – Historic Archaeology				
C9	The historical archaeological program is to be undertaken in accordance with the approved Archaeological Research Design and Excavation Methodology under condition B26.	N/A	Early Works - N/A to this Staging Report	Not triggered by this Staging Report.
C10	A final archaeological excavation report must be prepared within 12 months of the completion of archaeological excavation. The report must include details of any significant artefacts recovered, where they were located and details of their ongoing conservation and protection in perpetuity. Copies of the final excavation report must be provided to the Planning Secretary, Heritage NSW and Liverpool Council's local studies unit.	N/A	Early Works - N/A to this Staging Report	Not triggered by this Staging Report.
Heritage Interpretation Strategy				
C11	A Heritage Interpretation Strategy (HIS) must be prepared within 12 months of the completion of archaeological excavation, in consultation with Heritage NSW, and submitted to the Planning Secretary and Council. The HIS must ensure that the final design (building and landscaping) incorporates the results of previous and current archaeological excavations undertaken at Liverpool Hospital. This must include key results from the final excavation reports (prepared by Higginbotham, 1995 and AHMS, 2009) including artefacts, where these can be located. Where relevant this should include information on the display and housing of artefacts.	N/A	Early Works - N/A to this Staging Report	Not triggered by this Staging Report.
Implementation of Management Plans				
C12	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	1-2	During construction of Stage 1 and 2.	Nil.
Construction Traffic				
C13	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping unless directed otherwise by traffic control.	1-2	During construction of Stage 1 and 2.	Nil.
Hoarding Requirements				
C14	The following hoarding requirements must be complied with: (a) where feasible provide graphics illustrating Liverpool's history developed in consultation with Council's Public Art Officer; (b) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (c) the construction site manager is responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	1-2	During construction of Stage 1 and 2.	Nil.
No Obstruction of Public Way				
C15	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	1-2	During construction of Stage 1 and 2.	Nil.

Reference	Condition of Consent	Stage	Stage Scope	Comments
Construction Noise Limits				
C16	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	1-2	During construction of Stage 1 and 2.	Nil.
C17	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4 except where permitted by condition C7.	1-2	During construction of Stage 1 and 2.	Nil.
C18	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	1-2	During construction of Stage 1 and 2.	Nil.
Vibration Criteria				
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	1-2	During construction of Stage 1 and 2.	Nil.
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	1-2	During construction of Stage 1 and 2.	Nil.
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	1-2	During construction of Stage 1 and 2.	Nil.
Air Quality				
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	1-2	During construction of Stage 1 and 2.	Nil.
C23	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	1-2	During construction of Stage 1 and 2.	Nil.
Erosion and Sediment Control				
C24	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	1-2	During construction of Stage 1 and 2.	Nil.
Imported Soil				

Reference	Condition of Consent	Stage	Stage Scope	Comments
C25	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	1-2	During construction of Stage 1 and 2.	Nil.
Disposal of Seepage and Stormwater				
C26	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	1-2	During construction of Stage 1 and 2.	Nil.
Emergency Management				
C27	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	1-2	During construction of Stage 1 and 2.	Nil.
Stormwater Management System				
C28	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.	1	Within three months of commencement of construction during Stage 1.	To be developed during Stage 1 and applies for the whole project.
Unexpected Finds Protocol – Aboriginal Heritage				
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works may only recommence with the written approval of Heritage NSW.	1-2	During construction of Stage 1 and 2.	Nil.
Unexpected Finds Protocol – Historic Heritage				
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage NSW.	1-2	During construction of Stage 1 and 2.	Nil.
Waste Storage and Processing				
C31	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	1-2	During construction of Stage 1 and 2.	Nil.
C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	1-2	During construction of Stage 1 and 2.	Nil.

