



NGH

Staging Report

Multi-Storey Carpark (SSD-10434896)

March 2022

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Table of contents

1. Introduction.....A-II

1.1 Background.....A-II

1.2 Project Overview.....A-II

1.3 Statutory Context.....A-III

2. Staging Details.....A-V

2.1 Construction StagingA-V

2.2 Operations Staging.....A-V

3. Compliance with CoA.....A-VI

4. Cumulative Impact.....A-VII

Figures

Figure 1-1 Proposed Site Plan..... 4

Appendices

Appendix A Staging Matrix..... A-IX

1. Introduction

1.1 Background

Health Infrastructure NSW is responsible for the delivery of a new Multi-Storey Car Park (MSCP), as part of the Children's Hospital at Westmead Stage 2 Redevelopment (CHW2), accommodating both staff and visitor car parking (SSD-10434896).

The MSCP will help effectively service the CHW2 Redevelopment by:

- Provision of sufficient parking for the Westmead Health Precinct particularly due to the growth in healthcare services provided at the existing CHW and the proposed new Paediatric Services Building (PSB) (subject of separate planning approval process)
- Replacing car parking spaces lost as a result of developing the PSB on the site of the former MSCP
- Allowing for the ongoing and efficient use of the Westmead Health Precinct and the safety of car park users.

1.2 Project Overview

The new MSCP will be located within the Children's Hospital at Westmead (CHW) Campus located at the corner of Redbank Road and Labyrinth Way, Westmead NSW 2145.

The land subject to the proposed works is legally referred to as Lot 101 in Deposited Plan 1119583 and Lot 1 in Deposited Plan 1194390, both owned by NSW Health Administration Corporation (HAC). The site is currently occupied by The Lodge (former Ronald McDonald House).

The project consists of the following activities:

- Demolition of existing structures including The Lodge, existing at grade parking and part of the road and footpath along Redbank Road
- Construction of a new MSCP, comprising 8 car parking storeys, facilitating 996 car parking spaces for staff and visitors
- Establishing vehicular access via Redbank Road and egress via Labyrinth Way
- Realignment of Redbank Road
- Tree removal and associated landscape work
- Opportunity for an ancillary retail kiosk and associated public amenities (subject to commercial viability assessment).

