JOHN HOLLAND



Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre

SCH1 / MCCCC - Staging Report - SSD-10831778

Revision: C
Date: 22 July 2022

REVISIONS

Draft issues of this document are identified as Revision 1, 2, 3, etc. Upon initial issue (generally Contract Award), this will be changed to an alphabetical revision. Revisions will continue at Revision A, B, C etc.

Rev	Date	Prepared By	Reviewed By	Approved By	Remarks
1	08/06/2022	Ben Johnston	Tim Williams	Michael Wylie	Draft for review
A	10/06/2022	Ben Johnston	Tim Williams	Michael Wylie	Submission
B	23/06/2022	Ben Johnston	Tim Williams	Michael Wylie	Name Change
C	22/07/2022	Ben Johnston	Tim Williams	Michael Wylie	DPIE Comments.

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1 INTRODUCTION

1.1 Background

The Randwick Health & Innovation Precinct is one of the most comprehensive health innovation districts in Australia. It is home to three leading public tertiary hospitals – the Prince of Wales Hospital, the Sydney Children's Hospital Randwick, and the Royal Hospital for Women – as well as the Prince of Wales Private Hospital.

The precinct also brings together mental health facilities, a comprehensive range of ambulatory, outpatient, population and community health and specialist services, as well as renowned medical research institutions including the Black Dog Institute, Neuroscience Research Australia, and The Bright Alliance. UNSW Sydney, a leader in research and evidence-based population health and clinical care, is in close proximity and forms a major partner in the Randwick Health & Innovation Precinct.

A wide range of Randwick Health & Innovation Precinct, government and community collaborators have been working together over the past five years to develop and strengthen all levels of health, research and education offered at Randwick.

The Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre (the Project) is located in the north-east corner of the Randwick Campus Redevelopment. The building is surrounded by the following:

- Along the northern façade boundary of the proposed building is High Street. High Street was recently redeveloped as part of the CBD and South East Light Rail Project. Works associated with this project converted High Street from a typical roadway to a roadway which accommodates both light rail vehicles and passenger vehicles. Located on the opposite side of High Street are existing multi-storey (2-3 levels) residential buildings.
- Situated along the eastern boundary of site is the existing Sydney Children's Hospital.
- To the south of the proposed building is the Prince of Wales (POW) Acute Services Building (ASB) SSD-9113, which is currently under construction. The ASB is a 13-storey building housing a range of critical services for the POW Hospital. Further south of the ASB is Magill Street.
- Along the future western boundary of the site is the proposed UNSW Health Translation Hub (HTH) SSD-10822510. The proposed 15-storey HTH will accommodate new health related education, research, and administrative facilities. Further west of the proposed HTH is Botany Street. The main vehicle access to the proposed building will be via a new signalised intersection along Botany Street which serves the precinct. Located on the opposite side of Botany Street is the existing UNSW Kensington Campus.



Figure 1 - Site Location

1.2 The Project

The subject site has a legal description of Lot 100 in DP1249692; Lots 1 - 4 in DP13995; Lots A - D in DP304806; Lots A and B in DP303478; Lots A and B in DP102029; Lots A and B in DP167106; Lots 6 and 7 in DP13997; Lots A and B in DP441943; and Lots 12-14 in DP12909.

The Project comprises a site area of 9,870m². The Project will have an indicative building footprint of approximately 5,828m², whilst the remaining 4,042m² will comprise of ground plane access, public domain, and landscaping works. The project includes:

- Construction and operation of a new 9 storey hospital, including 2 levels of basement building, plus upper plant room to provide:
    - A new children's emergency department and emergency short-stay unit, accessible from Botany Street
    - Street with direct links to new and existing services
    - A new children's intensive care unit
    - New inpatient units for medical and surgical specialties
    - A new medical short-stay unit
    - A new pharmacy and pathology collection
    - Australia's first Children's Comprehensive Cancer Centre including:
        - State-of-the-art technologically advanced wet and dry laboratory spaces
        - Education, training and research spaces
        - New oncology inpatient units, and patient and family focused retreat areas
        - A new day oncology unit
    - New front of house and retail facilities; and
    - Building identification signage zones.
- New High Street visitor drop off;
- Integration via pedestrian skybridges with the Integrated Acute Services Building (approved under SSD 10339 and 9113), currently under construction and with the proposed Health Translation Hub (HTH, SSD 10822510);
- Short-stay patient parking connected to existing Botany Street intersection;
- Basement Ambulance access, loading dock, back of house and logistics services via Hospital Road;
- Public domain and associated landscaping, including tree removal; and
- Associated site preparation, civil works, and utilities services.

1.3 Statutory Context

The proposal is SSD under clause 14 of the Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011, as it is development for the purpose of hospital with a CIV of more than $30 million. Therefore, the Minister for Planning and Public Spaces is the consent authority.

1.4 Purpose

This Staging Report has been prepared to facilitate the staging requirements in accordance with the SSD Consent Conditions – SSD-10831778, dated 17 December 2021. The following conditions have been included within Appendix A, Part A – Administrative Conditions, in relation to staging of construction:

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.

1.5 Need and Justification

Staging represents the most efficient way in which to deliver this complex Health Infrastructure project, minimise the impact on existing Randwick Campus operations, and to maximise positive outcomes for the community.

Implementation of this Staging 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.

The Staging 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.

Its implementation avoids early construction activities (such as earthworks and structures) being delayed until 100% design of late-stage construction activities (such as mechanical ventilation or public domain works) occurs. 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.

1.6 Management of Cumulative Impacts

John Holland recognises that communication, consultation, and collaboration are essential in creating positive, targeted, and meaningful community engagement outcomes for the SCH1/MCCCC and the Randwick Health & Innovation Precinct.

We work closely with the Randwick Health Campus, Emergency Services, UNSW Sydney, Transport for NSW, and Randwick City Council to coordinate construction in the Randwick Health & Innovation Precinct.

