



Health
Infrastructure

Randwick Campus Redevelopment Project

State Significant Development SSD 9113

Staging Report

PWC

VERSION 0.2
10 August 2020

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0.1	4/10/19	CM		Draft
0.2	17/03/20	CM	CH	Final
0.3	24/04/20	CM	CH	Final – Amended Compliance Matrix
0.4	10/08/2020	CM	CH	Updated Staging Construction Activities & Matrix

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1. Introduction

1.1. The Project

The Prince of Wales Hospital Expansion Stage 1 was approved on 27 February 2019 through Development Consent SSD9113. The approved development occupies a key position between the western boundary of the Randwick Health Campus (RHC) and the eastern boundary of UNSW. The Project is a critically important component in the vision of the NSW Government and Randwick Health Collaboration's vision for the creation of the Randwick Health and Education Precinct (the Precinct).

Development Consent SSD 9113 is for the Prince of Wales Hospital Expansion Stage 1 and comprises the following scope of works:

- Bulk earthworks;
- Construction and operation of a 13 level Acute Services Building (ASB), which will include the following facilities:
 - An emergency department;
 - operating theatres;
 - central sterilising service department;
 - intensive care unit,
 - inpatient units; and
 - ambulance bays.
- Overhead pedestrian links to existing hospital buildings;
- A helipad on the uppermost roof of the building;
- Magill Street road works, Botany Street signalised intersection, internal roads and drop-off/pick-up areas; and
- Utility, site infrastructure and landscaping works.

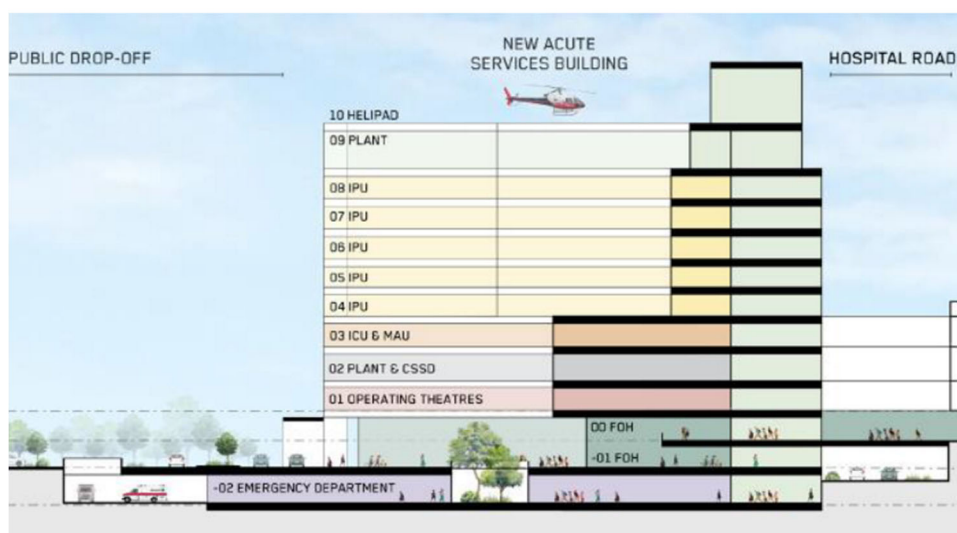


Figure 1 - Acute Services Building Block & Stack

1.2. 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 Development Consent was lodged with the now NSW Department of Planning Industry and Environment (the Department) in 2018 along with an accompanying Environmental Impact Statement. Development Consent was granted on 27 February 2019 under Section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act), SSD9113, subject to a set of Conditions of Consent (CoCs).

One modification has been lodged since consent was granted. At the time of writing this Staging Report, one modification has been approved. A summary of each of the modifications is set out below.

Modification 1

On 10 February 2020, modification SSD 9113 Modification 1 (MOD 1) was approved, which comprised the following amendment to the approved Development Consent:

- **Update administrative conditions in relation to staging of the development satisfying conditions;**
- Amending condition B63 in relation to the timing and location of the End of Trip Facilities; and
- Amending condition C28 reflecting the correct authority for seepage and stormwater.

The consolidated CoCs, incorporating MOD 1 are provided at Attachment B.

Documents relating to the assessment and determination of the Project and its modifications are located at the Department's major projects website, refer <https://www.planningportal.nsw.gov.au/major-projects/project/14326>

1.3. Requirement and Purpose of this Report

Due to the timing of award of the main contract, design finalisation is unable to occur in accordance with the construction programme submitted with the original development application. This impacted the construction programme and generated a requirement for the timing for application of several CoCs to be adjusted to align with the project programme to enable the commencement of construction activities while design finalisation occurs for some elements of the project.

SSD 9113 MOD 1 inserted Conditions 27-29 in order to allow for the staged satisfaction of CoCs in line with the project programme, as per the timing set out in this staging report rather than as specified by the particular condition.

Condition A.27 updates the Administrative Conditions of Consent as follows:

Condition A.27 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 will outline the following:

- a) *Construction staging – set out 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) *Operation staging - 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.*

The Department advises that where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.

The Department states that where construction or operation is being staged in accordance with a Staging Report, 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 as identified in the Staging Report.

This Staging Report has been prepared to facilitate the staging of requirements in accordance with the above-mentioned CoCs.

1.4. Merits

The Staging Report reduces administrative burden on the Department, the Certifying Authority and the proponent by allowing requirements to be adhered to/ delivered in a systematic manner, aligned with the works themselves. Staging close out of conditions in line with the project programme will allow for the completion of design finalisation and construction activities to occur concurrently, significantly reducing programme delay and ensures that the new hospital facilities and services that respond to the needs of patients, carers, families, local residents and the community are delivered on time. Furthermore, this provides additional time for the required due diligence in addressing the requirements of conditions relative to each works stage, as well as the requested design modifications (CoC A15 – A19) within the Development Consent.

2. Project Staging

The initial Early and Enabling Works phase of the project is currently being completed under three separate statutory approvals.

The demolition of 93 existing residential dwellings and the site clearance were completed under Development Application, DA/208/2018. The demolition, service disconnection and tree removal on Eurimbla Avenue were completed under a Part 5 of the Environmental Planning and Assessment Act 1979, including a Review of Environmental Factors (REF). Similarly, the sewer and stormwater trunk infrastructure diversion works are currently being completed a REF.

ASB construction activities commenced 17 June 2019. These activities include retention and building piling, bulk excavation and construction of the Acute Services Building onsite detention tank. These works were completed under the SSD9113 Development Consent, and Crown Certificates have been issued for Stages 1 to 3 of the works pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979 No 203.

2.1. Construction Staging

The following proposed staging enables design finalisation to be completed level by level, commencing at the Basement (Lvl-02), following the construction programme upwards. Completing early construction activities including piling, bulk excavation, in ground services and basement slabs maximises delivery opportunities and provides the greatest potential to minimise construction duration, where possible, to the benefit of the surround community and adjacent Hospital Campus.

This staging also provides time to complete due diligence and best practice design, with respect to the design finalisation and the design modifications requested in SSD9113.

The Acute Services Building, subject to SSD9113 will be constructed in the following five stages:

Stage	Commencement Date / Forecast Date	Forecast Completion Date	Construction Activities
1	17 June 2019	19 Dec 2019	Piling Bulk Excavation Onsite detention system, within the Emergency Department Drop off
2	14 October 2019	Oct 2020	Level 01 slab and below structure, Trenching, In ground services, Lift pits, Stormwater main works, and Cores / jump form
3	19 Jun 2020	May 2021	Remainder of all Structure L2 up to roof, B2 to L1 services and fit out including BCA, DDA & FER
4	Sep 2020	Mar 2022	All Façades, L2 to Roof services & remainder fit out including helipad
5	Nov 2020	Mar 2022	External works and landscaping, public link bridge and linkway and End of Trip Facility

2.2. Compliance Staging

All Part B 'Prior to Commencement of Construction' and Part C 'During Construction' CoCs 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 Attachment A – Compliance Matrix.

Completion of the project delivery is expected in 2022. This Staging Report does not seek to alter the timing of any the 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, it would be resubmitted to the Planning Secretary for approval.

3. Managing compliance and impacts

The Project has completed a review of the impacts of a staged construction programme and notes that the staged construction programme mitigates potential delays due to prolonged design finalisation, reducing the overall impact to the local community, adjacent Hospitals (Sydney Children's Hospital and the Royal Hospital for Women) and UNSW.

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

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

3.1. Cumulative Impacts

Impacts considered during the delivery of the Project include traffic, parking and access, and amenity such as dust, noise and vibration. 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 CoCs.

3.2. Management Plans

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

The following key management strategies and plans applicable to Stages 1 to 4 have been developed for construction as a whole to manage potential impacts and compliance with CoCs. While these will not require updating as per the proposed staging. However, Lendlease Building do review and update all Project Plans and strategies routinely to ensure currency is maintained as the project progresses.