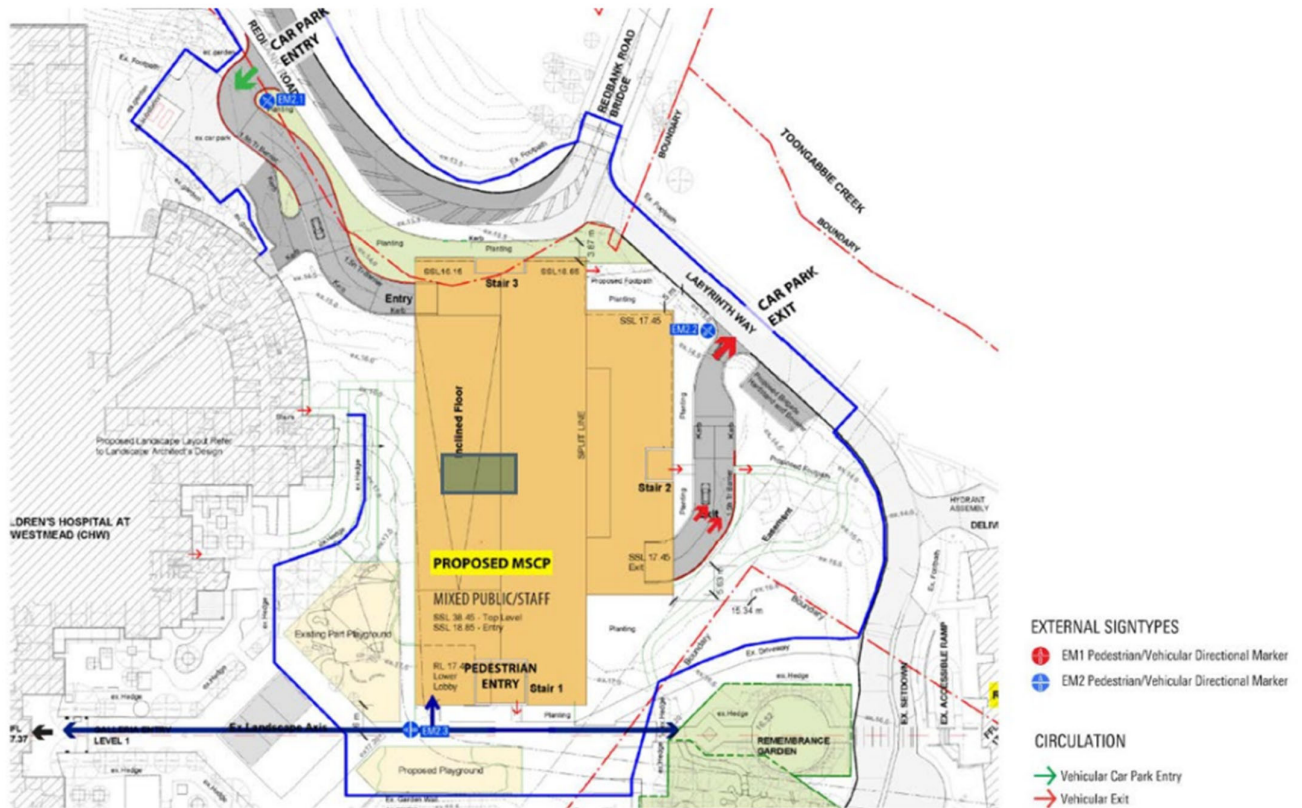


Figure 1-1 Proposed Site Plan
Source: Minale Tetterfield

1.3 Statutory Context

The proposed development has an estimated development cost of greater than \$30 million, hence it qualifies as State Significant Development (SSD) under clause 4.36 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

An application for development consent was lodged with the NSW Department of Planning, Industry and Environment (DPIE) in April 2021 along with an accompanying Environmental Impact Statement. The Development Application was granted approval on 15 September 2021 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD-10434896, subject to prescribed Conditions of Approval (CoA).

This Staging Report has been prepared to comply with the relevant CoA addressing project staging as follows:

- A9. *The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the 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).*

- A10. *A Staging Report prepared in accordance with condition A9 must:*
- (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;*
 - (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);*
 - (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; 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.*
- 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.*

2. Staging Details

2.1 Construction Staging

The MSCP will be constructed in two stages combining the initial civil works package (Early Works) with the PSB's civil works package.

The construction stages are as follows:

- **Stage 1 – Early Works**
 - Demolition of existing structures including The Lodge, existing at grade parking and part of the road and footpath along Redbank Road
 - Existing playground equipment and a shade structure located south of the site are to be removed and relocated as exempt development (ie. not subject to SSD approval)
 - Earthworks, remediation and inground structure and infrastructure
 - Redbank Road Realignment.
- **Stage 2 – Main Works**
 - Piling and footings, and remediation
 - Site Validation
 - Construction of the MSCP
 - Facade finished and Services fit out
 - External works – landscaping, access treatments (including Fire Brigade Access)
 - Completion and Handover.

The two stages are to be completed under separate contracts of work. As such, delivering compliance against some conditions of approval, particularly in relation to construction certification requirements, will require a staged approach.

The Stage 1 – Early Works for the MSCP are programmed to be undertaken over approximately eight (8) months commencing December 2021 / January 2022, with Completion and Handover in July / August 2022 (weather pending).

The Stage 2 – Main Works for the MSCP are programmed to be undertaken over approximately twelve (12) months commencing May 2022, with Completion and Handover in July / August 2023.

2.2 Operations Staging

CoA D14 of the SSD-10434896 project approval requires that prior to the operation of more than 716 car parking spaces within the MSCP, the construction of the new Paediatric Services Building (proposed under SSD-10349252) must be complete and the building operational, by which time the remaining 280 car parking spaces within the MSCP can be made available for use.

Note – should there be any proposed and approved change to the staging requirement for operation of the carpark this Staging Report will be updated and resubmitted to DPIE one month prior to operation.

3. Compliance with CoA

The approved development (SSD-10434896) is subject to prescribed CoA in relation to:

- Administrative requirements
- Requirements to be met prior to construction
- Requirements to be met during construction
- Requirements to be met prior Operation (and/or Occupation)
- Requirements to be met post Occupation

Appendix A provides the CoA as a staging matrix to identify at which point of the project delivery requirements are needed to be met.

4. Cumulative Impact

It is not envisaged that the proposed staging will lead to any cumulative impacts.