A regular interface and disruptive works meeting will be held with the project stakeholders to identify any possible disruptive works that may impact visitors, staff, and patients. These meetings will assist with management of contractors and stakeholders to ensure coordination is maintained between all works across the precinct and the varying interfaces. A three-monthly program will be developed, coordinated, and implemented to ensure business continuity and public safety is not compromised.

Our construction staging and methodology approach has been prepared by our delivery team to ensure that the safety and wellbeing of construction workers, patients, staff, and the community is always the number one priority.

Proactive and transparent communications and engagement across relevant precinct partners and stakeholders underpins our delivery approach. John Holland will be:

- Providing project information on a scheduled basis, including monthly reporting.
- Providing project information such as recorded noise levels on an as-needs basis to enable Health Infrastructure and SCHN to respond to enquiries and complaints.
- Coordinating community letterbox drops with HI and the SCHN for localised power shutdowns or other disruptions.
- Attending and participating in stakeholder and community meetings to provide project information and updates. Including monthly head contractor meetings between the various SSD projects.

A Construction Traffic and Pedestrian Management Plan (CTPMP) has been developed for the project to outline the proposed methodology for working within an operational hospital environment and maintaining pedestrian traffic and vehicular traffic to entries. The management plan outlines vehicle and pedestrian movements of the project as per the staging approach indicated in this report. The report will also satisfy several SSD Consent Conditions, including B23 – Driver Code of Conduct, B26 – Construction Parking, B27 – Construction Worker Transportation Strategy & B34 – Construction Access Arrangements.

Alongside the CTPMP, a Construction Work Transportation Strategy (Consent Condition B27) has been developed detailing travel options and the provision of secure storage facilities for tools on site in order to minimise private vehicle travel and demand for parking in nearby public and residential streets. This strategy and overall project philosophy is to encourage the use of public transport for travel to and from the worksite. These management plans consider and respond to local context and other projects such as ASB and HTH in the local area.

The SCH1/MCCCC site will always be separated from the public by hoardings. A combination of A-Class and B-Class hoardings will be used depending on the access requirements to ensure the protection of the public, hospital staff, neighbours, and vehicles. All re-routing of pathways for both pedestrian and vehicles will have appropriate signage and be developed through consultation with the relevant parties to ensure minimal disturbance to the area.

The JH project team understands the challenging nature of the Redevelopment and the constraints of managing major construction works adjacent and within an operational hospital environment and the non-negotiable requirement of no disruptions to hospital ‘business continuity’. By allowing staging to occur, we are benefitting in lower peak workforce, less congestion on public transport and impact on the local community.

We will foster a hospital-focused culture across our construction team through staff and subcontractor communications, inductions, and training. We will also respond to any concerns about construction impacts as they arise, implementing alternative or additional mitigation measures where necessary, and support the communication activities organised by HI and the project communication officer.

2 Project Staging

2.1 Staging

The Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre will be constructed in 4 stages as set out in the table below. These stages of works have been split to reflect compliance obligations against consent conditions relative to the authority approvals / consultation requirements and scopes of works to be carried out.

Stage No.	Proposed works	Duration	Forecast Start Date	Forecast Finish Date
Stage 1	Piling	7 months	August 2022	Dec 2022
Stage 2	Retention System & Bulk Excavation	7 months	Nov 2022	Apr 2023
Stage 3	Structure – B2 to Roof	12 Months	Dec 2022	Dec 2023
Stage 4	Façade & Services Rough In	10 months	June 2023	March 2024
Stage 5	Fit Out, Finishes, Landscaping & Public Domain	20 months	June 2023	Feb 2025