- Community Communications Strategy (B14);
- Construction Environmental Management Plan (B33) and sub-plans:
 - Construction Noise and Vibration Management Sub-Plan (B37);
 - Construction Waste and Management Sub-Plan (B38);
 - Construction Soil and Water Management Sub-Plan (B39);
 - Aboriginal Cultural Heritage Management Sub-Plan (B40); and
 - Flood Emergency Response Sub-Plan (B41).

The following sub plan applicable to Stages 1 to 4 has been developed for stage 1 and 2 only, and will require updating for all remaining stages ahead of stage 3 commencement.

- Construction Traffic and Pedestrian Management Sub-Plan (B35).

During previous consultation with TfNSW, Sydney Coordination Office, RMS, Light Rail and Randwick City Council regarding stage 1 and 2 construction activities, these agencies were notified that the Project would need to update this plan for the remaining stages. Main changes to include traffic management, proposed marshalling area and type and frequency of construction vehicles accessing the site (to align with the construction activities, i.e. concrete pours).

3.3. Compliance Monitoring and Reporting

In accordance with condition of consent B65 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, relative the scope of works included in each Crown Certificate Stage. 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 B66, 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 B68).

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 C40 and captured the audit frequencies set out in condition of consent C41 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 B65, 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.

Attachment A – Approved Compliance Matrix

Randwick Campus Redevelopment - Conditions of Consent Staging Compliance Matrix: SSD 9113

Acute Services Building

Stage	Relevant Stage of Works	CC#	X	Relevant to stage of works	Notes
1	Civil / Piling / Sub-Structure / Temp accommodation / Inground Services	CC1			
2	L01 Slab, Structure to L01, Trenching, in-ground services, Lift Pits, Pile caps, stormwater main works, cores & jump form	CC2			
3	Full Structure, partial services and fit out LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities	CC3			
4	Façade, remainder fit out and services, external works and landscaping LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities	CC4			

		Stage Triggered / Relevant					
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
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	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, Response to Submissions and Supplementary Information; and (d) in accordance with the approved plans in the table below:	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; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	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	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	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	All Stages - Throughout	Relevant to all stages
A8	Should endorsement/approval from the Coordinator General, Transport Coordination, or Sydney Light Rail Project Team within TfNSW, as required by conditions B36, B42, B48, or D11 of this consent, not be received within 30 days of consultation, the matter may be escalated by the Applicant to the Planning Secretary with evidence of consultation for approval, for endorsement/approval.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A9	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.	X	X	X	X	All Stages - Throughout	LSL to be paid prior to the issue of a construction certificate and commencement of any works for each Stage. LSL to be calculated based on the cost of works. (e.g.LSL calculated based on the cost of works for Stage 3 to be paid to the issue of a CC for the Stage 3 works (CC3 - Stage 3).LSL calculated based on the cost of works for Stage 4 to be paid to the issue of a CC for the Stage 4 works (CC4).)

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
A10	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A11	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; 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	All Stages - Throughout	Relevant to all stages
A12	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	All Stages - Throughout	Relevant to all stages
A13	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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A14	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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A15	Design Modifications No consent is granted for the opening of the eastern end of Magill Street for vehicular access to and from Hospital Road except to allow emergency ambulance access in cases where access via Botany Road is not available. The eastern end of Magill Street is to be closed with bollards. Details of the bollards, including their design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation.				X	Stage 4 - Road works	Design approved by the Planning Secretary to be provided prior to installation of bollards on Magill Street.
A16	The Applicant must articulate and refine the building facades: to minimise the extent of unarticulated built form; to provide shading of glazing and reduce thermal gain where possible; and express and respond to the different functions of the hospital.				X	Stage 4 - Façade	Certified refined facade design to be completed in accordance with Condition prior to commencement of Stage 3 façade works.
A17	The Applicant must articulate and refine the south facing loading dock wall, to improve visual amenity for pedestrians using Magill Street and residents of Magill Street located opposite the site. This design must be submitted to the satisfaction of the Planning Secretary, prior to the commencement of construction of the loading dock.				X	Stage 4 - Loading dock	Design approved by the Planning Secretary to be provided prior to installation of the loading dock.
A18	A screening structure (e.g. louvres or similar) is to be incorporated to the southern edge of the emergency department car park to minimise light spill from vehicles impacting on Magill Street residents. Details of the screening are to be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction of the car park or landscaping works, whichever comes first. The screen structure is to be installed prior to operation.				X	Stage 4 - Car Park or Landscaping	Design approved by the Planning Secretary to be provided prior to car park or landscaping works, whichever comes first.
A19	The design is to include 'cool roofs' as described by the 'Urban Green Cover in NSW Technical Guidelines' (OEH 2015). Details demonstrating compliance are to be submitted to the Certifying Authority and the Planning Secretary prior to the commencement of above ground construction works.				X	Stage 4 - Roof	Certified design of the 'cool roof' to be submitted prior to Stage 4 works involving construction of the roof.
A20	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. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	X	X	X	X	All Stages of works - Design, certification and approvals.	Certified design for each Stage's scope of construction works to be completed prior to commencement of each stage of construction works.
A21	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	Stage 4 - Façade	Certified design of the external walls to be submitted prior to commencement of Stage 4 façade works.
A22	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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A23	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.	X	X	X	X	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
A24	<p>Monitoring and Environmental Audits</p> <p>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.</p> <p>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.</p>	X	X	X	X	All Stages - Throughout	Relevant to all stages
A25	<p>Access to Information</p> <p>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:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	X	X	X	X	All Stages - Throughout	Relevant to all stages
A26	<p>Compliance</p> <p>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.</p>	X	X	X	X	All Stages - Throughout	Relevant to all stages
A27	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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A28	<p>A Staging Report prepared in accordance with condition A27 must:</p> <p>(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;</p> <p>(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);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>			X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
A29	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.			X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
A30	Where construction or operation is being staged in accordance with a Staging Report, 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 as identified in the Staging Report.			X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
AN1	<p>ADVISORY NOTES</p> <p>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.</p>	X	X	X	X	All Stages - Throughout	Relevant to all stages
Part B Prior to commencement of construction							
B1	<p>Notification of Commencement</p> <p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p>	X			X	Stage 1 - Prior to works & Stage 4 - Prior to operation	Notification to be submitted prior to the commencement 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	All stages of works & operation	Notification to be submitted for each Stage
B3	<p>Certified Drawings</p> <p>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:</p> <p>(a) the relevant clauses of the BCA; and</p> <p>(b) this development consent.</p>	X	X	X	X	All Stages of works - Design, certification and approvals.	Certified design for the scope of each works Stage to be to be completed prior to commencement of that Stage of works.

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
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 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.				X	Stage 4 - Façade	Certified design of the external walls to be submitted prior to commencement of Stage 4 façade works.
B5	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.	X	X	X	X	All Stages - Certification	Submit within 7 days of issue of a CC for each Stage of works.
B6	Protection of Public and Private Property and 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) prepare a dilapidation report identifying the condition of all adjoining and nearby premises including the residences on the south side of Magill Street and the heritage item located at 4 Hay Street, Randwick; (d) prepare a report by a professional engineer detailing the proposed methods of excavation, shoring or pile construction, including details of potential vibration emissions, and demonstrating the suitability of the proposed methods of construction to overcome any potential damage to nearby premises including the residences on the south side of Magill Street and the heritage item at no.4 Hay Street, Randwick. (e) submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.	X				Stage 1 - Pre-construction & certification	Details to be submitted prior to the commencement of any Stage 1 works
B7	Security Deposit Prior to the commencement of construction, a damage / civil works security deposit of \$50,000 must be paid to Council, as security for making good any damage caused to the roadway, footway, verge or any public place; and as security for completing any public work; and for remedying any defect on such public works, in accordance with section 4.17(6) of the Environmental Planning and Assessment Act 1979.	X				Stage 1	Payment to be made prior to the commencement of any Stage 1 works
B8	The damage/civil works security deposit is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure.						Refund to be sought from Council following completion of Stage 4 works.
B9	The Applicant is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.	X				Stage 1 - Pre-construction & certification	Details to be submitted as needed prior to the commencement of any Stage 1 works
B10	Contamination Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of a NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which: (a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling; (b) includes procedures to differentiate between the handling and transport of contaminated soil and construction materials to and from the site ensure clear separation of handling; and (c) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	X				Stage 1 - Pre-construction & certification	Documentation to be approved by the Site Auditor prior to the commencement of any Stage 1 works
B11	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 B33 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	X				Stage 1 - Pre-construction & certification	Documentation to be submitted to the Planning Secretary prior to the commencement of any Stage 1 works
B12	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		X			Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works
B13	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.		X			Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works