Reference	Condition of Consent	Stage	Stage Scope	Comments
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	1-2	During construction of Stage 1 and 2.	Nil.
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	1-2	During construction of Stage 1 and 2.	Nil.
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	1-2	During construction of Stage 1 and 2.	Nil.
Outdoor Lighting				
C36	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	1	During construction of Stage 1.	Nil.
Protection of the rail corridor				
C37	No work is permitted within the rail corridor (including land and airspace), or any easements which benefit Sydney Trains/RailCorp, at any time, unless the prior approval of, or an agreement with, Sydney Trains/RailCorp has been obtained by the Applicant.	1-3	During construction and operation phase.	Nil.
C38	No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed into Sydney Trains/RailCorp property or easements.	1-2	During construction of Stage 1 and 2.	Nil.
C39	The Applicant must not block rail related use and rail corridor access gate, to ensure continuous provision for easy and ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities.	1-3	During construction and operation phase.	Nil.
C40	All works within six metres of the nearest transmission line conductor for the 33kV High Voltage Aerial Transmission Line must comply with: <ul style="list-style-type: none"> • <i>ISSC 20 - Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure;</i> • The Safe Approach Distances (SADs) in the Sydney Trains Document titled <i>SMS-06-GD-0268 - Working Around Electrical Equipment;</i> and • <i>WorkCover Code of Practice - Work near Overhead Power Lines (The Code).</i> 	1-2	During construction of Stage 1 and 2.	Nil.
C41	The Applicant must ensure that all drainage from the development is adequately disposed of and managed and not discharged into the railway corridor unless prior written approval has been obtained from Sydney Trains.	1-2	During construction of Stage 1 and 2.	Nil.
C42	The Applicant must prevent any form of pollution entering the railway corridor. Any form of pollution that arises because of the development activities remains the full responsibility of the Applicant.	1-2	During construction of Stage 1 and 2.	Nil.
C43	The Applicant must ensure excess soil is not allowed to enter, be spread or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.	1-2	During construction of Stage 1 and 2.	Nil.
C44	The Applicant must ensure that the development incorporates appropriate anti-graffiti measures, to the satisfaction of Sydney Trains.	1-2	During construction of Stage 1 and 2.	Nil.
C45	The Applicant must ensure fencing approved by Sydney Trains is in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works.	1-2	During construction of Stage 1 and 2.	Nil.
Independent Environmental Audit				

Reference	Condition of Consent	Stage	Stage Scope	Comments
C46	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	1	Prior to the preparation of an Independent Audit Program or commencement of an Independent Audit of Stage 1.	To be developed during Stage 1 and applies for construction phase.
C47	Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with the Independent Audit Post Approval Requirements, as amended by condition C48, must be submitted to the Planning Secretary and the Certifier.	1	Within 4 weeks of commencement of construction of Stage 1.	To be developed during Stage 1 and applies for construction phase.
C48	Table 1 of the Independent Audit Post Approval Requirements, is amended so that the Independent Audit Schedule frequency of Independent Audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within 12 weeks of the notified commencement date of construction; and (b) subsequent Independent Audits of construction must be undertaken at intervals, no greater than 26 weeks from the date of the initial construction Independent Audit.	1	Within 12 weeks of notified commencement date of construction of Stage 1.	To be developed during Stage 1 and applies for construction phase.
C49	The Planning Secretary may require Independent Audits to be undertaken at different times to those specified above, upon giving at least eight weeks notice to the Applicant of the date upon which the Independent Audit must be commenced.	1-3	Throughout.	Nil.
C50	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C47 of this consent, as amended by condition C48; and (b) the Independent Audit Post Approval Requirements (Department 2018, or as amended).	1-3	Throughout.	Nil.
C51	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond separately to each Independent Audit Report prepared under condition C50 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.	1-3	Throughout.	Nil.
C52	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	1	Within two months of undertaking the independent audit site inspection during Stage 1	Nil.
C53	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing operational Independent Audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that Independent Audits have demonstrated consistent operational compliance.	1-3	Throughout.	Nil.
PART D PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	2	One month before commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
External Walls and Cladding				

Reference	Condition of Consent	Stage	Stage Scope	Comments
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it	2	Prior to or during the commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Post-construction Dilapidation Report				
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report must: a) ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) be forwarded to Council.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for the whole project.
Protection of Public Infrastructure				
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by conditions of this consent.</i>	1-3	Throughout.	Nil.
Protection of Property				
D6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	1-3	Throughout.	Nil.
Utilities and Services				
D7	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Works as Executed Plans				
D8	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Evacuation Plan				
D9	Prior to the commencement of operation, the Applicant must prepare and implement for the duration of occupation of the carpark: (a) flood warning and notification procedures for users on site; and	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.