Stage 1: Piling

+ Capping Beams

Stage 2: Retention System & Bulk Excavation

+ Permanent Flood Wall
+ OSD Tanks

Stage 3: Structure – B2 to Roof

+ Inground Services
+ Foundations
+ Roof

Stage 4: Façade and Services Rough In

+ Internal Partitioning
+ Link Bridges

Stage 5: Fit out / Finishes + Landscaping & Public Domain

+ Interfaces
+ Testing & Commissioning
+ External Civil Works

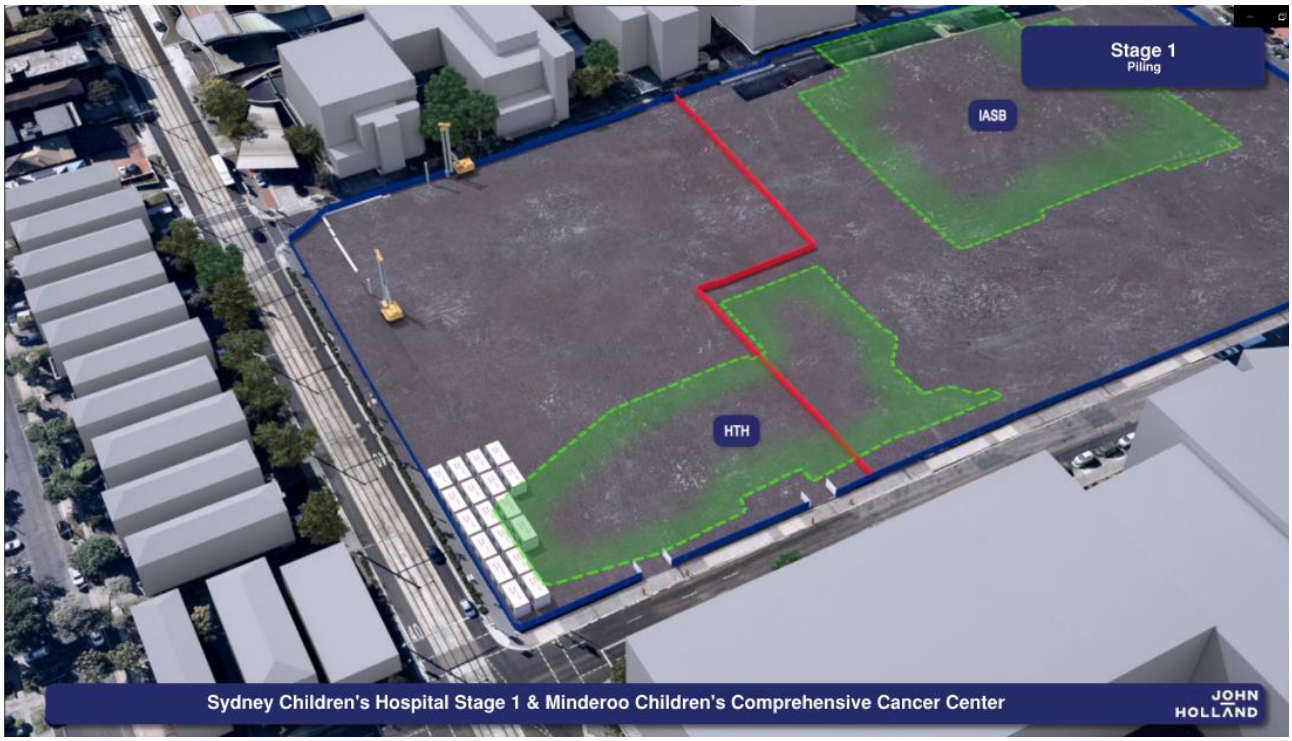


Figure 3 – Stage 1 Piling



Figure 2 – Stage 2 Retention System & Bulk Excavation



Figure 4 - Stage 3 Structure – B2 to Roof

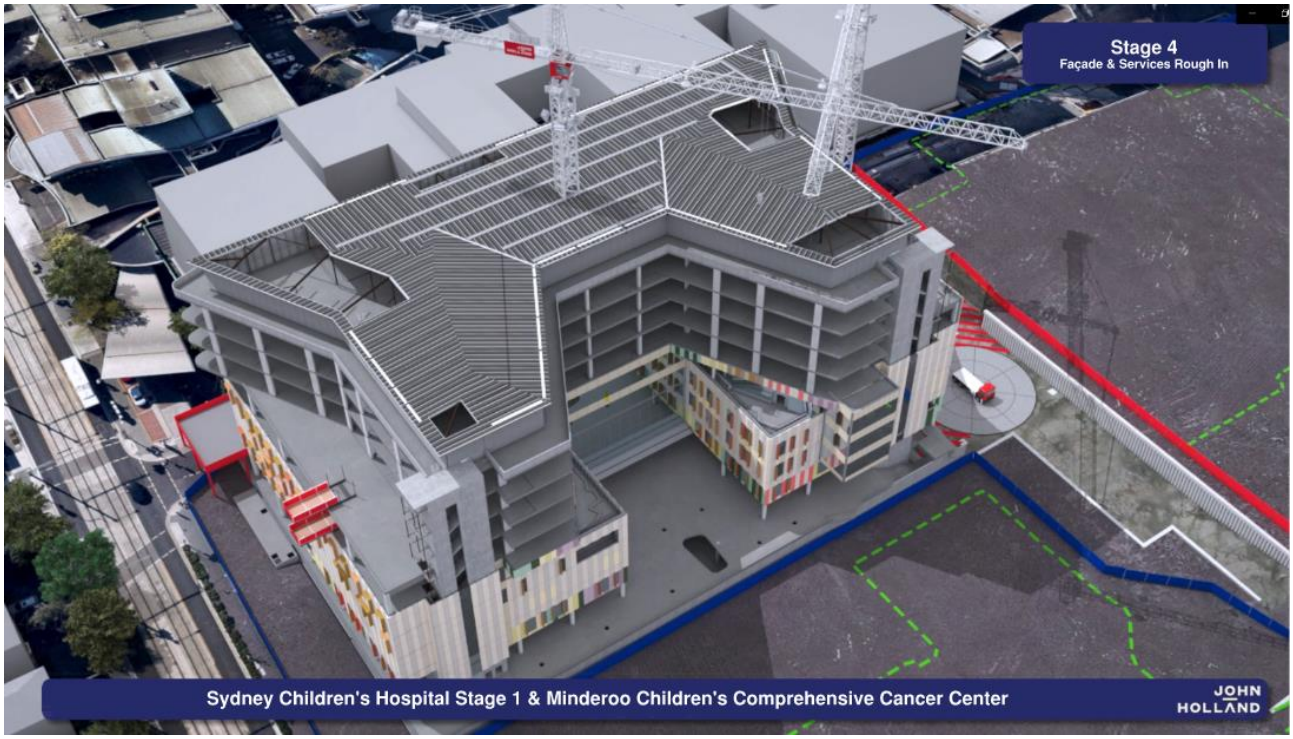


Figure 5 – Stage 4 Façade & Services Rough In

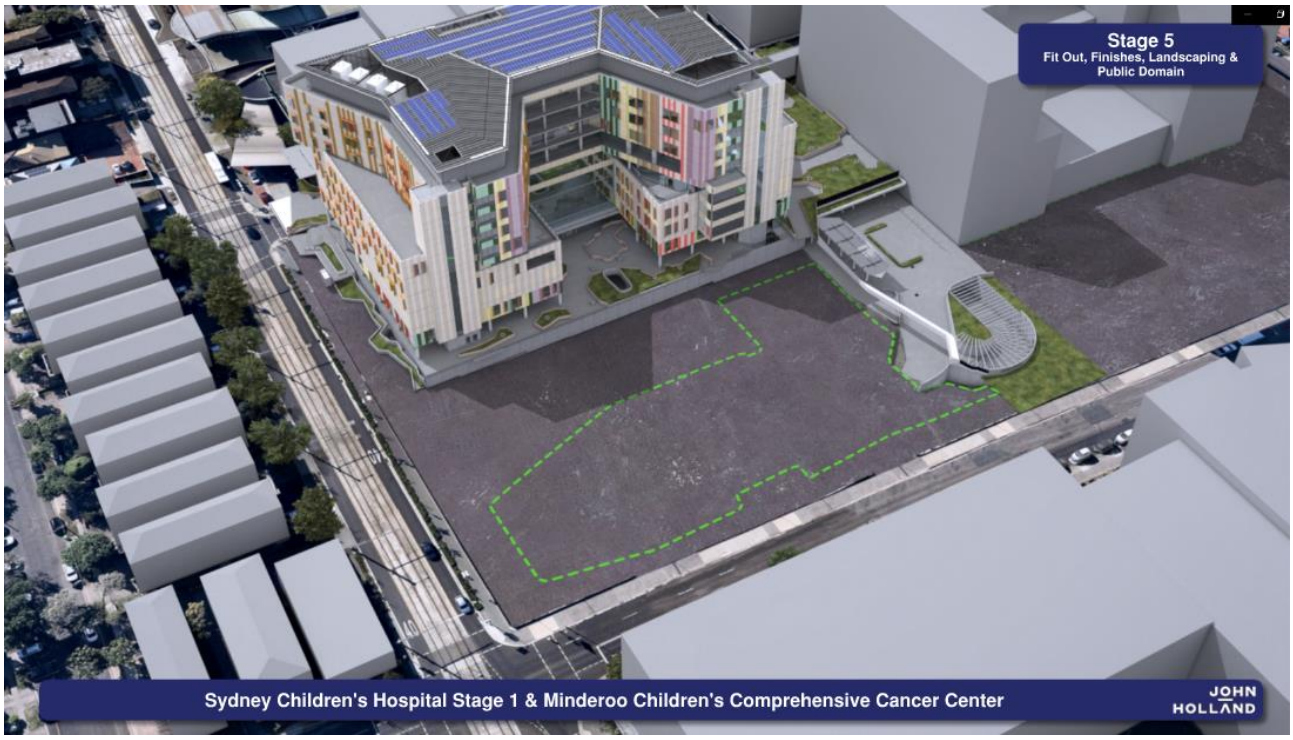


Figure 6 – Stage 5 Fit Out, Finishes, Landscaping & Public Domain



Figure 7 – Project Completion

2.2 Compliance Staging

All Part B ‘Prior to Commencement of Construction’ and Part C ‘During Construction’ Conditions of Consent (CoC’s) will be adhered to specific to the relevant stage of works, in accordance with the staged programme. A summary of which stage each CoC will be satisfied under is attached, refer to Appendix A – SSD-1083778 Conditions of Consent Matrix.

Completion of the project delivery is expected in 2025. This Staging Report does not seek to alter the timing of any Part D - Prior to Occupation or Commencement of Use or Part E - Post Occupation CoCs.

This Staging Report may be updated in future to confirm the timing for altered staging for Operation (Occupation) of the project. If this requirement arises, the report would be resubmitted to the Planning Secretary in accordance with the approved CoC’s.



Figure 8 - High Street Central Courtyard Entry

3 Appendices

3.1 Appendix A - SSD-10831778 Conditions of Consent Matrix

Sydney Children's Hospital Stage 1 / Minderoo Children's Comprehensive Cancer Centre (SCH1/MCCCC)

Development Consent SSD-10831778

Stage	Relevant Stage of Works
1	**Piling**
2	**Retention System & Bulk Excavation**
3	**Structure – B2 to Roof**
4	**Façade & Services Rough In**
5	**Fit Out, Finishes, Landscaping & Public Domain**

X	**Relevant to stage of works**

Notes
"Certified" drawings or design means - Design to be completed & certified as compliant with relevant requirements of the Consent Condition, BCA & Australian Standards / Codes**.**

			Stage Triggered / Relevant						
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
Part A Administrative Conditions								
A1	Obligation to Minimise Harm to the Environment 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A2	Terms of Consent The development may only be carried out: (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 Response to Submissions; and (d) in accordance with the approved plans in the table below:	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A7	Planning Secretary as Moderator 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A8	Evidence of Consultation 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 as required; 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A9	Staging 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).	X					**Stage 1**	Submission to staging report prior to the commencement of construction