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		Stage 1	Stage 2	Stage 3	Stage 4		
B14	Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant 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: (i) 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.	X				Stage 1 - Pre-construction & certification	The CCS will be prepared prior to commencement of Stage 1 works
B15	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	X				Stage 1 - Pre-construction & certification	The CCS will be submitted two weeks prior to commencement of Stage 1 works
B16	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.	X				Stage 1 - Pre-construction & certification	CCS to be approved by the Planning Secretary prior to Stage 1 works
B17	Aboriginal Cultural Heritage In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018: (a) prior to the commencement of demolition or earthworks within the subject land, a limited program of investigations be undertaken inclusive of machine trenching and manual excavation as outlined in Section 5.3 across the subject land. The work should be undertaken by a qualified archaeologist and representatives of engaged Registered Aboriginal Parties. These initial archaeological test excavations should be undertaken in accessible portions of the subject land, in order to determine the presence/absence of any Aboriginal archaeological remains within surviving archaeologically sensitive dune deposits; (b) archaeological monitoring of the removal of all-natural soil profiles are to be undertaken. This is to include relevant earthworks conducted during the demolition and/or construction phases of the proposal, geotechnical investigations and historical archaeological investigations; (c) any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals; (d) final management of any retrieved Aboriginal archaeological remains, and recommendations relating to any Aboriginal archaeological deposit which may exist within the subject land, will be made in conjunction with Registered Aboriginal Parties to the current assessment on completion of the proposed Aboriginal archaeological test excavations and monitoring and be documented in an updated Aboriginal Cultural Heritage Assessment report; and (e) one copy of this report should be forwarded to all Registered Aboriginal Parties, the Certifying Authority, OEH and the Planning Secretary, within six months of completion of the test excavations and monitoring.	X	X	X	X	Stages 1, 2 & 4 - Earthworks	Prior to commencement of Stage 1 demolition / earth works - a limited program of investigations be undertaken. Stages 1, 2 & 4 earthworks are to comply with the monitoring requirements. Aboriginal Cultural Heritage Assessment report to be completed within six months of completion of test excavations, or prior to occupation if additional time is required to prepare the report in accordance with Part (d) of the Condition.
B18	Ecologically Sustainable Development Within six months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.		X	X		Stages 2 & 3 - During design Development	During the design development for construction works, details of compliance to be provided.
B19	Outdoor Lighting Prior to commencement of construction, 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.				X	Stage 4 - Outdoor lighting (building, landscape, road)	Certified design for lighting to be provided prior to construction of outdoor lighting.
B20	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.	X	X	X	X	All Stages	Certified design to be provided prior to construction of fit out & landscape works
B21	Stormwater, Drainage and Flood Management The proposed development is defined as a "Critical Facility" and the habitable floor levels and openings into the structure must comply with the flood planning levels as described in Appendix P of the EIS – Civil Report prepared by enstruct, dated May 2018. Prior to the commencement of above ground construction, certification from a qualified engineer demonstrating the floor levels of the development are compliant with this report is to be submitted to the satisfaction of the Certifying Authority.		X	X	X	Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out	Certified architectural design to be submitted prior to construction of the Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out works.
B22	The ground floor level of the proposed development (as a minimum) shall be designed to structurally withstand hydrostatic pressure/stormwater inundation from floodwater during the probable maximum flood (PMF) event as defined in the Floodplain Management Manual (New South Wales Government, January 2001). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority		X		X	Stage 2 - B2 Slab Stage 4 - Façade	Certified structural design for the facade to be submitted prior to construction of the Stage 4 façade works.

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		Stage 1	Stage 2	Stage 3	Stage 4		
B23	The building, including building footings, are to be designed to ensure that they will not be adversely affected by stormwater, floodwater and/or the water table. Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority		X		X		
B24	All proposed footings located adjacent to existing or proposed drainage easements shall either be founded on rock, or extended below a 30 degree line taken from the level of the pipe invert at the edge of the drainage reserve/easement (angle of repose). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority		X			Stage 2 - Footings	Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.
B25	The footings must be inspected by the Applicant's engineer to ensure that these footings are either founded on rock or extend below the "angle of repose". Documentary evidence of compliance with this condition is to be submitted to the Certifying Authority prior to proceeding to the subsequent stages of construction.		X			Stage 2 - Footings	Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.
B26	Prior to commencement of above ground construction works, a strategy for the management of drainage and overland flow through and/or around the site during construction is to be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority. A copy of the strategy and Council's comments are also to be submitted to the Planning Secretary.		X		X	Stage 2 - Design Development & Stage 4 in-ground services & civil/landscape works	Documentation to be submitted prior to Stage 2 in-ground services works. & Stage 4 landscape / civil works
B27	The strategy required by condition B26 must make provision for the existing stormwater drainage system in Eurimbla Avenue (or an equivalent capacity system) to remain in operation until such time as the new drainage system is constructed and operational to Council's satisfaction.		X		X	Stage 2 - Design Development & Stage 4 in-ground services & civil/landscape works	Documentation to be submitted prior to Stage 2 in-ground services works. & Stage 4 landscape / civil works
B28	Prior to the commencement of construction, the Applicant must design an operational 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 Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.		X	X	X	Stage 2 - Design Development, Stage 3 - Building hydraulic works, & Stage 4 in-ground services & civil/landscape works	Documentation to be submitted prior to Stages 2, 3 and 4 hydraulic and civil / landscape works.
B29	Groundwater A report must be obtained from a qualified, experienced hydrogeological engineer, which provides an assessment of the site and the potential impact of groundwater (including seepage flows) and the water table upon the development, and measures to be implemented to effectively manage groundwater where affected. The report is to be submitted to the satisfaction of the Certifying Authority.	X	X		X	Stages 1 & 2 in-ground works & Stage 4 - civil/landscape works	Documentation to be submitted prior to Stages 1, & 2 works and Stage 4 civil / landscape works.
B30	Where the site is affected by groundwater or fluctuating water table (including during the course of construction), details are to be submitted to the satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied: (a) the design and construction of the basement level/s must preclude the need for dewatering after construction; (b) that part of the development that may be impacted by the water table must include a water proof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of water table levels. (It is recommended that a minimum allowance for a water table variation of at least +/-1.0 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional; (c) groundwater management systems shall be designed to transfer groundwater around, through or under the proposed development without a change in the range of the natural groundwater level fluctuations in the locality; (d) where an impediment to the natural flow paths is created as a result of the nature of the construction methods utilised or the bulk of the below-ground structure, artificial drains such as perimeter drains and through drainage may be utilised. These systems may only be utilised where it can be demonstrated that the natural groundwater flow regime is restored both up-gradient and down-gradient of the site, without any adverse effects on surrounding property or infrastructure; (e) groundwater management systems: (i) are to be designed to be easily maintained; and (ii) should have a design life of 100 years; and (f) the basement level/s of the building must be designed by a structural engineer who is qualified and experienced in the design of structures below a water table.		X		X	Stage 2 in-ground works & Stage 4 - civil/landscape works	Documentation to be submitted prior to Stage 2 works and Stage 4 civil / landscape works.
B31	In the event of the development being modified in a manner that changes building/structural loads or alters the basement design, a suitably qualified and experienced structural engineer must certify that the design of the basement remains adequate for the site conditions.	X	X	X	X	All Stages - Throughout	Relevant to all stages

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		Stage 1	Stage 2	Stage 3	Stage 4		
B32	<p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(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;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>	X				Stage 1 - Pre-construction & certification	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
B33	<p>Construction Environmental Management Plan</p> <p>The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(ix) measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B49;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B35);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B37);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B38);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B39);</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B40);</p> <p>(g) Flood Emergency Response (see condition B41);</p> <p>(h) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(j) 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; and</p>	X				Stage 1 - Pre-construction & certification	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
B34	The Applicant must not commence construction of the development until the CEMP is submitted to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.	X				Stage 1 - Pre-construction & certification	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

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		Stage 1	Stage 2	Stage 3	Stage 4		
B35	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with the Sydney Coordination Office and Sydney Light Rail team within TfNSW and RMS. The CTPMSP must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) specify:</p> <p>(i) location of the proposed work zone/s;</p> <p>(ii) location of any crane;</p> <p>(iii) details of any lane or road closures;</p> <p>(iv) construction hours; and</p> <p>(v) construction program;</p> <p>(c) detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes;</p> <p>(d) haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry;</p> <p>(e) estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods;</p> <p>(f) construction vehicle access arrangements noting that construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and RMS;</p> <p>(g) measures to avoid construction worker vehicle movements within the vicinity of the precinct, including any off-site construction worker parking location/s away from the precinct and operation;</p> <p>(h) location and operation of a pick-up/drop-off zone of adequate length on Hospital Road for the Sydney Children's Hospital. Pedestrian access to the zone should be maintained at all times;</p> <p>(i) identify cumulative construction impacts of projects including the Sydney Light Rail Project, University of New South Wales, Inglis Stables and surrounding new residential network;</p> <p>(j) identify and reference existing Construction Pedestrian and Traffic Management Plans (CPTMPs) for developments within or around the site to ensure that coordination of work activities are managed to minimise the impacts on the road network;</p> <p>(k) consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site;</p> <p>(l) detail the duration of impacts and identify mitigation measures that are to be implemented to mitigate impacts on general traffic, Sydney Light Rail construction and operation, bus operations, pedestrians and cyclists, and ensure road safety and network efficiency during construction;</p> <p>(m) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p>	X	X	X	X	All Stages - Preconstruction, design development, certification and approvals	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B36	A copy of the final CTPMSP is to be submitted to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work.	X				Stage 1 - Pre-construction & certification	Plan to be endorsed by the Coordinator General - Transport prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B37	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	X				Stage 1 - Pre-construction & certification	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
B38	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(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.</p>	X				Stage 1 - Pre-construction & certification	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
B39	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas.</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-Site flows from the Site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).</p>	X				Stage 1 - Pre-construction & certification	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