Stage 2 main works construction of the MSCP will follow immediately once the Stage 1 early civil works have been completed and the site has been validated to confirm adequate completion of works for site handover. It is noted that to avoid program delays the civil works contractor may provide access the main works contractor to completed areas of the site to commence main works activities.

The PSB development (subject to separate planning approvals) will enable the expansion and replacement of existing paediatric services at CHW, providing additional surgery and critical care services. The PSB will be an important addition to the Westmead Health Precinct, enhancing the provision and quality of paediatric health services to the growing Western Sydney population. The PSB development also provides opportunity to renew and improve the CHW forecourt, provides a new front entry and improved street frontage and enable a more cohesive main entrance connecting existing CHW, adjoining research facilities and the PSB.

Both the new MSCP and PSB will provide for the additional 280 spaces required to accommodate the 2031/32 demands from the Stage 2 Redevelopment.

The PSB will provide 128 of the 280 additional car parking demand, located on Level 2 of the PSB and adjacent to an existing at-grade parking. These are provided only as an interim use of the space, as the parking associated with the PSB is located in areas that have been master planned for clinical services expansion and will be lost to this clinical expansion in the future. The 128 spaces within and adjacent to the PSB provide an interim opportunity for proximal parking for particular “at need” users. Therefore, in the future, these 128 spaces will eventually be required to be provided by the MSCP.

The new MSCP will support existing car parking lost due to the PSB’s location and additional requirements generated by the PSB; accommodating associated growth to service future car parking demands at CHW.

The MSCP will be eight storeys high and provide 996 car parking spaces, servicing both the additional 280 car parking demand (in conjunction with the PSB parking as mentioned above) and the replacement of lost parking spaces from Redbank Road, the P23 Interim Car Park, and stacked parking at P6, P14 and P23. MSCP car parking supply is proposed to be operated (in conjunction with the other Precinct car parks) in stages, allowing car parking supply to be operationalised by the Sydney Children’s Hospitals Network (SCHN) as demand across the Precinct increases.

A separate operational plan will be submitted prior to operation.

The Redbank Road realignment works will occur concurrently with the site civil works and will be completed prior to completion of the site civil works. The Redbank Rd realignment construction management and proposed staging has been set out in a Detailed Construction Pedestrian and Traffic Management Plan (CPTMP), which has been submitted to the DPIE. The appointed Contractor will be responsible for the detailed construction staging endeavouring to maintain two-way traffic, noting this staging is still under development and is subject to change. However, measures will be in place to ensure disruptions to the hospital network, particularly emergency access routes, are minimised. If changes to the construction staging of Redbank Rd are required, the CPTMP will be updated to encompass these changes.

Whilst accessing the Site, the MSCP Contractor will be required minimise the impact of construction traffic on the local road network in the vicinity of the Sites. The Contractor's traffic management plan will address the methodology the Contractor is implementing to minimise construction traffic congestion.

The following have been nominated for the MSCP main works Contractor (refer Figure 1):

- Traffic inbound via Redbank Road or Dragonfly Drive with up to 10 construction vehicle movements per hour. The number of vehicles should be eliminated/reduced during peak hour times.
- Traffic outbound only via Dragonfly Drive up to 10 construction vehicle movements per hours. The number of vehicles should be eliminated/reduced during peak hour times.