			Stage Triggered / Relevant					
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
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.	X					**Stage 1**	Submission to staging report prior to the commencement of construction
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	X					**Stage 1**	Submission to staging report prior to the commencement of construction
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.	X					**Stage 1**	Submission to staging report prior to the commencement of construction
A13	Staging, Combining and Updating Strategies, Plans or Programs With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and 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).	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A17	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A18	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A19	Applicability of Guidelines A19. 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A20	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A21	Monitoring and Environmental Audits 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages

			Stage Triggered / Relevant					
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
A22	Access to Information 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; (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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A23	Compliance 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A24	Incident Notification, Reporting and Response 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A26	Non-Compliance Notification 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A27	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A29	Revision of Strategies, Plans and Programs Within three months of: (a) the submission of a compliance report under condition A34; (b) the submission of an incident report under condition A25; (c) the submission of an Independent Audit under condition C41 or C42; (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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A30	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A31	Compliance Reporting Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A32	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A34	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 that an operational compliance report has demonstrated operational compliance.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A35	Light Rail Requirements The Applicant must comply with all Altrac Light Rail Partnership (Altrac) or any subsequent operator of Sydney Light Rail (Sydney Light Rail Operator) policies, rules and procedures when working in and about the Sydney Light Rail corridor.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A36	The Applicant must comply with the requirements of T HR CI 12090 ST Airspace and External Developments version 1.0 and Development Near Rail Corridors and Busy Roads – Interim Guidelines.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages