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		Stage 1	Stage 2	Stage 3	Stage 4		
B40	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must 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) incorporate the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and (c) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.	X				Stage 1 - Preconstruction, design development, certification and approvals	Plan to be approved by Planning Secretary prior to Stage 1
B41	The Flood Emergency Response Sub-Plan (FERSP) 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 Guideline (OEHL, 2007); (c) include details of: (i) flood emergency responses for both construction and operation 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.	X				Stage 1 - Preconstruction & certification	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
B42	Construction Worker Transportation Strategy The Applicant shall prepare a Construction Worker Transportation Strategy (CWTS) in consultation with the Sydney Coordination Office within TfNSW and Roads and Maritime Services. The Applicant shall submit a copy of the final plan to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work on site. The Plan needs to specify, but not limited to, the following: (a) Initiatives that would help discourage construction workers driving to the precinct and parking; (b) Provision of secure storage areas for construction worker tools and equipment on site; (c) Measures to encourage the use of the ample public and active transport available within the vicinity of the site; and (d) Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site.	X	X			Stage 1 - Preconstruction & certification	Plan to be submitted for endorsement by the Coordinator General - Transport prior to Stage 1
B43	Construction Parking Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles but excluding construction worker vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	X	X	X	X	All Stages	Documentation to be provided prior to Stage 1
B44	Off-site construction worker parking, as detailed in the CWTS required by condition B42, is to be provided within three months of commencement of construction.	X	X	X	X	All Stages	Documentation to be arranged during Stage 1 and provided in accordance with the Construction Worker Transportation Strategy
B45	Intersection Works – Traffic Control Signal Within six months of commencement of construction, the Applicant must liaise with RMS and meet the following requirements for the proposed Traffic Control Signal (TCS): (a) the proposed TCS at the intersection of Botany Street and the Acute Services Building (ASB) access shall be designed to meet RMS requirements. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. Prior to detailed design of the intersection, the Applicant must obtain approval (agreement 'in principle') for the concept design of the TCS from RMS; (b) the submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to RMS for consideration and approval prior to the commencement of construction. Please send all documentation to development.sydney@rms.nsw.gov.au; (c) the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works; (d) the Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure, further details will be included as part of the WAD process; and (e) the Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Documentation to be designed in accordance with condition & approved by RMS prior to construction of Stage 4 - road works.(traffic control signal at intersection of Botany Street and the Acute Services Building access)
B46	Within six months of commencement of construction, the Applicant is to consult with RMS and Council to determine any requirements for the installation of a 'no-stopping' zone between Botany Street/High Street and Botany/Magill Street with the only exception for a dedicated bus zone after High Street. Evidence of consultation and the outcomes is to be provided to the Planning Secretary.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Documentation to be designed in accordance with condition & submitted to the Planning Secretary prior to construction of Stage 4 - road works.
B47	Intersection Works - Upgrade of Botany Street and Magill Street Within six months of commencement of construction, the Applicant must submit to Council for approval full design engineering plans and specifications prepared by a suitably qualified and experienced civil engineer for the upgrade of the Magill Street and Botany Street intersection generally in accordance with the Transport Assessment – Acute Services Building, dated 13 July 2018, and prepared by ARUP.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Documentation to be designed in accordance with condition & approved by Council prior to construction of Stage 4 - road works.(upgrade of the Magill Street and Botany Street intersection)

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		Stage 1	Stage 2	Stage 3	Stage 4		
B48	Construction Approval Prior to the commencement of construction, the Applicant must consult with, and obtain approval from the Sydney Light Rail Project team within TfNSW in relation to: (a) the development's construction activities to ensure that those activities do not adversely impact the completion of the Sydney Light Rail Project's program of works; and (b) proposed mitigation measures to ensure that there is no flooding impact on the construction and operation of the Sydney Light Rail due to the proposed development.	X	X	X	X	Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B49	Existing Helipad / Helicopter Operations During Construction Prior to the commencement of construction, helipad / helicopter operations at the site 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 at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority.			X		Stage 3 - Main ASB Building Strucutre	Documentation required prior to Stage 3 - full structure works
B50	Proposed Helipad Design Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.			X	X	Stage 3 structure & detailed design & Stage 4 fit out, services & external works	Documentation require prior to construction of the helipad in Stages 3 & 4
B51	Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Planning Secretary and Council.			X	X	Stage 3 structure & detailed design & Stage 4 fit out, services & external works	Documentation require prior to construction of the helipad in Stages 3 & 4
B52	Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio, 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 Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio.		X			Stages 3 & 4 - Mechanical services	Certified design required prior to the commencement of installation of mechanical services during Stages 3 & 4
B53	Historic Archaeology Prior to the commencement of works, an Archaeological Research Design (ARD) including an Archaeological Excavation Methodology is to be prepared in accordance with Heritage Council guidelines. The ARD is to require that all affected historical archaeological relics and or deposits of Local significance are to be subject to professional archaeological excavation and/or recording before any construction works which will impact those relics commences. The ARD must also incorporate recommendations No's.1 – 8 provided in Section 8.2 of the Historic Archaeology Assessment, dated April 2018, prepared by Casey and Lowe. The ARD is to be developed in consultation with the Heritage Division of the Office of Environment and Heritage, and a copy submitted to the Planning Secretary.	X				Stage 1 - Pre-construction & certification	Documentation to be prepared & submitted to the Planning Secretary prior to Stage 1
B54	Within six months of completion of archaeological works, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, Council and the Planning Secretary. The Applicant must also nominate a repository for the relics salvaged from any historic archaeological investigations.		X	X		Stage 2 and 3 - Reporting	Documentation to be submitted upon completion of reporting by the nominated Archaeologist - expected during Stage 3 or 4
B55	Landscaping and Habitat Improvement Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following: (a) detail the native vegetation community (or communities), with a list of local provenance species (trees, shrubs and groundcovers) to be used for landscaping including quantities and locations; (b) provide for the planting of at least 134 trees with a minimum pot size of 100 litres, and chosen from species consistent with (a) above; and (c) provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.				X	Stage 4 - Landscape	Certified documentation required prior to Stage 4 landscape works
B56	The amended landscape plans required by condition B55 are to be to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.				X	Stage 4 - Landscape	Certified documentation required prior to Stage 4 landscape works
B57	Street Trees Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and to the satisfaction of the Planning Secretary, which is to include at no cost to Council, planting of street trees, maintenance for a period of 12 months following commencement of operations, and replacement of street trees if required within the 12 month maintenance period.				X	Stage 4 - Road works on Council Roads	Certified documentation required prior to Stage 4 road works to Council roads

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
B58	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.	X				Stage 1 - Pre-construction	Notify RMS prior to Stage 1
B59	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 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control 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 installation of these systems.			X	X	Stages 3 & 4 - Mechanical ventilation	Certified design required prior to the commencement of installation of mechanical ventilation services during Stages 3 & 4
B60	Rainwater Harvesting Within six months of commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan for the irrigation of landscaped areas must be prepared and certified by an experienced hydraulic engineer.			X	X	Stage 3 - Hydraulic Services & Stage 4 - Landscape & civil works, & hydraulic services	Certified design required prior to the commencement of installation of Stage 3 - Hydraulic Services & Stage 4 - Landscape & civil works, & hydraulic services, as relevant to rainwater harvesting, as relevant to each Stage's scope
B61	Operational Noise Within six months of commencement of construction, revised operational noise modelling must be undertaken based on the scenario of Magill Street remaining closed to through traffic to determine the likely operational noise levels. Should the results reveal that noise levels at sensitive receivers as described in the EIS Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio, exceed the sleep disturbance criteria determined in accordance with the Noise Policy for Industry (EPA 2017), mitigation measures, including architectural treatment must be offered to affected residences. If accepted, measures must be installed at no cost to the resident prior to the commencement of operation.			X	X	Stages 3 & 4	Certified documentation required prior to the commencement of Stages 3 & 4, as relevant to each Stage's scope
B62	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 12 on-site time limited car parking spaces for use by visitors to the Emergency Department during operation of the development and designed in accordance with the latest version of AS2890.1; (c) 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 AUSTROADS; (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed; (e) all internal access driveways must be designed and constructed in accordance with AS 2890.1 (2004) – Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and (f) all internal driveways and carpark areas must be designed for two way traffic movements.			X		Stage 3 - Site Access	Site access arrangements to be put in place prior to Stage 3
B63	Bicycle and End-of-Trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site basement level (B3) of the adjacent main hospital carpark, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of Façade and Landscaping works: (a) the provision of a minimum 50 staff and 20 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) the provision of end-of-trip facilities for staff in accordance with the relevant provisions of the BCA; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			X	X	Stage 3 and Stage 4	Stage 3 - Design Stage 4 - Construction
B64	Public Domain Works Prior to the commencement of any footpath, bicycle path, or public domain works on Council land, 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.				X	Stage 4 - Landscape works	Design approved by Council to be provided prior to the landscape works in Stage 4
B65	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.	X	X	X	X	All Stages - throughout	Compliance Reports will be submitted in accordance with the Compliance Reporting Post Approval Requirements (Department 2018)

