



STAGING REPORT

CONCORD HOSPITAL REDEVELOPMENT STAGE 1

HEALTH INFRASTRUCTURE NSW

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Job_Title	1957_Concord Hospital Stage 1 Staging Report			
Revision	Date	Prepared By	Reviewed By	Description
0	25/11/2019	GW	DL	DRAFT
1	16/12/2019	GW	DL	Revision to address comments
2	29/01/2020	HK	DL	Revision to address additional comments
3	07/02/2020	HK	DL	Revision to address DPI&E comments

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1. Introduction

1.1 Background

Health Infrastructure NSW is responsible for delivering the Concord Hospital Redevelopment Stage 1 (SSD 9036) (the Project).

Stage 1 forms part of the Concord Hospital redevelopment Project and aims to build on the hospital's history and architectural significance to deliver a state-of-the-art clinical services building to care for the growing local community.

The overall aims of the Project include:

- Increase the inpatient and outpatient capacity of the hospital.
- Enhancement and integration of clinical research.
- Improve access and hospital entries with new dedicated patient drop-off zones.
- A new atrium with retail opportunities to link the existing hospital multi-block with the new building.
- Improve the hospital's logistics systems with a new look loading dock.
- Demolish the existing World War II ramp wards, providing a future development zone.

1.2 The Project

The Project site is situated at 1H Hospital Road, Concord West, approximately 11km Northwest of the Sydney CBD and 8km East of the Parramatta CBD, within the Canada Bay Local Government Area. The Project footprint is presented in Figure 1.

Redevelopment works for the Project include:

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

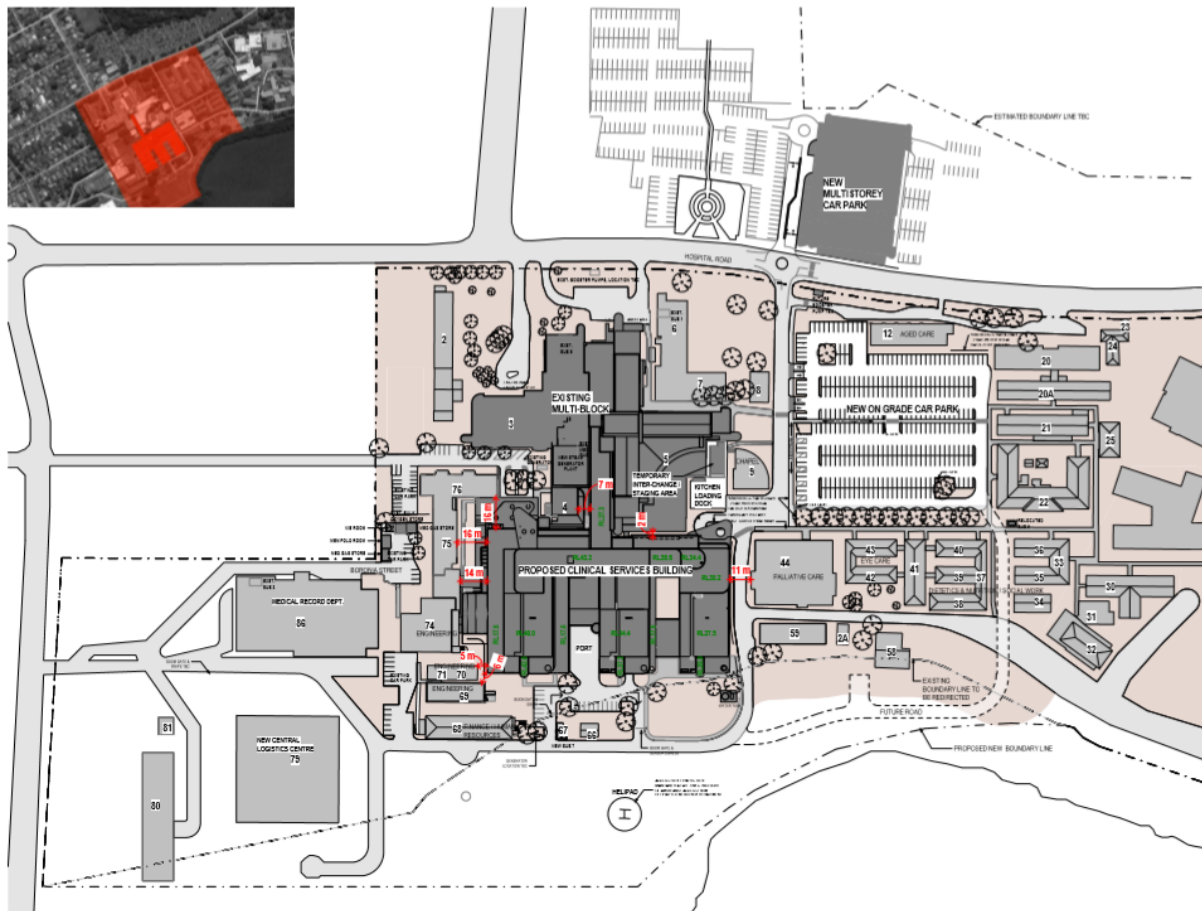


Figure 1: Project footprint – Stage 1 Concord Hospital Redevelopment

1.3 Statutory context

The Project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold in Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

An application for consent was lodged with the now NSW Department of Planning Industry and Environment (the Department) in 2018 along with an accompanying Environmental Impact Statement. Consent was granted on 28 February 2019 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD 9036, subject to a set of Conditions of Consent.

Three modifications have been lodged since consent was granted. A summary of each of the modifications is set out below.

Modification 1

Modification 1 (Mod 1) sought to correct errors in the terms of consent, Schedule 2 Part A – Administrative Conditions (not relevant to this Staging Report), Schedule 3 Part A – Administrative conditions and Part C – During Construction. Mod 1 was approved on 11 April 2019.

Modification 2

Mod 2 proposed to delete condition B9 Unexpected Contamination Procedures at Concord Repatriation Hospital Development. At the time of writing this Staging report Mod 2 has been withdrawn.

Modification 3

Mod 3 requested that 3 additional conditions be included in Schedule 3 Part A Administrative Conditions to allow for the project to be staged to allow the consent to be managed in accordance with the relevant part of the construction and operation processes. Mod 3 was approved on 19 December 2019.

1.4 Purpose of this Staging Report

This Staging Report has been prepared to facilitate the staging of requirements in accordance with the Mod 3 request and the modified staging conditions A21 to A24 as follows:

- A21. *The project may be constructed and operated in stages. Where staged construction or operation is proposed (to the extent to which it relates to the requirements set out in this instrument), a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.*
- A22. *A Staging Report prepared in accordance with condition A21 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.*

- A23. *Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.*
- A24. *Where staging is proposed, the terms of this approval 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.*

The Staging Report will be read in conjunction with the approved SSD / Mod conditions of consent and the Applicants Contractors' Compliance Audit Report.

1.5 Need and justification

Staging represents the most efficient way in which to deliver this complex public infrastructure project, minimise the impact on existing hospital 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. These benefits in turn result in better outcomes for the operators and users of the future hospital.

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 demolition, earthworks and structures) being delayed until 100% design of late stage construction activities (such as mechanical ventilation or end of trip facilities) 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 community.

2. Staging

The Hospital Redevelopment Project will be delivered over six (6) stages. While each stage will commence at different times, each stage will have periods during which works may occur contemporaneously.

The Project lifetime is projected to be approximately 20 months, commencing in May of 2019 with the project expected to be complete by 2021.

Proposed construction stages and corresponding commencement and completion dates for each stage are as follows:

Stage	Stage Scope	Indicative Commencement Dates*	Indicative Completion Dates*
Stage 1	Stage 1 will encompass the following scope of works: • Design development, certification and approvals • Demolition • Retention pilling bulk earthworks and new atrium foundations. • Remediation works	Quarter 02 2019	Quarter 04 2019
Stage 2	Stage 2 will encompass the following scope of works: • Design development, certification and approvals • Substructure • Slabs on ground • Inground services • Waterproofing in ground and bunker structure • Remediation works	Quarter 02 2019	Quarter 02 2020
Stage 3	Stage 3 will encompass the following scope of works • Design development, certification and approvals • Atrium works • Main structure (From Basement to Level 7 inclusive)	Quarter 04 2019	Quarter 04 2020
Stage 4a	Stage 4a will encompass the following scope of works: • Design development, certification and approvals • Building fit out (Lower Levels: Basement, Lower Ground & Ground) • Services (Lower Levels: Basement, Lower Ground & Ground)	Quarter 01 2020	Quarter 01 2021
Stage 4b	Stage 4b will encompass the following scope of works: • Design development, certification and approvals • Building fit out (Upper Levels: 1,2,3,4,5 & 6) • Services (Upper Levels: 1,2,3,4,5 & 6)	Quarter 02 2020	Quarter 01 2021
Stage 5	Stage 5 will encompass the following scope of works: • Design development, certification and approvals • Outdoor lighting • Signage • Landscaping • Remainder	Quarter 03 2020	Quarter 01 2021