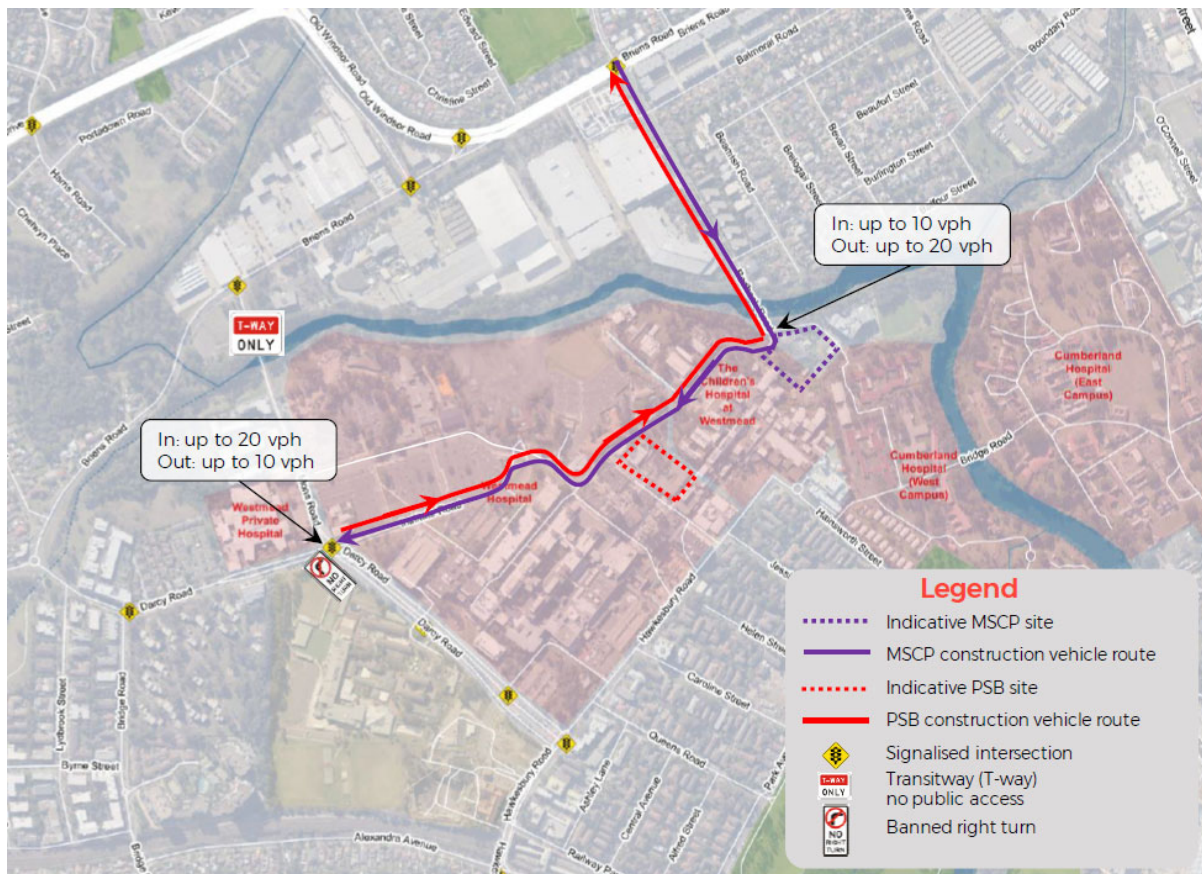


Figure 1 – Proposed MSCP Construction Traffic Routes

Appendix A Staging Matrix

Multi Storey Carpark (SSD-10434896) – Development Consent Conditional of Approval – Staging Matrix

PTC = Prior to Construction, DC = During Construction, PTO = Prior to Operation, DO = During Operations

Part A - Administrative Conditions

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comment
Obligation to Minimise Harm of 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.	Throughout	Throughout	
Terms of Consent				
A2	The development may only be carried out:	Throughout	Throughout	
	(a) in compliance with the conditions of this consent;			
	(b) in accordance with all written directions of the Planning Secretary;			
	(c) generally in accordance with the EIS and the Response to Submissions; and			
	(d) in accordance with the approved plans in the table below:			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	Throughout	Throughout	
	(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.	Throughout	Throughout	
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.			
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.	Throughout	Throughout	
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.	Throughout	Throughout	
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:	Throughout	Throughout	
	(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			
Staging				

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comment
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).	Throughout	Throughout	Condition to be met prior to commencement of any staged work or staged operation.
A10	A Staging Report prepared in accordance with condition A9 must:	Throughout	Throughout	Condition to be met prior to commencement of any staged work or staged operation.
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;			
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);			
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; 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.	Throughout	Throughout	
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.	Throughout	Throughout	
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may:	Throughout	Throughout	
	(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).			
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.	Throughout	Throughout	
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.	Throughout	Throughout	
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.	Throughout	Throughout	
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. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Throughout	Throughout	
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.		DC	

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comment
External Materials				
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:		DC	
	(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;			
	(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and			
	(c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.			
Site Contamination				
A20	Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan (RAP), dated 9 February 2021, prepared by JBS&G, or any updated RAP, prepared by a Certified Contaminated Land Consultant.	DC	DC	
Applicability of Guidelines				
A21	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.	Throughout	Throughout	
A22	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.	Throughout	Throughout	
Monitoring and Environmental Audits				
A23	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Throughout	Throughout	
Access to Information				
A24	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:	PTC and Throughout	Throughout	Condition to be met 48 hours prior to commencement of Stage 1 and maintained throughout with up to date documents and information.
	(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 and publicly available for 12 months after the commencement of operations.			
Compliance				