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	X	X	X	X	All Stages - Throughout	Relevant to all stages
B67	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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
B68	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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
Part C During Construction							
C1	Approved Plans to be On-Site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C2	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	All Stages - Throughout	Relevant to all stages
C3	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	All Stages - Throughout	Relevant to all stages
C4	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	All Stages - Throughout	Relevant to all stages
C5	Activities may be undertaken outside of the hours in condition C4 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) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C7	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	All Stages - Throughout	Relevant to all stages
C8	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	X	X	X	X	All Stages - Throughout	Relevant to all stages
C9	Construction Traffic All construction vehicles (excluding worker 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 before stopping.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C10	Construction Vehicle Access Construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and Roads and Maritime Services.	X	X	X	X	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
C11	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C13	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; 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; and c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C14	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. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site	X	X	X	X	All Stages - Throughout	Relevant to all stages
C15	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	All Stages - Throughout	Relevant to all stages
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers	X	X	X	X	All Stages - Throughout	Relevant to all stages
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C19	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	All Stages - Throughout	Relevant to all stages
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B37 of this consent.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C22	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 not approved for removal must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; c) all trees on the site that are not approved for removal must be suitably protected during construction; and d) 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	All Stages - Throughout	Relevant to all stages
C23	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C24	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	All Stages - Throughout	Relevant to all stages
C25	Air Quality Discharges The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	X	X	X	X	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
C26	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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C27	Imported Soil The Applicant must: a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the [Department/Certifying Authority] upon request.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C28	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 Certifying Authority. 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	All Stages - Throughout	Relevant to all stages
C29	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C30	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C31	Waste Storage and Processing Waste 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	All Stages - Throughout	
C32	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	All Stages - Throughout	Relevant to all stages
C33	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C34	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	All Stages - Throughout	Relevant to all stages
C35	Handling of Asbestos The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C36	Consultation during Construction The Applicant must attend Traffic and Transport Construction Coordination meetings during construction as required by the Sydney Coordination Office, and present the following information: a) an update of construction activities; b) the details in relation to date and timing of construction activities such as concreting etc. That are likely to generate high volume of construction vehicles; c) the details of full or part road closures that are likely to impact on traffic and bus movements in the vicinity of the site and the Sydney Light Rail Project; d) an update of the CPTMP if any changes to the original CPTMP is required; e) safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site; f) the details of the coordination of work activities to manage cumulative construction traffic from developments under construction within the precinct to minimise impacts on the road network; and g) actions by the Applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services. The Applicant maintain minutes and actions of meetings for distribution to all attendees.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C37	Builders Details The Applicant must provide the builder's direct contact number to surrounding stakeholders impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, 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	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
C38	Community Engagement The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C39	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
C40	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	X				Stage 1	Program to be submitted 4 weeks prior to the commencement of Stage 1
C41	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C42	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the Applicant of the date upon which the audit must be commenced.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C43	Independent Audits of the development must be carried out in accordance with: a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	X	X	X	X	All Stages - Throughout	Relevant to all stages
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C38 of this consent; b) submit the response to the Department and the Certifying Authority; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C46	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au 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	All Stages - Throughout	Relevant to all stages
C47	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C48	Non-Compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C49	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	All Stages - Throughout	Relevant to all stages
C50	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	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
C51	Revision of Strategies, Plans and Programs Within three months of: a) the submission of a compliance report under condition B65; b) the submission of an incident report under condition C46; c) the submission of an Independent Audit under condition C43; or d) 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 Department and the Certifying Authority must be notified in writing that a review is being carried out.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C52	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary Certifying Authority for approval 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	All Stages - Throughout	Relevant to all stages
C53	Intersection Works - Upgrade of Botany Street and Magill Street Within twelve months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that an agreement has been made with Council/RMS for construction and payment of the intersection upgrade works required by condition B47.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Stage 3 - Design development Stage 4 - Approvals & works (upgrade of the Magill Street and Botany Street intersection)

Attachment B – Consolidated Conditions SSD9113 (Mod 1)



20 February 2020

Health Administration Corporation
c/- Ms Claire Muir
Town Planning Advisor
NSW Health Infrastructure

Our ref.: SSD-9113-Mod-1

-via email-

Claire.Muir@health.nsw.gov.au

Dear Ms Muir

**Notice of Determination of Section 4.55(1A) Modification Application
Prince of Wales Hospital Expansion Stage 1 (SSD-9113-Mod-1)**

I am writing to inform you that the above modification application was approved, subject to amended conditions, on 10 February 2020, by the Director, Social and Infrastructure Assessments as delegate of the Minister for Planning and Public Spaces under section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (the Act).

All documents associated with the application are available on the Department's website at: <https://www.planningportal.nsw.gov.au/major-projects/project/26876>.

The amended conditions in the notice of modification are required to prevent, minimise, and/or offset adverse environmental impacts.

Reviews/Appeals

Certain appeal and review rights are available to applicants and objectors following determination of a modification application. In this case, you have a right to appeal the determination on its merits to the Land and Environment Court under section 8.9 of the Act.

For further enquiries, please contact Kathryn Glover on (02) 9274 6558 or via email at Kathryne.Glover@planning.nsw.gov.au.

Yours sincerely

David Gibson
Team Leader
Social Infrastructure

Enclosed: Modifying Instrument

Attachment C – Proposed Compliance Matrix

Randwick Campus Redevelopment - Conditions of Consent Staging Compliance Matrix: SSD 9113

Acute Services Building

Stage	Relevant Stage of Works	X	Relevant to stage of works	Notes
1	Civil / Piling / Sub-Structure / Temp accommodation / Inground Services			
2	L01 Slab, Structure to L01, Trenching, in-ground services, Lift Pits, Pile caps, stormwater main works, cores & jump form			
3	Full Structure, partial services and fit out LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities			
4	Façade, remainder fit out and services incl helipad LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities			
5	External works and landscaping, public link bridge and linkway and End of Trip Facility LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities			

		Stage Triggered / Relevant						
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
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, Response to Submissions and Supplementary Information; 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; and (b) 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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	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	Should endorsement/approval from the Coordinator General, Transport Coordination, or Sydney Light Rail Project Team within TfNSW, as required by conditions B36, B42, B48, or D11 of this consent, not be received within 30 days of consultation, the matter may be escalated by the Applicant to the Planning Secretary with evidence of consultation for approval, for endorsement/approval.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
A9	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.	X	X	X	X	X	All Stages - Throughout	LSL to be paid prior to the issue of a construction certificate and commencement of any works for each Stage. LSL to be calculated based on the cost of works. (e.g.LSL calculated based on the cost of works for Stage 3 to be paid to the issue of a CC for the Stage 3 works (CC3 - Stage 3).LSL calculated based on the cost of works for each relevant Stage for which a CC is sought.
A10	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	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 (Note - relevant to future stages only, not completed works)
A11	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; 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
A12	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
A13	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.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
A14	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.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
A15	Design Modifications No consent is granted for the opening of the eastern end of Magill Street for vehicular access to and from Hospital Road except to allow emergency ambulance access in cases where access via Botany Road is not available. The eastern end of Magill Street is to be closed with bollards. Details of the bollards, including their design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation.					X	Stage 5 - Road works	Design approvevd by the Planning Secretay to be provided prior to installation of bollards on Magill Street.
A16	The Applicant must articulate and refine the building facades: to minimise the extent of unarticulated built form; to provide shading of glazing and reduce thermal gain where possible; and express and respond to the different functions of the hospital.				X	X	Stage 4 - Façade (ASB) Stage 5 - Façade (Pedestrian Bridge & Link)	Certified refined facade design to be completed in accordance with Condition prior to commencement of Stage 4 - façade (ASB) and Stage 5 - façade (Pedestrian Bridge & Link) works.
A17	The Applicant must articulate and refine the south facing loading dock wall, to improve visual amenity for pedestrians using Magill Street and residents of Magill Street located opposite the site. This design must be submitted to the satisfaction of the Planning Secretary, prior to the commencement of construction of the loading dock.					X	Stage 5 - Loading dock	Design approvevd by the Planning Secretay to be provided prior to installation of the loading dock.
A18	A screening structure (e.g. louvres or similar) is to be incorporated to the southern edge of the emergency department car park to minimise light spill from vehicles impacting on Magill Street residents. Details of the screening are to be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction of the car park or landscaping works, whichever comes first. The screen structure is to be installed prior to operation.					X	Stage 5 - Car Park or Landscaping	Design approvevd by the Planning Secretay to be provided prior to to car park or landscaping works, whichever comes first.
A19	The design is to include 'cool roofs' as described by the 'Urban Green Cover in NSW Technical Guidelines' (OEH 2015). Details demonstrating compliance are to be submitted to the Certifying Authority and the Planning Secretary prior to the commencement of above ground construction works.				X		Stage 4 - Roof	Certified design of the 'cool roof' to be submitted prior to Stage 4 works involving construction of the roof.
A20	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. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	X	X	X	X	X	All Stages of works - Design, certification and approvals.	Certified design for each Stage's scope of construction works to be completed prior to commencement of each stage of construction works.
A21	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	Stage 4 - Façade (ASB) Stage 5 - Façade (Pedestrian Bridge & Link)	Certified refined facade design to be completed in accordance with Condition prior to commencement of Stage 4 - façade (ASB) and Stage 5 - façade (Pedestrian Bridge & Link) works.
A22	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.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
A23	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.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
A24	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 (Note - relevant to future stages only, not completed works)
A25	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
A26	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
A27	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.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
A28	A Staging Report prepared in accordance with condition A27 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	X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
A29	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.			X	X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
A30	Where construction or operation is being staged in accordance with a Staging Report, 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 as identified in the Staging Report.			X	X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
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.	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 45 - Prior to operation	Notification to be submitted prior to the commencement 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	Notification to be submitted for each Stage
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: (a) the relevant clauses of the BCA; and (b) this development consent.	X	X	X	X	X	All Stages of works - Design, certification and approvals.	Certified design for the scope of the relevant works Stage to be to be completed prior to commencement of that Stage of works.
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 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.				X	X	Stage 4 - Façade (ASB) Stage 5 - Façade (Pedestrian Bridge & Link)	Certified design of the external walls to be submitted prior to commencement of Stage 4 - façade (ASB) and Stage 5 - façade (Pedestrian Bridge & Link) works.
B5	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.	X	X	X	X	X	All Stages - Certification	Submit within 7 days of issue of a CC for each Stage of works.