Stage 6	Stage 6 will encompass the following scope of work: • Design development, certification and approvals • Building façade (external walls and cladding)	Quarter 01 2020	Quarter 04 2020
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* Dates noted above are indicative and may be impacted by weather and obtaining necessary approvals

2.1 Scope of works outside this Staging Report

Early low impact works

In addition to the six construction stages the early, low impact works excluded from the definition of 'Construction' in SSD 9036, were undertaken to enable the remainder of the Project to run efficiently. These works include:

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

Stage 1 Multi-storey car park

The Stage 1 multi-storey car park, including associated road and traffic facilities, is not considered within this Staging Report and will be delivered separate to the Stage 1 Clinical Services Building (CSB). Staging approval for these works will be sought separate to this Staging Report, in accordance with the requirements of CoC A11.

Operations and occupancy

Completion of the project is expected in 2021 with the subsequent operation and occupancy of the Concord hospital expected to occur as a single stage. This Staging Report does not seek to alter the timing of any conditions of consent associated with the commencement or ongoing operations / occupancy.

3. Managing compliance and potential impacts

3.1 Approach

The Project is committed to meeting its obligations and being a good neighbour.

Management of environmental issues and compliance with the Project conditions of consent will be achieved through the implementation of Contractor Environmental Management System (EMS), project Construction Environmental Management Plan (CEMP) and sub-plans, compliance monitoring and reporting and independent auditing.

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

3.2 Management plans

A number of management plans are required by the Project conditions of consent and are to be developed in accordance with Contractor EMS, conditions of consent requirements, relevant standards and guidelines and best practice.

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

The key management strategies and plans applicable to Stages 1 to 5 include (but are not limited to):

- Community Communications Strategy (condition of consent B21)
- Construction Environmental Management Plan (condition of consent B27) and sub-plans:
 - Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B29)
 - Construction Noise and Vibration Management Sub-Plan (condition of consent B30)
 - Construction Waste and Management Sub-Plan (condition of consent B31)
 - Construction Soil and Water Management Sub-Plan (condition of consent B32)

These strategies and plans have been prepared for construction as a whole and will not require updating to cater for the staging described in this Report. Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

3.3 Compliance Monitoring and Reporting

In accordance with condition of consent B47 the Project has developed a Compliance Monitoring and Reporting Program in accordance with Department's *Compliance Reporting Post Approval Requirements 2018*.

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

The Compliance Monitoring and Reporting Program includes a compliance matrix that captures each condition of consent, the Scope or stage to which it relates, the monitoring methodology to track compliance and the evidence used to demonstrate compliance.

A compliance matrix is presented in Appendix A. It identifies the timing of which each condition of consent is triggered and must be complied with. The Compliance Monitoring and Reporting Program will require updating to capture the timing shown in the Appendix A, should the staging set out in this Staging Report be approved.

In accordance with condition of consent B47, the Compliance Monitoring and Reporting Program and the Department's *Compliance Reporting Post Approval Requirements 2018*, the Project has, and will continue to, prepare Compliance Reports throughout the delivery of the Project. These include:

- Pre-Construction Compliance Report (single report)
- Construction Compliance Report (reported 6-monthly for duration of construction)
- Pre-Operational Compliance Report (single report)
- Operation Compliance Report (reported annually for duration of operations unless otherwise approved under condition of consent B48).

In undertaking this reporting:

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

3.4 Independent Environmental Auditing

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

An Independent Audit Program was developed for the Project in accordance with condition of consent C39 and captured the audit frequencies set out in condition of consent C40 and the Department's *Independent Audit Post Approval Requirements*. The Program sets out when Independent Audits need to be undertaken.

As required by condition of consent C41, Independent Audits have been, and will continue to be, implemented on the Project in accordance with the Independent Audit Program and the methodologies and reporting requirements in the Department's *Independent Audit Post Approval Requirements*.