			Stage Triggered / Relevant					
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
A37	Activities of the Applicant must not affect and/or restrict Sydney Light Rail operations without prior written agreement between the Applicant, Transport for NSW (TfNSW), Altrac, and the Sydney Light Rail Operator, and any such written agreement must be obtained no later than two months prior to the activity unless otherwise agreed by TfNSW, Altrac, and the Sydney Light Rail Operator. Any requests for agreement are to include as a minimum the proposed duration, location, scope of works, and other information as required by the Sydney Light Rail Operator.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A38	The Applicant must apply to Altrac and the Sydney Light Rail Operator for any required network shutdowns four months prior to each individual required network shutdown event. Each request for network shutdown must include as a minimum the proposed shutdown dates, duration, location, scope of works, and other information as required by the Sydney Light Rail Operator. It is likely in the first two years there will not be a light rail shut down for maintenance purposes. The Sydney Light Rail Operator may grant or refuse a request for network shutdown at its discretion.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A39	The Applicant must not impede access for Sydney Light Rail patrons traversing to and from the Sydney Light Rail stops at all times.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A40	TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
A41	All TfNSW, Altrac and Sydney Light Rail Operator's costs associated with review of plans, designs and legal must be borne by the Applicant or in accordance with terms agreed by the relevant parties.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
Part B Prior to commencement of construction								
B1	Notification of Commencement The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	X				X	**Stage 1 - Prior to Works & Stage 5 - Prior to Operation**	Notification to be submitted prior to the commence of work & prior to operation.
B2	If the construction or operation of the development is to be staged, the Department 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.	X	X	X	X	X	**All stages of works & operation**	Relevant to all stages
B3	Certified Drawings 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.	X	X	X	X	X	**All stages of works - Design, Certification and approvals**	Certified design for the scope of the relevants works. Stage to be completed prior commencement of that stage of works.
B4	External Walls and Cladding Prior to the commencement of construction of the facade, 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.				X		**Stage 4 - Façade**	Certified design of the external walls and cladding to be submitted prior to commencement of Stage 4.
B5	Balustrade and Terrace Screening Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier plans and documentation to confirm balustrading to the upper level terraces will not be constructed with 'Crimsafe' or similar style screening.				X		**Stage 4 - Façade**	Certified design of the external walls and cladding to be submitted prior to commencement of Stage 4.
B6	Pre-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report by a qualified structural engineer identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including the light rail, roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner (including Sydney Light Rail Operator and TfNSW), Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	X	X				**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B7	The dilapidation survey required for preparation of the report required by condition (b) in relation to the light rail must include a joint site inspection by the representatives of the Sydney Light Rail Operator, TfNSW and the Applicant to establish the extent of existing damage and to enable observation of any deterioration during construction.	X					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B8	Pre-Construction Survey – Adjoining Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential and commercial buildings that are likely to be impacted by the development.	X					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B9	Where the offer for a pre-construction survey is accepted (as required by condition B8), the Applicant must ensure a survey by a suitably qualified and experienced expert is undertaken prior to the commencement of vibration generating works that could impact on the identified buildings.	X					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B10	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B9, the Applicant must: provide a copy of the relevant survey to the owner of each residential or commercial building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	X					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1

			Stage Triggered / Relevant					
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
B11	Ecologically Sustainable Development Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Rev 02, prepared by Steensen Varming and dated 23 April 2021) have been incorporated into the design of the development.	X					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B12	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	X					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B13	Outdoor Lighting Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that 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.				X		**Stage 4 - Services Rough In**	Certified design of the outdoor lighting to be submitted prior to commencement of Stage 4.
B14	Environmental Management Plan Requirements 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: 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
B15	Construction Environmental Management Plan B15. 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; (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; and (viii) community consultation and complaints handling; (b) an unexpected finds protocol for contamination, asbestos or other unexpected finds and associated communications procedure; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (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.	X					**Stage 1 - Prior to construction**	Plan to be developed prior to stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent stages
B16	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	X					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B17	A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared and submitted to TfNSW for endorsement (via development.sco@transport.nsw.gov.au) 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, TfNSW and the Sydney Light Rail Operator; (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, pedestrians, light rail and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) location of any proposed work zones; (f) details of crane arrangements including location of any cranes; (g) predicted construction vehicle movements, noting movements are to be minimised during peak periods; (h) details of specific measures to ensure the arrival of construction vehicles to the site does not cause additional queuing on Hight Street or Botany Street; (i) details of the monitoring regime for maintaining simultaneous operation of buses, light rail and construction vehicles on roads surrounding the site; (j) pedestrian and traffic management measures; (k) construction program and construction methodology; (l) a detailed plan of any proposed hoarding and / or scaffolding; (m) measures to avoid construction worker vehicle movements within the precinct; (n) consultation strategy for liaison with surrounding stakeholders, including other developments under construction; (o) any potential impacts on general traffic, cyclists, pedestrians and light rail and bus services within the vicinity of the site from construction vehicles; (p) cumulative construction impacts of projects within the precinct. Existing CTPMPs for development within or around the site should be referenced in the CTPMP to ensure that coordination of work activities are managed to minimise impacts on the surrounding road network; and (q) proposed mitigation measures for any identified impacts for the duration of the impacts and measures proposed to mitigate any associated traffic, public transport, pedestrian, and cyclist impacts should be clearly identified and included in the CTPMP.	X					**Stage 1 - Prior to construction**	Plan to be developed prior to stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent stages