Reference	Condition of Consent	Stage	Stage Scope	Comments																		
	(b) evacuation and refuge protocols prepared in consultation with Council and the NSW State Emergency Service.																					
Green Travel Plan																						
D10	<p>Prior to the commencement of operation, a Green Travel Plan (GTP) must be submitted to the satisfaction of TfNSW to promote the use of active and sustainable transport modes. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW; (b) set mode share targets that encourage the use of public and active transport and reduce the proportion of single-occupant car journeys to the site; (c) identify robust actions and strategies to meet the mode share targets in the first two, five and 10 years post occupation; (d) include a Transport Access Guide that provides information to employees, patients and visitors about the range of travel modes, access arrangements and supporting facilities that service the site, including bicycle parking and other end of trip facilities; (e) identify relevant workplace policies such as flexible working arrangements that enable administrative staff to travel outside peak periods, or which reduce the need for work related travel; (f) consider the appropriateness of any relevant parking policies to manage travel demand, including a measure to apply higher car parking charges during peak times to encourage off-peak use; (g) details of carpooling operations and monitoring of parking priority; (h) appoint a Travel Plan Coordinator to oversee the implementation of the GTP and Transport Access Guide; (i) nominate a party responsible for the ongoing monitoring and review of the GTP, including the delivery of actions and associated mode share targets; (j) include a breakdown of staff shift patterns including the number of staff commencing shifts at particular times; and the residential postcodes of where those staff are travelling from, if known; and (k) include, if available, details of visiting hours and anticipated numbers of patients and visitors. 	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.																		
Local Traffic Management Plan																						
D11	Prior to the commencement of operation, a local traffic management plan must be prepared in consultation with Council and the final submitted to Council outlining the traffic management scheme, including signs and line marking, along the access road to/from the car park.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.																		
Operational Noise – Design of Mechanical Plant and Equipment																						
D12	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that noise generated at the premises would not exceed the noise limits at the times and locations in the table below.</p> <table border="1"> <thead> <tr> <th rowspan="3">Location</th><th colspan="4">Noise Limits in dB(A)</th></tr> <tr> <th>Day</th><th>Evening</th><th>Night</th><th>Night</th></tr> <tr> <th>L_{Aeq}(15 minute)</th><th>L_{Aeq}(15 minute)</th><th>L_{Aeq}(15 minute)</th><th>L_{AFmax}</th></tr> </thead> <tbody> <tr> <td>Any residence</td><td>47</td><td>43</td><td>38</td><td>54</td></tr> </tbody> </table>	Location	Noise Limits in dB(A)				Day	Evening	Night	Night	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{AFmax}	Any residence	47	43	38	54	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Location	Noise Limits in dB(A)																					
	Day		Evening	Night	Night																	
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{AFmax}																		
Any residence	47	43	38	54																		
Bicycle Parking and End-of-Trip Facilities																						
D13	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:</p> <ul style="list-style-type: none"> a) the provision of a minimum 25 visitor bicycle parking spaces; 	2	Prior to occupation of Stage 3..	To be developed prior to Stage 3 and applies for operation phase.																		

Reference	Condition of Consent	Stage	Stage Scope	Comments
	b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance; c) appropriate pedestrian and cyclist advisory signs must be provided; and d) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority.			
Road Damage				
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Fire Safety Certification				
D15	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	2	Prior to commencement of occupation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Structural Inspection Certificate				
D16	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works are deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	2	Prior to commencement of occupation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Stormwater Quality Management Plan				
D17	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) must be submitted to the satisfaction of the Certifier. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Outdoor Lighting				
D18	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Signage				

Reference	Condition of Consent	Stage	Stage Scope	Comments
D19	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for the remainder of the project.
D20	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for the remainder of the project.
Site Contamination				
D21	The Applicant must submit a Validation Report for the development. The Validation Report must: (a) be prepared by a Certified Contaminated Land Consultant; (b) be submitted to the Planning Secretary and the Certifier for information within one month of the completion of remediation works; and (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011).	3	Within one month of completion of remediation works of Stage 3.	Nil.
Site Audit Statement				
D22	Prior to the commencement of operation, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided for the information of the Planning Secretary and the Certifier.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Long Term Environmental Management Plan				
D23	Where a Long Term Environmental Management Plan (LTEMP) is identified as required by the RAP, the plan must: (a) be prepared by a certified Contaminated Land Consultant; (b) be accompanied by a Section B Site Audit Statement prepared by a NSW EPA accredited Site Auditor, that determines the appropriateness of the LTEMP and/or that the land can be made suitable for the intended use if the site is managed in accordance with the LTEMP; (c) be provided to the Planning Secretary within one month of the completion of remediation works, unless otherwise agreed by the Planning Secretary; (d) include, but not be limited to: (i) a description of the nature and location of any contamination remaining on site; (ii) provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell; (iii) a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal; (iv) a description of the procedures for monitoring the integrity of the containment cell; (v) a surface and groundwater monitoring program; (vi) mechanisms to report results to relevant agencies; (vii) triggers that would indicate if further remediation is required; and (viii) details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Landscaping				
D24	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage landscaping on-site. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.