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

3.5 Cumulative impact

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

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

Appendix A : Compliance Matrix

Condition of Consent Ref.	Requirement	Stage	Stage Scope	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.	1-6	Throughout	Nil																
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; (d) in accordance with the approved plans in the table below: <table border="1"><tr><th colspan="4">Architectural Drawings prepared by Jacobs</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>IA064700-NEWB-AR-DRG-00</td><td>5</td><td>Cover Sheet</td><td>27/07/18</td></tr><tr><td>IA064700-</td><td>4</td><td>Demolition Plan</td><td>11/07/18</td></tr></table>	Architectural Drawings prepared by Jacobs				Dwg No.	Rev	Name of Plan	Date	IA064700-NEWB-AR-DRG-00	5	Cover Sheet	27/07/18	IA064700-	4	Demolition Plan	11/07/18	1-6	Throughout	Nil
Architectural Drawings prepared by Jacobs																				
Dwg No.	Rev	Name of Plan	Date																	
IA064700-NEWB-AR-DRG-00	5	Cover Sheet	27/07/18																	
IA064700-	4	Demolition Plan	11/07/18																	

Condition of Consent Ref.	Requirement				Stage	Stage Scope	Comment
	NEWB-AR-DRG-0002						
	IA064700-NEWB-AR-DRG-0005	12	Proposed Site Plan	22/06/18			
	IA064700-NEWB-AR-DRG-0005 0050	10	Overall Plan – Basement	22/06/18			
	IA064700-NEWB-AR-DRG-0051	9	Overall Plan – Lower Ground	22/06/18			
	IA064700-NEWB-AR-DRG-0052	9	Overall Plan – Ground Level	22/06/18			
	IA064700-NEWB-AR-DRG-0053	9	Overall Plan – Level 1	22/06/18			
	IA064700-NEWB-AR-DRG-0054	9	Overall Plan – Level 2	22/06/18			
	IA064700-NEWB-AR-DRG-0055	9	Overall Plan – Level 3	22/06/18			
	IA064700-NEWB-AR-DRG-0056	9	Overall Plan – Level 4	22/06/18			
	IA064700-NEWB-AR-DRG-0057	9	Overall Plan – Level 5	22/06/18			
	IA064700-NEWB-AR-DRG-0058	9	Overall Plan – Level 6	22/06/18			
	IA064700-NEWB-AR-DRG-0059	6	Overall Plan – Level 7	22/06/18			
	IA064700-NEWB-AR-DRG-7001	13	Elevation – North & South	13/07/18			
	IA064700-NEWB-AR-DRG-7002	14	Elevation – East & West	13/07/18			
	IA064700-NEWB-AR-DRG-7003	14	Elevation – IPU 1 East & IPU 2 West	13/07/18			
	IA064700-NEWB-AR-DRG-7004	14	Elevation – IPU 2 East & IPU 3 West	13/07/18			
	IA064700-NEWB-AR-DRG-7101	11	Section Sheet 1	13/07/18			
	IA064700-NEWB-AR-DRG-	12	Section Sheet 2	13/07/18			

Condition of Consent Ref.	Requirement				Stage	Stage Scope	Comment
	7102						
	IA064700-NEWB-AR-DRG-7103	6	Section Sheet 3	13/07/18			
	IA064700-NEWB-AR-DRG-7104	6	Section Sheet 4	13/07/18			
	IA064700-NEWB-AR-DRG-7900	4	Shadow-Diagram-Summer	22/06/18			
	IA064700-NEWB-AR-DRG-7904	4	Shadow-Diagram-Winter	22/06/18			
	Jacobs Schematic Design Report IA064700-NEWB-AR-RPT-9030	V07	Section 3.9 Material Selection	20/06/18			
	Multistorey Car Park						
	IA064700-MSCP-AR-DRG-0101	5	Proposed Site Plan	12/04/18			
	IA064700-NEWB-AR-DRG-1500	5	Floor Plan – Ground Level	12/04/18			
	IA064700-NEWB-AR-DRG-1501	4	Floor Plan – Level 1	12/04/18			
	IA064700-NEWB-AR-DRG-1502	4	Floor Plan – Level 2	12/04/18			
	IA064700-NEWB-AR-DRG-1503	5	Floor Plan – Level 3	12/04/18			
	IA064700-NEWB-AR-DRG-1504	4	Floor Plan – Level 4	12/04/18			
	IA064700-NEWB-AR-DRG-1505	4	Floor Plan – Level 5	12/04/18			
	IA064700-NEWB-AR-DRG-4001	4	Elevation – North & South	12/04/18			
	IA064700-NEWB-AR-DRG-4002	4	Elevation – East & West	12/04/18			
	IA064700-NEWB-AR-DRG-4011	4	Section Sheet 1	12/04/18			
	IA064700-NEWB-AR-DRG-4012	4	Section Sheet 2	12/04/18			