			Stage Triggered / Relevant					
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
B18	A Construction Noise and Vibration Management Plan (CNVMP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works 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 B18 (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.	**X**					**Stage 1 - Prior to construction**	Plan to be developed prior to stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent stages
B19	The Construction Waste Management Plan (CWMP) must be prepared and 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	**X**					**Stage 1 - Prior to construction**	Plan to be developed prior to stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent stages
B20	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) 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); (d) detail all off-Site flows from the Site; and (e) 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).	**X**					**Stage 1 - Prior to construction**	Plan to be developed prior to stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent stages
B21	An Aboriginal Heritage Management Plan (AHMP) must be prepared to address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) be submitted to the Certifier and Planning Secretary prior to construction of any part of the development; (c) detail archaeological monitoring during the investigation, earthworks and construction phases consistent with the recommendations of the 'Aboriginal Cultural Heritage Assessment Report, New Acute Services Building for the Prince of Wales Hospital Randwick NSW' prepared by Mary Dallas Consulting Archaeologists dated October 2018; and (d) detail management of any retrieved Aboriginal Archaeological remains, and recommendations relating to any Aboriginal Archaeological deposits.	**X**					**Stage 1 - Prior to construction**	Plan to be developed prior to stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent stages
B22	A Flood Emergency Response Plan (FERP) must be prepared and must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guidelines (EESG); (c) include details of: (i) the flood emergency responses for construction phases 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 (vi) awareness training for employees and contractors, and users/ visitors.	**X**					**Stage 1 - Prior to construction**	Plan to be developed prior to stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent stages
B23	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.	**X**					**Stage 1 - Prior to construction**	Plan to be developed prior to stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent stages
B24	Soil and Water Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B25	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'	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B26	Construction Parking Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site or within any approved works zones for construction vehicles and machinery, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B27	Construction Worker Transportation Strategy 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 and secure storage facilities for tools on site or other travel arrangements for construction workers in order to minimise private vehicle travel and 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.	**X**					**Stage 1 - Prior to construction**	Strategy to be developed prior to stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent stages

			Stage Triggered / Relevant					
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
B28	Flood Management 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	**X**					**Stage 1 - Prior to construction**	Strategy to be developed prior to stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent stages
B29	Prior the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifier that all relevant flood protection measures, including the flood barriers and measures set out in the Flood Modelling Assessment report prepared by Meinhardt Bonacci dated August 2021, would be in place to ensure the development and adjoining sites are protected from potential flooding impacts.			**X**			**Stage 3 - Structure**	To be demonstrated prior to the commencement of Stage 3 in accordance with project flood assessment report
B30	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment Report prepared by Pulse Acoustic Consultancy and dated 20 April 2021, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment Report prepared by Pulse Acoustic Consultancy and dated 20 April 2021.				**X**		**Stage 4 - Services Rough In**	Certified design required prior to the commencement of installation of mechanical services during stages 3
B31	Landscaping Prior to the commencement of Landscape or Public Domain 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: (a) be generally in accordance the plans approved in condition A2 and provide for the planting of 64 trees on site; (b) include the provision of street tree planting, with species and spacing of trees to be determined in consultation with Council; (c) detail incorporation of the wind mitigation measures recommended in the Environmental Wind Impact Assessment prepared by Arup and dated 21 April 2021; (d) detail the provision of at least 20 visitor bicycle parking spaces (including provision for some larger e-bike or courier bikes) at ground level close to the public entrances; and (e) include details of an accessible north facing landscaped terrace at Level 6 that caters for current and future clinical considerations to provide a sunny recreation space for patients to complement the ground level space, which will be heavily overshadowed.					**X**	**Stage 5 - Landscaping & Public Domain**	To be satisfied for the entire development prior to the commencement of Stage 5
B32	Public Domain Works 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 (excluding any changes to footpath widths beyond the approved dimensions). The Applicant must submit documentation of approval for each stage from Council to the Certifier.					**X**	**Stage 5 - Landscaping & Public Domain**	To be satisfied for the entire development prior to the commencement of Stage 5
B33	Operational Waste Storage and Processing Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.			**X**			**Stage 3 - Structure**	To be satisfied for the entire development prior to the commencement of Stage 3
B34	Construction Access Arrangements 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: (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) the safety of vehicles, cyclists and pedestrians accessing adjoining properties, where shared vehicle, cyclist and pedestrian access occurs, has been addressed.	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B35	Operational Access, Car Parking and Service Vehicle Arrangements Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 50 on-site car parking spaces for use during operation of the development (inclusive of accessible parking bays) and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle 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.			**X**			**Stage 3 - Structure**	To be satisfied for the entire development prior to the commencement of Stage 3
B36	Integrated Transport Working Group An Integrated Transport Working Group is to be established between NSW Health and Council to ensure the adequate transport planning for the overall masterplan of the Prince of Wales Hospital Campus, and in particular, integration of east-west and north-south bicycle and pedestrian routes. Prior to the commencement of above ground construction, evidence (such as meeting minutes) of the formulation of this working group or evidence of a reasonable attempts to establish the working group is to be provided to the satisfaction of the Certifier.			**X**			**Stage 3 - Prior to commencement of above ground construction**	To be satisfied for the entire development prior to the commencement of above ground construction