		Stage Triggered / Relevant						
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
B6	Protection of Public and Private Property and 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) prepare a dilapidation report identifying the condition of all adjoining and nearby premises including the residences on the south side of Magill Street and the heritage item located at 4 Hay Street, Randwick; (d) prepare a report by a professional engineer detailing the proposed methods of excavation, shoring or pile construction, including details of potential vibration emissions, and demonstrating the suitability of the proposed methods of construction to overcome any potential damage to nearby premises including the residences on the south side of Magill Street and the heritage item at no.4 Hay Street, Randwick. (e) submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.	X					Stage 1 - Pre-construction & certification	Details to be submitted prior to the commencement of any Stage 1 works
B7	Security Deposit Prior to the commencement of construction, a damage / civil works security deposit of \$50,000 must be paid to Council, as security for making good any damage caused to the roadway, footway, verge or any public place; and as security for completing any public work; and for remedying any defect on such public works, in accordance with section 4.17(6) of the Environmental Planning and Assessment Act 1979.	X					Stage 1	Payment to be made prior to the commencement of any Stage 1 works
B8	The damage/civil works security deposit is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure.						Following completion of Stage 5 works	Refund to be sought from Council following completion of Stage 5 works.
B9	The Applicant is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.	X					Stage 1 - Pre-construction & certification	Details to be submitted as needed prior to the commencement of any Stage 1 works
B10	Contamination Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of a NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which: (a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling; (b) includes procedures to differentiate between the handling and transport of contaminated soil and construction materials to and from the site ensure clear separation of handling; and (c) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	X					Stage 1 - Pre-construction & certification	Documentation to be approved by the Site Auditor prior to the commencement of any Stage 1 works
B11	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 B33 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	X					Stage 1 - Pre-construction & certification	Documentation to be submitted to the Planning Secretary prior to the commencement of any Stage 1 works
B12	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		X				Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works
B13	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.		X				Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works
B14	Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant 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: (i) 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.	X					Stage 1 - Pre-construction & certification	The CCS will be prepared prior to commencement of Stage 1 works
B15	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	X					Stage 1 - Pre-construction & certification	The CCS will be submitted two weeks prior to commencement of Stage 1 works
B16	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.	X					Stage 1 - Pre-construction & certification	CCS to be approved by the Planning Secretary prior to Stage 1 works

No.	Condition:	Stage Triggered / Relevant					Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4	Stage 5		
B17	Aboriginal Cultural Heritage In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018: (a) prior to the commencement of demolition or earthworks within the subject land, a limited program of investigations be undertaken inclusive of machine trenching and manual excavation as outlined in Section 5.3 across the subject land. The work should be undertaken by a qualified archaeologist and representatives of engaged Registered Aboriginal Parties. These initial archaeological test excavations should be undertaken in accessible portions of the subject land, in order to determine the presence/absence of any Aboriginal archaeological remains within surviving archaeologically sensitive dune deposits; (b) archaeological monitoring of the removal of all-natural soil profiles are to be undertaken. This is to include relevant earthworks conducted during the demolition and/or construction phases of the proposal, geotechnical investigations and historical archaeological investigations; (c) any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals; (d) final management of any retrieved Aboriginal archaeological remains, and recommendations relating to any Aboriginal archaeological deposit which may exist within the subject land, will be made in conjunction with Registered Aboriginal Parties to the current assessment on completion of the proposed Aboriginal archaeological test excavations and monitoring and be documented in an updated Aboriginal Cultural Heritage Assessment report; and (e) one copy of this report should be forwarded to all Registered Aboriginal Parties, the Certifying Authority, OEH and the Planning Secretary, within six months of completion of the test excavations and monitoring.	X	X	X		X	Stages 1 , 2 & 5 - Earthworks	Prior to commencement of Stage 1 demolition / earth works - a limited program of investigations be undertaken. Stages 1, 2 & 5 earthworks are to comply with the monitoring requirements. Aboriginal Cultural Heritage Assessment report to be completed within six months of completion of test excavations, or prior to occupation if additional time is required to prepare the report in accordance with Part (d) of the Condition.
B18	Ecologically Sustainable Development Within six months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.		X	X			Stages 2 & 3 - During design Development	During the design development for construction works, details of compliance to be provided.
B19	Outdoor Lighting Prior to commencement of construction, 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.				X	X	Stage 4 - Façade mounted lighting Stage 5 - Lighting in the Public Domain & Public Bridge and Link	Certified design for lighting to be provided prior to construction of outdoor lighting.as relevant to the Stage
B20	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.	X	X	X	X	X	All Stages	Certified design to be provided prior to construction of fit out & landscape works
B21	Stormwater, Drainage and Flood Management The proposed development is defined as a "Critical Facility" and the habitable floor levels and openings into the structure must comply with the flood planning levels as described in Appendix P of the EIS – Civil Report prepared by enstruct, dated May 2018. Prior to the commencement of above ground construction, certification from a qualified engineer demonstrating the floor levels of the development are compliant with this report is to be submitted to the satisfaction of the Certifying Authority.		X	X	X	X	Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out	Certified architectural design to be submitted prior to construction of the Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out works.
B22	The ground floor level of the proposed development (as a minimum) shall be designed to structurally withstand hydrostatic pressure/stormwater inundation from floodwater during the probable maximum flood (PMF) event as defined in the Floodplain Management Manual (New South Wales Government, January 2001). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority		X		X		Stage 2 - B2 Slab Stage 4 - Façade	Certified structural design for the facade to be submitted prior to construction of the Stage 4 façade works.
B23	The building, including building footings, are to be designed to ensure that they will not be adversely affected by stormwater, floodwater and/or the water table. Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority		X				Stage 2	Certification to be provided suring Stage 2
B24	All proposed footings located adjacent to existing or proposed drainage easements shall either be founded on rock, or extended below a 30 degree line taken from the level of the pipe invert at the edge of the drainage reserve/easement (angle of repose). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority		X				Stage 2 - Footings	Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.
B25	The footings must be inspected by the Applicant's engineer to ensure that these footings are either founded on rock or extend below the "angle of repose". Documentary evidence of compliance with this condition is to be submitted to the Certifying Authority prior to proceeding to the subsequent stages of construction.		X				Stage 2 - Footings	Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.