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comment
A25	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.	Throughout	Throughout	Condition to be met prior to commencement of Stage 1 and Stage 2 and throughout all construction as new subcontractors are engaged and inducted to the project.
Incident Notification, Reporting and Response				
A26	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.	Throughout	Throughout	
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Throughout	Throughout	
Non-Compliance Notification				
A28	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.	Throughout	Throughout	
A29	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.	Throughout	Throughout	
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Throughout	Throughout	
Revision of Strategies, Plans and Programs				
A31	Within three months of:	Throughout	Throughout	
	(a) the submission of a compliance report under condition A36;			
	(b) the submission of an incident report under condition A27;			
	(c) the submission of an Independent Audit under condition C40 or C41;			
	(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.			
A32	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.	Throughout	Throughout	
Compliance Reporting				
A33	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 A34, must be submitted to the Planning Secretary and the Certifier.	PTC		Condition to be met 48 hours prior to commencement of Stage 1. The Compliance Reporting Post Approval Requirements do not require compliance reports during construction, hence this condition not affected by proposed staging.
A34	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;	PTC		Condition to be met 48 hours prior to commencement of Stage 1. The Compliance Reporting Post Approval Requirements do not require compliance reports during construction, hence this condition not affected by proposed staging.

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comment
	(b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and		PTO	Condition to be met prior to operation of the MSCP
	(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.		DO	Condition to be met no greater than 52 weeks post completion and handover of Stage 2 or as otherwise required by the Planning Secretary
A35	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Throughout	Throughout	
A36	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Throughout	Throughout	
A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Throughout	Throughout	Condition to be met within 60 days of submission of Compliance Reports
A38	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction		DO	
Landscape Plan Limitation				
A39	The relocated playground to the south of the Galleria path shown on the landscape plan referenced in condition A2 is displayed indicatively and is excluded from this approval. Any proposed works on this playground area are subject to a separate approval (if required).	DC		

Part B - PRIOR TO COMMENCEMENT OF CONSTRUCTION

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comments
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.	PTC	PO	Condition to be met at least 48 before commencement of Stage 1 and commencement of operation of the MSCP
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.	PTC	PTC	Condition to be met at least 48 before commencement of Stage 1, and 48 hours before commencement of Stage 2
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	PTC	PTC	Drawings relevant to each stage will be developed and submitted prior to commencement of construction of each stage.
External Walls and Cladding				
B4	Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. 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.		PTC	
Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must:			
	(a) consult with and obtain relevant approvals from 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;	PTC		Dilapidation surveys will be conducted prior to commencement of construction of each stage.
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and			

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comments
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.			
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.	PTC		
Outdoor Lighting				
B7	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting being installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	PTC	PTC	Drawings/design relevant to each stage will be developed and submitted prior to commencement of construction of each stage.
Ecologically Sustainable Development				
B8	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that ESD initiatives recommended by the ESD report (Ref No. 197087 S02 MSCP, prepared by Steensen Varming, dated 27.01.2021) have been incorporated into the design of the development and that compliance is achieved in accordance with the Health Infrastructure Engineering Services Guidelines (incorporating Design Guidance Note No. 058).		PTC	
Demolition				
B9	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	PTC		
Environmental Management Plan Requirements				
B10	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Throughout	Throughout	
Construction Environmental Management Plan				
B11	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 for information. The CEMP must include, but not be limited to, the following:	PTC	PTC	
	(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;			
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;			
	(vi) groundwater management plan including measures to prevent groundwater contamination;			
	(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;			
	(viii) community consultation and complaints handling;			
	(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;			
	(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;			
	(d) 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.			
	(e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B12);			
	(f) Construction Noise and Vibration Management Sub-Plan (see condition B13);			