Condition of Consent Ref.	Requirement				Stage	Stage Scope	Comment
	Landscape Design Development Plans prepared by <i>Site Image Landscape Architects</i>						
	Dwg No.	Rev	Name of Plan	Date			
	SS15-3002-NEWB-LS-RPT-101	2	On-grade Car Park	21/06/18			
	SS15-3002-NEWB-LS-RPT-102	2	Multistorey Car Park	21/06/18			
	SS15-3002-NEWB-LS-RPT-111	2	Basement	21/06/18			
	SS15-3002-NEWB-LS-RPT-112	2	Lower-Ground <u>Basement Drop-off</u>	21/06/18			
	SS15-3002-NEWB-LS-RPT-121	2	Lower Ground	21/06/18			
	SS15-3002-NEWB-LS-RPT-122	2	Lower Ground	21/06/18			
	SS15-3002-NEWB-LS-RPT-131	2	Ground-Floor-Courtyards <u>Ground Floor Cancer Drop-off</u>	21/06/18			
	SS15-3002-NEWB-LS-RPT-132	2	Level-1-Terraces <u>Ground Floor Courtyards</u>	21/06/18			
	SS15-3002-NEWB-LS-RPT-141	2	Level-3-Terraces <u>Level 1 Terraces</u>	21/06/18			
	<u>SS15-3002-NEWB-LS-RPT-151</u>	<u>2</u>	<u>Level 3 Terraces</u>	<u>21/06/18</u>			
	<u>SS15-3002-NEWB-LS-RPT-151</u>	<u>2</u>	<u>Indicative Planting Plan & Materials Schedule</u>	<u>21/06/18</u>			
	DD Concept Plan prepared by Jacobs						
	Dwg No.	Rev	Name of Plan	Date			
	IA064700-NEWB-SK02	4	Staging Diagram	11/07/18			
	IA064700-NEWB-SK03	4	Indicative Building Footprint & Layout Plan	11/07/18			
	IA064700-NEWB-SK04	4	Indicative Building Section	11/07/18			
	Wayfinding Signage prepared by Minale Tattersfield / Jacobs						
	Dwg No.	Rev	Name of Plan	Date			
	Sheet 16	L	Signage – Way Finding Schematic Design	11/01/19 <u>11/07/18</u>			
	Sheet 18	L	Signage – Architectural Renders External <u>Exterior</u>	11/01/19 <u>11/07/18</u>			

Condition of Consent Ref.	Requirement				Stage	Stage Scope	Comment																
	<table><tr><td>Sheet 21</td><td>L</td><td>Signage – Main Entries</td><td>11/07/18</td></tr><tr><td>Sheet 42</td><td>L</td><td>Signage – External Sign Family</td><td>11/07/18</td></tr><tr><td>Sheet 44</td><td>L</td><td>Signage – Internal Sign Family</td><td>11/07/18</td></tr><tr><td>Sheet 45</td><td>L</td><td>Signage – Internal Sign Family</td><td>11/07/18</td></tr></table>				Sheet 21	L	Signage – Main Entries	11/07/18	Sheet 42	L	Signage – External Sign Family	11/07/18	Sheet 44	L	Signage – Internal Sign Family	11/07/18	Sheet 45	L	Signage – Internal Sign Family	11/07/18			
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Sheet 44	L	Signage – Internal Sign Family	11/07/18																				
Sheet 45	L	Signage – Internal Sign Family	11/07/18																				
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; and (e) the implementation of any actions or measures contained in any such document referred to in (a) above.				1-6	Throughout	Nil																
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.				1-6	Throughout	Nil																
A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.				1-6	Throughout	Nil																
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.				1-6	Throughout	Nil																
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.				1-6	Throughout	Nil																
A8	Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.				1-6	Throughout	The LSL pertaining to the value of the works in that Stage will be paid prior to relevant Crown Certification approval.																
A9	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.				1-6	Throughout	Nil																
A10	Evidence of Consultation A10. Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.				1-6	Throughout	Nil																
A11	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).				1-6	Throughout	Nil																