		Stage Triggered / Relevant						
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
B26	Prior to commencement of above ground construction works, a strategy for the management of drainage and overland flow through and/or around the site during construction is to be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority. A copy of the strategy and Council's comments are also to be submitted to the Planning Secretary.		X			X	Stage 2 - Design Development & Stage 5 in-ground services & cicl/landscape works	Documentation to be submitted prior to Stage 2 in-ground services works.& Stage 5 landscape / civil works
B27	The strategy required by condition B26 must make provision for the existing stormwater drainage system in Eurimbla Avenue (or an equivalent capacity system) to remain in operation until such time as the new drainage system is constructed and operational to Council's satisfaction.		X			X	Stage 2 - Design Development & Stage 5 in-ground services & cicl/landscape works	Documentation to be submitted prior to Stage 2 in-ground services works.& Stage 5 landscape / civil works
B28	Prior to the commencement of construction, the Applicant must design an operational 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 Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.		X	X		X	Stage 2 - Design Development, Stage 3 - Building hydraulic works, & Stage 5 in-ground services & cicl/landscape works	Documentation to be submitted prior to Stages 2, 3 and 5 hydraulic and civil / landscape works.
B29	Groundwater A report must be obtained from a qualified, experienced hydrogeological engineer, which provides an assessment of the site and the potential impact of groundwater (including seepage flows) and the water table upon the development, and measures to be implemented to effectively manage groundwater where affected. The report is to be submitted to the satisfaction of the Certifying Authority.	X	X			X	Stages 1 & 2 in-ground works & Stage 5 - civil/landscape works	Documentation to be submitted prior to Stages 1,& 2 works and Stage 5 civil / landscape works.
B30	Where the site is affected by groundwater or fluctuating water table (including during the course of construction), details are to be submitted to the satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied: (a) the design and construction of the basement level/s must preclude the need for dewatering after construction; (b) that part of the development that may be impacted by the water table must include a water proof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of water table levels. (It is recommended that a minimum allowance for a water table variation of at least +/-1.0 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional; (c) groundwater management systems shall be designed to transfer groundwater around, through or under the proposed development without a change in the range of the natural groundwater level fluctuations in the locality; (d) where an impediment to the natural flow paths is created as a result of the nature of the construction methods utilised or the bulk of the below-ground structure, artificial drains such as perimeter drains and through drainage may be utilised. These systems may only be utilised where it can be demonstrated that the natural groundwater flow regime is restored both up-gradient and down-gradient of the site, without any adverse effects on surrounding property or infrastructure; (e) groundwater management systems: (i) are to be designed to be easily maintained; and (ii) should have a design life of 100 years; and (f) the basement level/s of the building must be designed by a structural engineer who is qualified and experienced in the design of structures below a water table.		X			X	Stage 2 in-ground works & Stage 5 - civil/landscape works	Documentation to be submitted prior to Stage 2 works and Stage 5 civil / landscape works.

		Stage Triggered / Relevant						
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
B31	In the event of the development being modified in a manner that changes building/structural loads or alters the basement design, a suitably qualified and experienced structural engineer must certify that the design of the basement remains adequate for the site conditions.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
B32	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.	X					Stage 1 - Pre-construction & certification	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
B33	Construction Environmental Management Plan 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; (ix) measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B49; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B35); (c) Construction Noise and Vibration Management Sub-Plan (see condition B37); (d) Construction Waste Management Sub-Plan (see condition B38); (e) Construction Soil and Water Management Sub-Plan (see condition B39); (f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B40); (g) Flood Emergency Response (see condition B41); (h) an unexpected finds protocol for contamination and associated communications procedure; (i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (j) 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; and	X					Stage 1 - Pre-construction & certification	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
B34	The Applicant must not commence construction of the development until the CEMP is submitted to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.	X					Stage 1 - Pre-construction & certification	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 (Note - relevant to future stages only, not completed works)
B35	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with the Sydney Coordination Office and Sydney Light Rail team within TfNSW and RMS. The CTPMSP must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) specify:</p> <p>(i) location of the proposed work zone/s;</p> <p>(ii) location of any crane;</p> <p>(iii) details of any lane or road closures;</p> <p>(iv) construction hours; and</p> <p>(v) construction program;</p> <p>(c) detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes;</p> <p>(d) haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry;</p> <p>(e) estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods;</p> <p>(f) construction vehicle access arrangements noting that construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and RMS;</p> <p>(g) measures to avoid construction worker vehicle movements within the vicinity of the precinct, including any off-site construction worker parking location/s away from the precinct and operation;</p> <p>(h) location and operation of a pick-up/drop-off zone of adequate length on Hospital Road for the Sydney Children's Hospital. Pedestrian access to the zone should be maintained at all times;</p> <p>(i) identify cumulative construction impacts of projects including the Sydney Light Rail Project, University of New South Wales, Inglis Stables and surrounding new residential network;</p> <p>(j) identify and reference existing Construction Pedestrian and Traffic Management Plans (CPTMPs) for developments within or around the site to ensure that coordination of work activities are managed to minimise the impacts on the road network;</p> <p>(k) consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site;</p> <p>(l) detail the duration of impacts and identify mitigation measures that are to be implemented to mitigate impacts on general traffic, Sydney Light Rail construction and operation, bus operations, pedestrians and cyclists, and ensure road safety and network efficiency during construction;</p> <p>(m) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(n) include a program to monitor the effectiveness of these measures;</p>	X	X	X	X	X	All Stages - Preconstruction, design development, certification and approvals	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B36	<p>A copy of the final CTPMSP is to be submitted to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work.</p>	X					Stage 1 - Pre-construction & certification	Plan to be endorsed by the Coordinator General - Transport prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B37	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	X					Stage 1 - Pre-construction & certification	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
B38	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, he following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(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.</p>	X					Stage 1 - Pre-construction & certification	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
B39	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas.</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-Site flows from the Site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).</p>	X					Stage 1 - Pre-construction & certification	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
B40	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;</p> <p>(b) incorporate the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and</p> <p>(c) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.</p>	X					Stage 1 - Preconstruction, design development, certification and approvals	Plan to be approved by Planning Secretary prior to Stage 1

No.	Condition:	Stage Triggered / Relevant					Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4	Stage 5		
B41	The Flood Emergency Response Sub-Plan (FERSP) 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 Guideline (OEH, 2007); (c) include details of: (i) flood emergency responses for both construction and operation 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.	X					Stage 1 - Pre-construction & certification	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
B42	Construction Worker Transportation Strategy The Applicant shall prepare a Construction Worker Transportation Strategy (CWTS) in consultation with the Sydney Coordination Office within TfNSW and Roads and Maritime Services. The Applicant shall submit a copy of the final plan to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work on site. The Plan needs to specify, but not limited to, the following: (a) Initiatives that would help discourage construction workers driving to the precinct and parking; (b) Provision of secure storage areas for construction worker tools and equipment on site; (c) Measures to encourage the use of the ample public and active transport available within the vicinity of the site; and (d) Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site.	X	X				Stage 1 - Pre-construction & certification	Plan to be submitted for endorsed by the Coordinator General - Transport prior to Stage 1
B43	Construction Parking Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles but excluding construction worker vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	X	X	X	X	X	All Stages	Documentation to be provided prior to Stage 1
B44	Off-site construction worker parking, as detailed in the CWTS required by condition B42, is to be provided within three months of commencement of construction.	X	X	X	X	X	All Stages	Documentation to be arranged during Stage 1 and provided in accordance with the Construction Worker Transportation Strategy
B45	Intersection Works – Traffic Control Signal Within six months of commencement of construction, the Applicant must liaise with RMS and meet the following requirements for the proposed Traffic Control Signal (TCS): (a) the proposed TCS at the intersection of Botany Street and the Acute Services Building (ASB) access shall be designed to meet RMS requirements. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. Prior to detailed design of the intersection, the Applicant must obtain approval (agreement 'in principle') for the concept design of the TCS from RMS; (b) the submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to RMS for consideration and approval prior to the commencement of construction. Please send all documentation to development.sydney@rms.nsw.gov.au; (c) the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works; (d) the Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure, further details will be included as part of the WAD process; and (e) the Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.			X		X	Stages 3 & 4 - Design Development & Stage 5 - Road Works design development & certification	Documentation to be designed in accordance with condition & approved by RMS prior to construction of Stage 5 - road works.(traffic control signal at intersection of Botany Street and the Acute Services Building access)
B46	Within six months of commencement of construction, the Applicant is to consult with RMS and Council to determine any requirements for the installation of a 'no-stopping' zone between Botany Street/High Street and Botany/Magill Street with the only exception for a dedicated bus zone after High Street. Evidence of consultation and the outcomes is to be provided to the Planning Secretary.			X		X	Stages 3 & 4 - Design Development & Stage 5 - Road Works design development & certification	Documentation to be designed in accordance with condition & submitted to the Planning Secretary construction of Stage 5 - road works.
B47	Intersection Works - Upgrade of Botany Street and Magill Street Within six months of commencement of construction, the Applicant must submit to Council for approval full design engineering plans and specifications prepared by a suitably qualified and experienced civil engineer for the upgrade of the Magill Street and Botany Street intersection generally in accordance with the Transport Assessment – Acute Services Building, dated 13 July 2018, and prepared by ARUP.			X		X	Stages 3 & 4 - Design Development & Stage 5 - Road Works design development & certification	Documentation to be designed in accordance with condition & approved by Council prior to construction of Stage 5 - road works.(upgrade of the Magill Street and Botany Street intersection)
B48	Construction Approval Prior to the commencement of construction, the Applicant must consult with, and obtain approval from the Sydney Light Rail Project team within TfNSW in relation to: (a) the development's construction activities to ensure that those activities do not adversely impact the completion of the Sydney Light Rail Project's program of works; and (b) proposed mitigation measures to ensure that there is no flooding impact on the construction and operation of the Sydney Light Rail due to the proposed development.	X	X	X	X	X	Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B49	Existing Helipad / Helicopter Operations During Construction Prior to the commencement of construction, helipad / helicopter operations at the site 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 at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority.			X			Stage 3 - Main ASB Building Structure	Documentation required prior to Stage 3 - full structure works