			Stage Triggered / Relevant					
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
B37	Access Design and Road Safety Audit Prior to the commencement of construction, a Stage 3 (Detailed Design) Road Safety Audit for the proposed vehicles and pedestrian access arrangements to the subject site must be prepared and submitted to Transport for NSW, Council and the Planning Secretary, including: (a) the basement carpark, emergency department drop off area car park and all associated access routes from Botany Street; and (b) the basement loading dock, ambulance parking, ambulance transfer bays, and all associated routes via Hospital Road to the public road system.			**X**			**Stage 3 - Structure**	To be satisfied for the entire development prior to the commencement of Stage 3
B38	The Road Safety Audit required by condition B37 is to be prepared in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits by an independent TfNSW accredited road safety auditor. Based on the results of the road safety audit, the design drawings are to be reviewed to implement any revisions and safety measures, with updated drawings to be submitted to the satisfaction of the Planning Secretary. Where the Road Safety Audit identifies changes are required to the design of the vehicle or pedestrian access routes as they traverse over any adjoining sites, details are to be provided of how those changes will be implemented, including any necessary modifications to existing approvals.			**X**			**Stage 3 - Structure**	To be satisfied for the entire development prior to the commencement of Stage 3
B39	Existing Helipad / Helicopter Operations During Construction Prior to the erection of cranes on the site or any structures that may obstruct helicopter flight paths, existing helipad / helicopter operations at the Randwick Hospitals campus are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations to and from the existing helipad at the site during construction. A report summarising the outcome of the review must be submitted to the Certifier and Planning Secretary.			**X**			**Stage 3 - Structure**	To be satisfied for the entire development prior to the erection of tower cranes during Stage 3
B40	Light Rail Requirements Prior to the commencement of any construction works or any preparatory, demolition or excavation works, whichever is the earlier, the Applicant must: (a) consult with TfNSW, Altrac and the Sydney Light Rail Operator to ascertain requirements in relation to the protection of TfNSW's infrastructure and to confirm any construction staging (and associated timing) and associated documentation and activities prior to preparation of requested documentation; (b) sign Infrastructure Assess Deed Poll, Safety Interface Agreement and Works Deed with TfNSW and/or the Sydney Light Rail Operator; and (c) confirm in writing with TfNSW what each construction stage will involve.	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B41	Prior to commencement of works for each construction stage, the Applicant must submit all relevant documentation to TfNSW as requested by TfNSW and obtain its written endorsement. A summary report for each construction stage is also to be provided to TfNSW to demonstrate the following: (a) no unacceptable impacts on the light rail corridor and light rail operation by clearly identifying impacts and mitigation measures; and (b) submitted documentation has satisfied the relevant conditions.	**X**	**X**	**X**	**X**	**X**	**All Stages - Throughout**	Relevant to all stages
B42	Prior to the commencement of any construction works or any preparatory, demolition or excavation works, whichever is the earlier, the following documentation must be provided for the review and endorsement of TfNSW: (a) final geo-technical and structural report / drawings. Geotechnical reports should include any potential impact on the light rail corridor located adjacent to the subject development site, easement and substratum; (b) final construction methodology with construction details pertaining to structural support during excavation or ground penetration; (c) details of the vibration and movement monitoring system that will be in place before excavation commences; (d) final cross sectional drawings showing ground surface, rail tracks, sub-soil profile, proposed basement excavation and structural design of sub-ground support adjacent to the Rail Corridor located adjacent to the subject development site. Cross sectional drawings should also include the accurate RL depths and horizontal distances from assets (tracks, overhead lines, structures and cables) to the nearest point of excavation or ground penetration works. All measurements are to be verified by a Registered Surveyor; and (e) detailed survey plan with location of services.	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B43	Prior to the commencement of construction, the final acoustic assessment is to be submitted to the Certifier demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads Interim Guidelines". All recommendations of the acoustic assessment are to be incorporated in the construction documentation.	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B44	Prior to the commencement of construction, the Applicant is to engage an Electrolysis Consultant to prepare a report on the Electrolysis Risk to the development from stray currents and submit a copy to the Certifier. The Applicant must incorporate in the development all the measures recommended in the report to control that risk.	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B45	Prior to the commencement of construction, the Applicant is to design lighting, signs and surfaces with reflective materials in accordance with AS 4282 – 2019 and relevant guidance provided by TfNSW, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor to limit glare and reflectivity to the satisfaction of Altrac, TfNSW and the Sydney Light Rail Operator.				**X**		**Stage 4 - Façade**	To be satisfied for the entire development prior to the commencement of Stage 4
B46	Prior to the commencement of construction, The Applicant must obtain written confirmation from TfNSW, that satisfactory measures are to be installed (e.g. awning windows, louvres, enclosed balconies, window restrictors etc) which prevent the throwing of objects onto the rail corridor.				**X**		**Stage 4 - Façade**	To be satisfied for the entire development prior to the commencement of Stage 4

			Stage Triggered / Relevant					
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
B47	Prior to the commencement of construction, a detailed regime is to be prepared for approval by TfNSW for the excavation of the site and the construction of the building foundations (including ground anchors) for the approved development, which may include geotechnical and structural certification in the form required by TfNSW.	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B48	Prior to the commencement of construction, the Applicant must: (a) provide evidence to TfNSW that it holds current public liability insurance cover for a sum agreed to by the Applicant and TfNSW. TfNSW's standard public liability insurance requirement for this type of development adjacent to a rail corridor is minimum of $250 million. This insurance must not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. (b) provide evidence to the Certifier written proof of insurance required by B48(a) and TfNSW's written advice to the Applicant on the level of insurance required.	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
B49	Prior to the commencement of construction or any preparatory, demolition or excavation works, whichever is the earlier, if required by TfNSW, Works Deed (s) between the Applicant, TfNSW and/or Altrac and the Sydney Light Rail Operator must be agreed and executed by the parties. These agreements may deal with matters including, but not limited to, the following: (a) Sydney Light Rail operational requirements; (b) Sydney Light Rail access requirements; (c) Altrac and Sydney Light Rail Operator policies, rules and procedures compliance requirements; (d) indemnities and releases; (e) security of costs; (f) insurance requirements and conditions; (g) TfNSW, Altrac and the Sydney Light Rail Operator's recovery of costs from the Applicant for costs incurred by these parties in relation to the development (e.g. review of designs and reports, legal, shutdown /power outages costs including alternative transport, customer communications, loss of revenue etc) risk assessments and configuration change processes; (h) interface coordination between the Sydney Light Rail Operator and the subject development construction works, including Infrastructure Assess Deed Poll and Safety Interface Agreement between the Applicant and the Sydney Light Rail Operator which must be agreed and executed by the parties. This agreement may deal with matters including, but not limited to, the following: (i) pre and post construction dilapidation reports; (ii) the need for track possessions; (iii) review of the machinery to be used during excavation/ground penetration / construction works; (iv) the need for track monitoring; (v) design and installation of lights, signs and reflective material; (vi) endorsement of Risk Assessment/Management Plan and Safe Work Method Statements; (vii) endorsement of plans regarding proposed craneage and other aerial operations; (viii) erection of scaffolding/hoarding; (ix) Light Rail Operator's rules and procedures; and (x) alteration of rail assets such as the OHW along of track and associated hoarding demarcation system, if undertaken by the Applicant. (i) Altrac and the Sydney Light Rail Operator's reviews and impact assessment of the Applicant's proposal, engineering design and construction works methodology on Sydney Light Rail Operations and assets; (j) attendance and participation in the construction works risk assessment of construction activities to be performed in, above, about, and/or below the Sydney Light Rail Corridor (k) arrangements for shutdowns and Sydney Light Rail restricted operations related costs attributed to the Applicant; and (l) Sydney Light Rail site works access approval and access permit to work.	**X**					**Stage 1 - Prior to construction**	To be satisfied for the entire development prior to the commencement of stage 1
Part C During Construction								
C1	Site Notice a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. b) is to satisfy all but not be limited to, the following requirements: i) 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; ii) the notice is to be durable and weatherproof and is to be displayed All Stages - Throughout the works period; iii) 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 iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	**X**	**X**	**X**	**X**	**X**	**All Stages - Throughout**	Relevant to all stages
C2	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	**X**	**X**	**X**	**X**	**X**	**All Stages - Throughout**	Relevant to all stages
C3	Construction Hours 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 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	**X**	**X**	**X**	**X**	**X**	**All Stages - Throughout**	Relevant to all stages