Reference	Condition of Consent	Stage	Stage Scope	Comments
D25	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
Public Art				
D26	A public art package for the hospital campus must be prepared in consultation with Council's Public Arts Officer or relevant representative. Prior to commencement of operation, relevant components of the public art package must be installed.	2	Prior to commencement of operation of Stage 3.	To be developed prior to Stage 3 and applies for operation phase.
PART E POST OCCUPATION				
Operation of Plant and Equipment				
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	2	From the commencement of occupation of Stage 3.	Nil.
Long Term Environmental Management Plan				
E2	Upon completion of remediation works, and where a LTEMP has been prepared, the Applicant must manage the site in accordance with the LTEMP prepared under condition D23 and any on-going maintenance of remediation notice issued by EPA under <i>the Contaminated Land Management Act 1997</i> .	3	After completion of remediation works, to be undertaken in Stage 3.	Nil.
Operational Noise Limits				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits identified in condition D12.	2	Throughout. Commenced from first occupation.	Nil.
E4	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data are collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the noise levels identified in condition D12. Should the noise monitoring program identify any exceedance of the noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the noise levels or provide attenuation measures at the affected noise sensitive receivers.	2	Throughout. Commenced from first occupation.	Nil.
Unobstructed Driveways and Parking Areas				
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	2	Throughout. Commenced from first occupation.	Nil.
Green Travel Plan				
E6	The Green Travel Plan required by condition D10 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	2	Throughout. Commenced from first occupation.	Nil.
Stormwater Operation and Maintenance Plan				
E7	The OMP required by condition D17 of this consent must be implemented for the duration of occupation of the development.	2	Throughout. Commenced from first occupation.	Nil.

Reference	Condition of Consent	Stage	Stage Scope	Comments
Outdoor Lighting				
E8	Notwithstanding condition D18, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	2	Throughout. Commenced from first occupation.	Nil.
Landscaping				
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required by condition D24 for the duration of occupation of the development.	2	Throughout. Commenced from first occupation.	Nil.
Operational Waste Management Plan				
E10	The <i>Liverpool Health Multi Storey Carpark Operational Waste Management Plan</i> , prepared by Waste Audit and Consultancy Services (Aust) Pty Ltd, dated January 2020, for the development must be implemented for the duration of the development and updated annually. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); and (c) detail the materials to be reused or recycled, either on or off site.	2	Throughout. Commenced from first occupation.	Nil.
APPENDIX 1				
Written Incident Notification Requirements				
	<p>1. A written incident notification addressing the requirements set out below must be provided to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.</p> <p>2. Written notification of an incident must:</p> <ul style="list-style-type: none"> a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident. <p>3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.</p> <p>4. The Incident Report must include:</p> <ul style="list-style-type: none"> a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; 	1-3	Throughout.	Nil.

Reference	Condition of Consent	Stage	Stage Scope	Comments
	c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.			
APPENDIX 2 ADVISORY NOTES				
General				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	1-3	Throughout.	Nil.
Long Service Levy				
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	1-3	Throughout.	Nil.
Legal Notices				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	1-3	Throughout.	Nil.
Access for People with Disabilities				
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	1-3	Throughout.	Nil.
AN5	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	1-3	Throughout.	Nil.
Utilities and Services				
AN6	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	1-2	Prior to commencement of construction of Stage 1 and Stage 2	Nil.
AN7	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	1	Prior to the commencement of Stage 1.	Nil.
Road Design and Traffic Facilities				
AN8	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	1-3	Throughout.	Nil.
Road Occupancy Licence				
AN9	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	1-2	Prior to commencement of construction of Stage 1 and Stage 2.	Nil.
SafeWork Requirements				

Reference	Condition of Consent	Stage	Stage Scope	Comments
AN10	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	1-3	Throughout.	Nil.
Hoarding Requirements				
AN11	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	1-3	Throughout.	Nil.
Handling of Asbestos				
AN12	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	1-2	During construction of Stage 1 and Stage 2	Nil.
Fire Safety Certificate				
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	3	12 months after the Safety Certificate is issued (prior to Stage 3).	Nil.