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comments
	(g) Construction Waste Management Sub-Plan (see condition B14); and (h) Construction Soil and Water Management Sub-Plan (see condition B15).			
B12	<p>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:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(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;</p> <p>(d) detail the measures that are to be implemented to mitigate adverse impacts to the Parramatta Light Rail (PLR) Project;</p> <p>(e) provide a description and route map for vehicles involved in spoil removal, material delivery and machine floatage;</p> <p>(f) provide the estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements;</p> <p>(g) ensure that turning areas within the site allow the forward entry and egress of construction vehicles;</p> <p>(h) outline the location of construction site entrances and exits (controlled by a certified traffic controller), proposed work zones, proposed crane standing areas, vehicle loading / unloading points, truck layover zones, storage areas and on-site construction worker parking; and</p> <p>(i) detail the proposed staging and the process for managing</p>	PTC	PTC	
B13	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B13(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented</p>	PTC	PTC	
B14	<p>The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</p> <p>(b) information regarding the management of asbestos; and</p> <p>(c) information regarding the recycling and disposal locations.</p>	PTC	PTC	
B15	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-site flows from the site; and</p> <p>(f) 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 5-year ARI and 1 in 100-year ARI.</p>	PTC	PTC	
B16	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p>	PTC and Throughout	PTC and Throughout	

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comments
	(c) minimise road traffic noise; and			
	(d) ensure truck drivers use specified routes.			
Construction Parking				
B17	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to 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 provided to the Planning Secretary for information.	PTC	PTC	
Soil and Water				
B18	Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	PTC and Throughout	PTC and Throughout	
B19	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	PTC and Throughout	Throughout	
Flood Management				
B20	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:	PTC and Throughout	PTC and Throughout	
	(a) flood warning and notification procedures for construction workers on site; and			
	(b) evacuation and refuge protocols.			
B21	Prior to the commencement of construction, the Certifier must be satisfied that all habitable floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.		PTC	
B22	Prior to the commencement of construction, the Certifier must be satisfied that the structures below the Probable Maximum Flood Level are constructed from flood compatible building components.		PTC	
Operational Noise – Design of Mechanical Plant and Equipment				
B23	Prior to installation of mechanical plant and equipment:		PTC	
	(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Acoustics Report Ref: 44311-1, dated 15.06.2021 and prepared by Stantec must be undertaken by a suitably qualified person; and			
	(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the recommended operational noise identified in the Acoustics Report Ref: 44311-1.			
Landscaping				
B24	Prior to the commencement of landscaping works, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifier. The plan must:		PTC	Prior to commencement of Landscape works
	(a) detail the location, species, maturity and height at maturity of plants to be planted on-site;			
	(b) include species (trees, shrubs and groundcovers) indigenous to the local area;			
	(c) include the planting of trees with a pot container of 100 litres or greater;			
Construction Access Arrangements				
B25	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:	PTC		
	(a) all vehicles must enter and leave the Site in a forward direction;			
	(b) 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, is in accordance with the latest version of AS 2890.2; and			
	(c) that the proposed design demonstrates that safety issues in areas with shared vehicles and pedestrian access have been managed safely, applying best practice in road design and traffic management, as considered in Austroads, Transport for NSW Guidelines and the Australian Standards.			
Operational Access, Car Parking and Service Vehicle Arrangements				
B26	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:		PTC	
	(a) all vehicles must enter and leave the site in a forward direction;			
	(b) all driveways and internal access ramps are to be designed in accordance with the latest version of AS 2890.1;			

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comments
	(c) the exit ramp concrete barrier must be tapered to ensure sufficient pedestrian visibility with appropriate traffic calming devices and lighting designed for the adjacent pedestrian crossing in accordance with the latest versions of AS 2890.1 and AS 1158;			
	(d) the minimum 996 on-site car parking spaces for use during operation of the development are to be designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and			
	(e) the swept path of the largest service 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.			
Site Contamination				
B27	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	PTC and Throughout	Throughout	

Part C – DURING CONSTRUCTION

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comments
Site Notice				
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:			
	(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;			
	(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;			
	(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and			
	(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.			
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.	DC	DC	
Demolition				
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B9.	DC		
Construction Hours				
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:			
	(a) between 7am and 6pm, Mondays to Fridays inclusive; and			
	(b) between 8am and 1pm, Saturdays.			
	No work may be carried out on Sundays or public holidays.			
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: between 1pm and 5pm, Saturdays.	DC	DC	
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:			
	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or			
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
	(c) where the works are inaudible at the nearest sensitive receivers; or			
	(d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or			
C7	(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.			
	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	DC	DC	Condition to be met before conducting out of hours work