Condition of Consent Ref.	Requirement	Stage	Stage Scope	Comment
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	1-6	Throughout	Nil
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	1-6	Throughout	Nil
A14	Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	1	Demolition and bulk excavation works	Nil
A15	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. <i>Notes:</i> • <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	1-6	Throughout	Nil
A16	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	6	Building façade	Nil
A17	Applicability of Guidelines 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. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	1-6	Throughout	Nil
A18	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, compliance reporting and independent auditing. Note: <i>For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	1-6	Throughout	Nil
A19	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; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	1-6	Throughout	Updated Information will be uploaded as required throughout the construction process as new information becomes available and prior to commencing each Stage

Condition of Consent Ref.	Requirement	Stage	Stage Scope	Comment
A20	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.	1-6	Throughout	Nil
A21	Staging The project may be constructed and operated in stages. Where staged construction or operation is proposed (to the extent to which it relates to the requirements set out in this instrument), a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.	1-6	Throughout	Nil
A22	A Staging Report prepared in accordance with condition A21 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.	1-6	Throughout	Nil
A23	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	1-6	Throughout	Nil
A24	Where staging is proposed, the terms of this approval 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.	1-6	Throughout	Nil
AN1	ADVISORY NOTES All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	1-6	Throughout	Nil
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. 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.	1-6	Throughout	Nil
B2	Certified Plans Plans certified in accordance with section 6.28 of the EP & A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and must include details as required by any of the following conditions.	1-6	Throughout	Nil
B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	1-6	Throughout	Certified structural drawings will be submitted to the Certifier prior to commencement of each stage
B4	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use 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 Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	6	Façade	Copy of documentation will be provided to Planning Secretary within seven days after Certifier has accepted

Condition of Consent Ref.	Requirement	Stage	Stage Scope	Comment
B5	Protection of Public Infrastructure Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure. (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths). (c) submit a copy of the dilapidation report to the Certifying Authority and Council.	1 & 5	Pre-construction, design development, certification and approvals	The Applicant will consult relevant owners and providers, conduct a dilapidation report and submit to relevant Authorities prior to Stages 1 and 5
B6	Site Contamination investigation Following the demolition of any existing structures, parking infrastructure, and underground utilities, a further detailed investigation be undertaken of soil and groundwater contamination within the footprint of those structures, that infrastructure and those utilities prior to undertaking any site preparation, bulk earthworks or construction.	1	Pre-construction	Additional detailed investigations will be undertaken prior to any site preparation, bulk excavation works and remediation
B7	Site Contamination Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan dated 24 August 2018 and prepared by Coffey Services Australia Pty Ltd.	1 & 2	1: Bulk excavation works and remediation 2: In ground services and remediation	Main site remediation works will be completed during Stage 1 bulk excavation works and Stage 2 in-ground services
B8	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the use of the site as a hospital (Concord Repatriation General Hospital – Stage 1 works) and be provided to the satisfaction of the Certifying Authority.	4a & 4b	Certification and approvals	Site Audit Report and Section A Site Audit Statement will be prepared following completion of remediation and issued to the Certifying Authority
B9	Unexpected Contamination Procedure Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B28 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing must be submitted to the Planning Secretary prior to its removal from the site.	1	Pre- construction, design development, certification and approvals	The unexpected contamination procedure will be developed as part of the CEMP prior to the commencement of construction, and implemented throughout construction
B10	The EPA shall be notified should any contamination of the development site be identified which meets the triggers in the Guidelines for the Duty to Report Contamination.	1-6	Throughout	Nil
B11	Should additional site investigations reveal further contamination of soil or groundwater, a site auditor (accredited under the Contaminated Land Management Act) shall be engaged to: (a) review the adequacy of contamination assessment reports, any remediation action plan and unexpected finds procedure. (b) provide a Section A Site Audit Statement (SAS) and accompanying Site Audit Report (SAR) certifying the suitability of the development site for the proposed use.	1	Additional site investigation works	Nil
B12	Underground Petroleum Storage System Any Underground Petroleum Storage System (UPSS) infrastructure shall be decommissioned and removed from the Stage 1 development site, the site validated, and the process documented and reported in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014.	1	Bulk excavation works and remediation	Addressed within Stage 1 – Noting that there are no existing underground petroleum storage tanks requiring remediation. Therefore, this condition is not applicable
B13	Acid Sulfate Soils (Management) Any acid sulfate soil (ASS) and potential acid sulfate soil (PASS) shall be handled and managed in accordance with the 1998 Acid Sulfate Soils Manual published by the NSW Acid Sulfate Soil Management Advisory Committee (ASSMAC).	1	Bulk excavation works and remediation	Nil
B14	Any acid sulfate soil waste generated during the project shall be kept separate from all other waste and is assessed, classified and managed in accordance with the “Waste Classification Guidelines Part 4: Acid Sulfate Soils”. 2.1.3 Odour management. The management of (ASS) shall include: (a) covering and protection of all stockpiles and truckloads of (ASS) and potential acid sulfate soil (PASS) to prevent exposure to precipitation and runoff. (b) odour suppressants being applied during site preparation and bulk excavation works, (c) limiting the surface area of exposed odorous material.	1	Bulk excavation works and remediation	Nil