			Stage Triggered / Relevant					
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
C4	Construction activities may be undertaken outside of the hours in condition C3 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 (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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C5	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C6	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C7	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP, CTPMP, CNVMP, CWMP, CSWMP, AHMP and FERP.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C8	Construction Traffic All construction vehicles (excluding site personnel 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C9	Hoarding Requirements The following hoarding requirements must be complied with: (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 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C10	No Obstruction of Public Way 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C11	Construction Noise Limits 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C12	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding area outside of the construction hours of work outlined under condition C3 unless permitted by C4	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C13	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C14	Vibration Criteria 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).	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C15	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with th	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C16	The limits in conditions C14 and C15 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B18 of this consent	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C17	Tree Protection For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the proposed works must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C18	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages

			Stage Triggered / Relevant					
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
C19	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C20	Erosion and Sediment Control 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'.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C21	Imported Fill The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C22	Disposal of Seepage and Stormwater 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C23	Emergency Management C23. 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C24	Stormwater Management System C24. 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 Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.			X			**Stage 3 - Within 3 months of commencement**	To be satisfied for the entire development within 3 months of commencement of construction
C25	Unexpected Finds Protocol – Aboriginal Heritage C25. In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C26	Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C27	Waste Storage and Processing 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C28	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C29	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C30	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C31	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C32	Outdoor Lighting The Applicant must ensure that all other external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages

			Stage Triggered / Relevant						
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
C33	Site Contamination Remediation of the site must be carried out in accordance with the Report on Remediation Action Plan — Sydney Children's Hospital Stage 1 and Children's Comprehensive Cancer Centre (SCH 1 / CCCC), High Streets and Hospital Road, Randwick dated April 2021 and prepared by Douglas Partners and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C34	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) prior to the use / operation of the remediated area(s).	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C35	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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C36	Independent Environmental Audit 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.	X					**Stage 1**	Agreement to be established during stage 1
C37	Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with the Independent Audit Post Approval Requirements (2020), as amended by condition C38, must be submitted to the Planning Secretary and the Certifier.	X					**Stage 1**	Schedule to be submitted within four weeks of the commencement of construction
C38	Table 1 of the Independent Audit Post Approval Requirements (2020), 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.	X	X	X	X	X	**All Stages - Throughout**	Initial audit to be completed within 12 weeks of the commence of construction. Subsequent audits ongoing
C39	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	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C40	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 C36 of this consent, as amended by condition C40; and (b) the Independent Audit Post Approval Requirements (2020).	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C41	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond separately to each Independent Audit Report prepared under condition C40 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	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C42	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C44	Light Rail Requirements Construction vehicles must not stop or be parked on High Street adjacent to the development at any time without prior approval of TfNSW.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C45	All piling and excavation works are to be supervised by a geotechnical engineer experienced with such excavation projects.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C46	No rock anchors/bolts (temporary or permanent) are to be installed into the light rail corridor without prior approval from TfNSW.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C47	No metal ladders, tapes and plant/machinery, or conductive material are to be used within six horizontal metres of any live electrical equipment unless a physical barrier such as a hoarding or structure provides separation.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C48	All reasonable and feasible measures must be undertaken to prevent any form of pollution entering the light rail corridor during all stages of construction. The Applicant is responsible for removing and rectifying any issues as soon as practicable resulting from any pollution that arises as a consequence of the development activities.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C49	The Applicant must mitigate all noise and vibration during construction to the extent possible and provide vibration monitoring equipment and provide the results to the Sydney Light Rail Operator at intervals required by TfNSW and the Sydney Light Rail Operator, and immediately implement corrective actions in the event that the noise or vibration exceeds acceptable limits.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C50	Drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from TfNSW and the Sydney Light Rail Operator (or the delegated authority), including ensuring rainwater does not project and/or fall into the rail corridor/assets and is adequately conveyed by pipes down the face of the building which faces the rail corridor.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C51	No scaffolding is to be used within six horizontal metres of the rail corridor unless prior written approval has been obtained from the Sydney Light Rail Operator and TfNSW and a physical barrier such as a hoarding or structure provides separation. To obtain approval the Applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages
C52	The builder's direct contact number is to be provided to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Transport for NSW (via development.sco@transport.nsw.gov.au) to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.	X	X	X	X	X	**All Stages - Throughout**	Relevant to all stages

			Stage Triggered / Relevant						
No.	**Condition:**	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Relevant Stage Scope (Proposed)**	**Staging Comment**
C53	Construction Traffic Management The builder's direct contact number is to be provided to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Transport for NSW (via development.sco@transport.nsw.gov.au) to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.	**X**	**X**	**X**	**X**	**X**	**All Stages - Throughout**	Relevant to all stages
Part D - Prior to Occupation or Commencement of Use								
D1-D37							**All of these conditions will be applicabile prior to operation**	
Part E - Post Occupation								
E1-E14							**All of these conditions will be applicabile post occupation**	