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comments
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	DC	DC	
	(a) 9am to 12pm, Monday to Friday;			
	(b) 2pm to 5pm Monday to Friday; and			
	(c) 9am to 12pm, Saturday.			
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	DC	DC	
Construction Traffic				
C10	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping, unless directed by traffic control.	DC	DC	
Hoarding Requirements				
C11	The following hoarding requirements must be complied with:	DC	DC	
	(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing other than for the purpose of fulfilling functions of a health services facility; and			
	(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.			
No Obstruction of Public Way				
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	DC	DC	
Construction Noise Limits				
C13	The development must achieve the construction noise management levels during construction as 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.	DC	DC	
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4, unless allowed by Condition C5.	DC	DC	
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	DC	DC	
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to:	DC	DC	
	(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).			
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	DC	DC	
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B13 of this consent.	DC	DC	
Tree Protection				
C19	For the duration of the construction works:	DC	DC	
	(a) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment, prepared by Tree Management Strategies, dated 20.01.2020; and			

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comments
	(b) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.			
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	DC	DC	
C21	During construction, the Applicant must ensure that:	DC	DC	
	(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;			
	(b) all trucks entering or leaving the site with loads have their loads covered;			
	(c) trucks associated with the development do not track dirt onto the public road network;			
	(d) public roads used by these trucks are kept clean; and			
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.			
Soil and Water				
C22	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Throughout	Throughout	
Imported Fill				
C23	The Applicant must:	DC	DC	
	(a) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW 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.			
Disposal of Seepage and Stormwater				
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction to 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.	DC	DC	
Emergency Management				
C25	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.	Throughout	Throughout	
Stormwater Management System				
C26	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:	DC	DC	Condition to be met within three months of commencement of Stage 1
	(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 Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.			
Unexpected Finds Protocol – Aboriginal Heritage				
C27	In the event that surface disturbance identifies a new Aboriginal object:	DC	DC	
	(a) all works must halt in the immediate area to prevent any further impacts to the object(s);			
	(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;			
	(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;			

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comments
	(d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and			
	(e) works shall only recommence with the written approval of the Planning Secretary.			
Unexpected Finds Protocol – Historic Heritage				
C28	If any unexpected archaeological relics are uncovered during the work, then:	DC	DC	
	(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;			
	(b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and			
	(c) works may only recommence with the written approval of the Planning Secretary.			
Waste Storage and Processing				
C29	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.	DC	DC	
C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	DC	DC	
C31	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.	DC	DC	
C32	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.	DC	DC	
C33	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.	DC	DC	
Outdoor Lighting				
C34	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	DC	DC	Lighting that will form part of Stage 1 will comply with this condition, while remaining lighting, including permanent will be completed in Stage 2 and will comply with this condition.
Site Contamination				
C35	The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area post demolition and comply with the following requirements:	DC		
	(a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;			
	(b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and			
	(c) the recommendations of the Remedial Action Plan 56200/131434 (Rev. C) prepared by JBS&G dated 09.02.2021 (or as updated to the satisfaction of the Site Auditor) and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.			
C36	Remediation of the site must be carried out in accordance with the Remedial Action Plan 56200/131434 (Rev. C) prepared by JBS&G and dated 09.02.2021 and any variations to the Remedial Action Plan 56200/131434 (Rev. C) approved by an NSW EPA-accredited Site Auditor.	DC	DC	
C37	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	DC	DC	
C38	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	DC	DC	
Independent Environmental Audit				
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit.	Throughout	Throughout	

No.	Condition of Consent	Stage 1 (Early Works)	Stage 2 (Main Works)	Comments
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Throughout	Throughout	
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	Throughout	Throughout	
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Throughout	Throughout	
	(a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C41 where notice is given;			
	(b) submit the response to the Planning Secretary; and			
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.			
C43	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.	Throughout	Throughout	Condition to be met with 2 months of Independent Audit site inspections.
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to		DO	
Redbank Road Roadworks				
C45	All works on the realignment of Redbank Road must be undertaken in accordance with the NRAR Guidelines for Controlled Activities on Waterfront Land, as defined by the Water Management Act 2000.	DC		
Water Take and Licencing				
C46	In the event groundwater is intercepted during construction, any take is to be appropriately licenced (unless eligible for an exemption under the Water Management Regulation 2018).	DC	DC	

Part D – PRIOR TO COMMENCEMENT OF OPERATION

No.	Condition of Consent	Stage 1	Stage 2	Party Responsible
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.		PTO	Condition to be met at least one month prior to completion and handover of the MSCP
Notification of Occupation				
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.		PTO	
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.		PTO	Condition to be met within 7 days of providing documented evidence to Certifier
Works as Executed Plans				
D4	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.		PTO	
Outdoor Lighting				
D5	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:		PTO	
	(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and			