Condition of Consent Ref.	Requirement	Stage	Stage Scope	Comment
B15	Any measures as may be necessary to minimise and manage odours arising from excavation, stockpiling and removal of contaminated and acid sulfate soil shall be implemented and include but not limited to: (a) staged excavation to limit the surface area of exposed odorous material, (b) application of odour suppressants. (c) effective covering of stockpiles and truckloads of excavation spoil (d) expedited removal of odorous material from the development site to a facility legally able to accept those wastes.	1 & 2	1: Bulk excavation works and remediation 2: In-ground services and remediation	Nil
B16	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	1, 2 & 3	Pre- construction, design development, certification and approvals	Nil
B17	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	1, 2 & 3	Pre- construction, design development, certification and approvals	Nil
B18	Wastewater Servicing Prior to the replacement of any wastewater mains, the existing and relocated sewers' capacity must be accessed using hydraulic modelling prepared by a suitably qualified hydraulic engineer. The modelling shall demonstrate that the sewer system has capacity to accommodate additional flows from the site. Details shall be approved in consultation with Sydney Water.	5	Design development, certification and approvals	Nil
B19	Water Services A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water. The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. Applications must be made through an authorised Water Servicing Coordinator.	1, 3 & 5	Certification and approvals	Nil
B20	The approved plans must be submitted to the Sydney Water Tap in online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.	1	Pre-construction, design development, certification and approvals	Nil
B21	Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Proponent, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	1	Throughout	Prior to commencement of Stage 1

Condition of Consent Ref.	Requirement	Stage	Stage Scope	Comment
B22	Ecologically Sustainable Development Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by Wood and Grieve Engineers dated 27.06.18 to target the equivalent of a minimum 4 Star Green Star rating.	4a & 4b	Design development, certification and approvals	Applicant will provide accredited equivalency rating scheme as detailed and agreed with Planning Secretary
B23	Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by Wood and Grieve Engineers dated 31 October 2018 to target the equivalent of a minimum 4 Star Green Star rating.	4a & 4b	Design development, certification and approvals	Applicant will provide accredited equivalency rating scheme as detailed and agreed with Planning Secretary
B24	Outdoor Lighting All outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	5	Outdoor lighting	Outdoor lighting will commence towards the end of Stage 5
B25	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	1, 3, 4a, 4b & 5	1 & 3: Design development 4a: Building fit out 4b: Building fit out 5: Remainder	Detailed design to be carried out and finalised during Stages 1 and 3 Construction of accessible elements to commence during Stage 4a Design compliance evidence to be issued to Certifier prior to the commencement of Stage 4a
B26	Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development

Condition of Consent Ref.	Requirement	Stage	Stage Scope	Comment
B27	Construction Environmental Management Plan Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it 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 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B30); (c) Construction Noise and Vibration Management Sub-Plan (see condition B31); (d) Construction Waste Management Sub-Plan (see condition B32); (e) Construction Soil and Water Management Sub-Plan (see condition B33); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) 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.	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B28	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary and Council.	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B29	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and RMS; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B30	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works;	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development