No.	Condition of Consent	Stage 1	Stage 2	Party Responsible
	(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.			
Operational Noise – Design of Mechanical Plant and Equipment				
D6	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B23 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended operational noise levels identified in the Acoustics Report Ref: 44311-1.		PTO	
Fire Safety Certification				
D7	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.		PTO	
Structural Inspection Certificate				
D8	Prior to the commencement of occupation of the new buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:		PTO	
	(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and			
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
Post-construction Dilapidation Report				
D9	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 is:		PTO	
	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;			
	(b) to 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) to be forwarded to Council for information.			
Protection of Public Infrastructure				
D10	Unless the Applicant and the applicable authority agree otherwise, the Applicant must, prior to the commencement of operation:		PTO	Condition to be met prior to operation of the MSCP, unless otherwise agreed
	(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 (previously approved by the relevant authority) that needs to be relocated as a result of the development.			
	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 0 of this consent.			
Road Damage				
D11	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.		PTO	
Protection of Property				
D12	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.		PTO	
Redbank Road Roadworks				
D13	Prior to the commencement of operation, the Applicant must complete the realignment of Redbank Road.		PTO	To be completed in Stage 1
Car Parking Arrangements				
D14	Prior to the operation of more than 716 car parking spaces within the multi-storey carpark, the construction of the new Paediatric Services Building (proposed under SSD-10349252) must be complete and the building operational, by which time the remaining 280 car parking spaces within the multi-storey carpark can be made available for use.		PTO	

No.	Condition of Consent	Stage 1	Stage 2	Party Responsible
Utilities and Services				
D15	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.		PTO	
Stormwater Operation and Maintenance Plan				
D16	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:		PTO	
	(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.			
Signage				
D17	Prior to the commencement of the multi-storey carpark's operation for staff and visitors, wayfinding signage and signage identifying the location of staff and visitor car parking must be installed.		PTO	
D18	Details of the final building identification signage (design, content and illumination) within the approved signage zones are to be submitted to the satisfaction of the Planning Secretary prior to the installation and display of any signage. The signage is to be installed prior to commencement of operation of the carpark facility.		PTO	Condition to be met prior to installation of final building identification signage.
Operational Waste Management Plan				
D19	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:		PTO	
	(a) detail the type and quantity of waste to be generated during operation of the development;			
	(b) describe the disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); and			
	(c) detail the materials to be reused or recycled, either on or off site.			
Site Audit Statement				
D20	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.		PTO	
Landscaping				
D21	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).		PTO	
D22	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.		PTO	
Operational Flood Emergency Management Plan				
D23	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:		PTO	
	(a) is prepared by a suitably qualified and experienced person(s);			
	(b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);			
	(c) includes details of:			
	(i) the flood emergency responses for operational phase of the development;			
	(ii) predicted flood levels;			
	(iii) flood warning time and flood notification;			
	(iv) assembly points and evacuation routes;			
	(v) evacuation and refuge protocols; and			

No.	Condition of Consent	Stage 1	Stage 2	Party Responsible
	(d) awareness training for employees and contractors, and visitors.			
Crime Prevention through Environmental Design (CPTED)				
D24	Prior the commencement of the operation, a CPTED compliance statement is to be submitted to the Certifier and a copy provided to the Planning Secretary for information. The statement must be prepared:		PTO	
	(a) by a suitably qualified and experienced person; and			
	(b) detail the lighting and security measures that will be implemented during late night hours of operation.			

Part E – POST OCCUPATION

No.	Condition of Consent	Stage 1	Stage 2	Comments
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.		DO	
Environmental Management Plan				
E2	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D20 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.		DO	
Operational Noise Limits				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustics Report Ref: 44311-1, prepared by Stantec, dated 15.06.2021.		DO	
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant and traffic noise identified in Acoustics Report Ref: 44311-1, prepared by Stantec and dated 15.06.2021. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.		DO	
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.		DO	
Ecologically Sustainable Development				
E6	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant demonstrating that the project achieves the minimum number of ESD initiatives as required by condition B8 of this consent.		DO	Condition to be met within six months of commencement of operation of the MSCP unless otherwise agreed with the Planning Secretary.
Outdoor Lighting				
E7	Notwithstanding condition D5, 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.		DO	
Lighting				
E8	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D21 for the duration of occupation of the development.		DO	