Condition of Consent Ref.	Requirement	Stage	Stage Scope	Comment
	(e) describe the community consultation undertaken to develop the strategies in condition B21(d); and (f) include a complaints management system that would be implemented for the duration of the construction. (g) noise monitoring at sensitive receiver locations, including alert triggers to stop works when receivers become 'highly noise affected' (i.e. >75 dB(A) in accordance with the NSW Noise Policy for Industry (NPI)) (h) compliance with the NPI construction noise management levels (RBL + 10 dB(A) where feasible and reasonable) (i) respite periods (j) all construction activities to comply with best practice vibration management criteria (k) construction vehicles to arrive at the site inside of approved construction hours (l) a risk safety assessment is required to determine if audible movement alarms are required.			
B31	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (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 any building works.	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B32	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) 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).	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B33	Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines. (e) divert existing clean surface water around operational areas of the site; (f) direct all sediment laden water in overland flow away from the leachate management system; (g) prevent cross-contamination of clean and sediment or leachate laden water. (h) include a hydrocarbons trap or separator to treat run-off and remove suspended solids and their associated pollutants including oil prior to being discharged. (i) Council shall be consulted prior to the installation of any MSCP stormwater system that impacts on the Council nature reserve to the north of the existing main car park.	2 & 5	Pre- construction, design development, certification and approvals	Plan developed prior to stormwater infrastructure works
B34	Operational Noise- Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant must provide noise mitigation measures into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report titled Concord Repatriation General Hospital Redevelopment Acoustic Report, prepared by Acoustic Logic dated 10 July 2018.	4a & 4b	Pre- construction, design development, certification and approvals	Mechanical design to be completed prior to Stage 4a

Condition of Consent Ref.	Requirement	Stage	Stage Scope	Comment
B35	Mechanical Ventilation All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings- Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.	4a & 4b	Pre- construction, design development, certification and approvals	Mechanical design to be completed prior to Stage 4a
B36	Construction and Demolition Waste Management The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B37	Construction Parking Prior to the commencement of construction, the Applicant shall prepare a Traffic Management Plan for the project that includes the following: (a) On-site parking facilities for heavy vehicles where practicable. (b) A bus shuttle service for site personnel to facilitate the use of Rhodes Railway Station.	1	Pre- construction, design development, certification and approvals	Plan developed prior to Stage 1 applies for the whole development
B38	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	1 & 5	1: Design development 5: Construction	Design development of road and traffic facilities to be carried out during Stage 1 Construction of roads and traffic facilities to commence during Stage 5 Relevant permits/approvals from the roads authority to be obtained prior to roads and traffic facilities construction
B39	Car Parking and Service Vehicle Layout Compliance with the following requirements must be demonstrated in documentation and submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction unless directed by traffic control. (b) where appropriate during demolition and construction, on-site car parking shall be provided for worker vehicles and designed in accordance with the latest version of AS2890.1. (c) all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping. (d) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTRROADS. (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	1	Pre- construction, design development, certification and approvals	Nil
B40	Roadworks and Access Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path for the appropriate design vehicle in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 - 2002 for heavy vehicle usage.	1 & 5	1: Design development 5: Construction	Design development of roads and access will be carried out during Stage 1 Construction of roads and access will commence during Stage 5 Relevant approvals from the roads authority will be obtained prior to roads and access construction
B41	Prior to the commencement of the multistorey car park construction, an independent Road Safety Audit (RSA) shall be conducted of the final design, treatment and upgrades to Hospital Road and provided to Canada Bay Council for review and approval.	-	-	Construction of the multistorey car park will not be delivered as part of CSB works, and will be carried out as a separate project stage.

Condition of Consent Ref.	Requirement	Stage	Stage Scope	Comment
				Approval for staging of these works will be sought separately in accordance with CoC A11
B42	A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control shall be prepared in consultation with Canada Bay Council prior to the issue of a Construction Certificate.	1	Pre- construction, design development, certification and approvals	Nil
B43	A Road Occupancy Licence shall be obtained from Transport Management Centre for any works that may impact on traffic flows on Concord Road during construction activities.	1	Throughout	Nil
B44	TfNSW and local bus operators shall be consulted as part of a future investigation of measures to mitigate any potential impacts to the operation of bus services.	1	Throughout	Nil
B45	Bicycle Parking and End-of-Trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: a) the provision of a minimum 40 staff and visitor bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance; c) appropriate pedestrian and cyclist advisory signs are to be provided; and d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	4a, 4b & 5	Building fit out	This condition will be satisfied prior to commencement of Stage 4a
B46	Public Domain Works Prior to the commencement of any footpath or public domain works (where proposed on Council property), the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	5	Throughout	This condition will be satisfied prior to commencement of Stage 5
B47	Compliance Reporting No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	1	Pre- construction, design development, certification and approvals	Nil
B48	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), 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.	-	-	Note: This operational and not part of construction staging



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