		Stage Triggered / Relevant						
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
B50	Proposed Helipad Design Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.			X	X		Stage 3 structure & detailed design & Stage 4 fit out, services & external works	Documentation require prior to construction of the helipad in Stages 3 & 4
B51	Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Planning Secretary and Council.			X	X	X	Stage 3 structure & detailed design & Stage 4 fit out, services & external works, , Stage 5 - Public bridge & link	Documentation require prior to construction of the helipad in Stages 3, 4 & 5 relevant to the works in that Stage
B52	Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio, 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 Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio.		X	X	X	X	Stages 3, 4 & 5 Mechanical services	Certified design required prior to the commencement of installation of mechanical services during Stages 3, 4 & 5
B53	Historic Archaeology Prior to the commencement of works, an Archaeological Research Design (ARD) including an Archaeological Excavation Methodology is to be prepared in accordance with Heritage Council guidelines. The ARD is to require that all affected historical archaeological relics and or deposits of Local significance are to be subject to professional archaeological excavation and/or recording before any construction works which will impact those relics commences. The ARD must also incorporate recommendations No's.1 – 8 provided in Section 8.2 of the Historic Archaeology Assessment, dated April 2018, prepared by Casey and Lowe. The ARD is to be developed in consultation with the Heritage Division of the Office of Environment and Heritage, and a copy submitted to the Planning Secretary.	X					Stage 1 - Pre-construction & certification	Documentation to be prepared & submitted to the Planning Secretary prior to Stage 1
B54	Within six months of completion of archaeological works, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, Council and the Planning Secretary. The Applicant must also nominate a repository for the relics salvaged from any historic archaeological investigations.		X	X			Stage 2 and 3 - Reporting	Documentation to be submitted upon completion of reporting by the nominated Archaeologist - expected during Stage 3 or 4
B55	Landscaping and Habitat Improvement Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following: (a) detail the native vegetation community (or communities), with a list of local provenance species (trees, shrubs and groundcovers) to be used for landscaping including quantities and locations; (b) provide for the planting of at least 134 trees with a minimum pot size of 100 litres, and chosen from species consistent with (a) above; and (c) provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.					X	Stage 5 - Landscape	Certified documentation required prior to Stage 5 landscape works
B56	The amended landscape plans required by condition B55 are to be to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.					X	Stage 5 - Landscape	Certified documentation required prior to Stage 5 landscape works
B57	Street Trees Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and to the satisfaction of the Planning Secretary, which is to include at no cost to Council, planting of street trees, maintenance for a period of 12 months following commencement of operations, and replacement of street trees if required within the 12 month maintenance period.					X	Stage 5 - Road works on Council Roads	Certified documentation required prior to Stage 5 landscape works
B58	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.	X					Stage 1 - Pre-construction	Notify RMS prior to Stage 1
B59	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 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control 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 installation of these systems.			X	X		Stages 3 & 4 - Mechanical ventilation	Certified design required prior to the commencement of installation of mechanical ventilation services during Stages 3 & 4
B60	Rainwater Harvesting Within six months of commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan for the irrigation of landscaped areas must be prepared and certified by an experienced hydraulic engineer.			X		X	Stage 3 - Hydraulic Services & Stage 5 - Landscape & civil works, & hydraulic services	Certified design required prior to the commencement of installation of Stage 3 - Hydraulic Services & Stage 5 - Landscape & civil works, & hydraulic services, as relevant to ranwater harvesting, as relevant to each Stage's scope

		Stage Triggered / Relevant						
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
B61	Operational Noise Within six months of commencement of construction, revised operational noise modelling must be undertaken based on the scenario of Magill Street remaining closed to through traffic to determine the likely operational noise levels. Should the results reveal that noise levels at sensitive receivers as described in the EIS Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio, exceed the sleep disturbance criteria determined in accordance with the Noise Policy for Industry (EPA 2017), mitigation measures, including architectural treatment must be offered to affected residences. If accepted, measures must be installed at no cost to the resident prior to the commencement of operation.			X	X		Stages 3 & 4	Certified documentation required prior to the commencement of Stages 3 & 4, as relevant to each Stage's scope
B62	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 12 on-site time limited car parking spaces for use by visitors to the Emergency Department during operation of the development and designed in accordance with the latest version of AS2890.1; (c) 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 AUSTROADS; (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed; (e) all internal access driveways must be designed and constructed in accordance with AS 2890.1 (2004) – Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and (f) all internal driveways and carpark areas must be designed for two way traffic movements.			X			Stage 3 - Site Access	Site access arrangements to be put in place prior to Stage 3
B63	Bicycle and End-of-Trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site basement level (B3) of the adjacent main hospital carpark, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of Façade and Landscaping works: (a) the provision of a minimum 50 staff and 20 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) the provision of end-of-trip facilities for staff in accordance with the relevant provisions of the BCA; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			X	X	X	Stages 3 & 4 - Design Stage 5 - Construction	Stages 3 & 4 - Design Stage 5 - Construction
B64	Public Domain Works Prior to the commencement of any footpath, bicycle path, or public domain works on Council land, 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.					X	Stage 5 - Landscape works	Design approved by Council to be provided prior to the landscape works in Stage 5
B65	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.	X	X	X	X	X	All Stages - throughout	Compliance Reports will be submitted in accordance with the Compliance Reporting Post Approval Requirements (Department 2018)
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
B67	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.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
B68	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.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
Part C During Construction								
C1	Approved Plans to be On-Site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	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 (Note - relevant to future stages only, not completed works)
C2	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
C3	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
C4	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
C5	Activities may be undertaken outside of the hours in condition C4 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) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C6	Notification of such activities 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
C7	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
C8	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C9	Construction Traffic All construction vehicles (excluding worker 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 before stopping.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C10	Construction Vehicle Access Construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and Roads and Maritime Services.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C11	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C13	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; 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; and c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C14	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. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C15	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
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant					Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4	Stage 5		
C19	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
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B37 of this consent.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C22	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 not approved for removal must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; c) all trees on the site that are not approved for removal must be suitably protected during construction; and d) 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
C23	Dust Minimisation 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
C24	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
C25	Air Quality Discharges The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C26	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.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C27	Imported Soil The Applicant must: a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the [Department/Certifying Authority] upon request.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C28	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 Certifying Authority. 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
C29	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C30	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C31	Waste Storage and Processing Waste 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	
C32	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
C33	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C34	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

		Stage Triggered / Relevant						
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C35	Handling of Asbestos The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C36	Consultation during Construction The Applicant must attend Traffic and Transport Construction Coordination meetings during construction as required by the Sydney Coordination Office, and present the following information: a) an update of construction activities; b) the details in relation to date and timing of construction activities such as concreting etc. That are likely to generate high volume of construction vehicles; c) the details of full or part road closures that are likely to impact on traffic and bus movements in the vicinity of the site and the Sydney Light Rail Project; d) an update of the CPTMP if any changes to the original CPTMP is required; e) safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site; f) the details of the coordination of work activities to manage cumulative construction traffic from developments under construction within the precinct to minimise impacts on the road network; and g) actions by the Applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services. The Applicant maintain minutes and actions of meetings for distribution to all attendees.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C37	Builders Details The Applicant must provide the builder's direct contact number to surrounding stakeholders impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, 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
C38	Community Engagement The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C39	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
C40	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	X					Stage 1	Program to be submitted 4 weeks prior to the commencement of Stage 1
C41	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C42	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the Applicant of the date upon which the audit must be commenced.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C43	Independent Audits of the development must be carried out in accordance with: a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C38 of this consent; b) submit the response to the Department and the Certifying Authority; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages

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C46	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au 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
C47	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
C48	Non-Compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C49	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
C50	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
C51	Revision of Strategies, Plans and Programs Within three months of: a) the submission of a compliance report under condition B65; b) the submission of an incident report under condition C46; c) the submission of an Independent Audit under condition C43; or d) 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 Department and the Certifying Authority must be notified in writing that a review is being carried out.	X	X	X	X	X	All Stages - Throughout	Relevant to all stages
C52	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary Certifying Authority for approval 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
C53	Intersection Works - Upgrade of Botany Street and Magill Street Within twelve months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that an agreement has been made with Council/RMS for construction and payment of the intersection upgrade works required by condition B47.			X		X	Stage 3 - Design Development & Stage 5 -Road Works design development & certification	Stage 3 - Design development Stage 5 - Approvals & works (upgrade of the Magill Street and Botany Street intersection)
Part D - Prior to Occupation or Commencement of Use								
D1	Notification of Occupation The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.							
D2	External Walls and Cladding Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.							
D3	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.							

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D4	Post-construction Dilapidation Report Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6 . b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining and nearby buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority/owner that there is no adverse structural damage to their infrastructure, roads and/or property. c) to be forwarded to Council.							
D5	Protection of Public Infrastructure Unless the Applicant and the applicable authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.							
D6	Protection of Property Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.							
D7	Utilities and Services Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.							
D8	Prior to the commencement of operation, the Applicant must underground any existing overhead power lines and telecommunication cables located along the Botany street site frontage and remove all redundant power poles. All existing wires/cables and new wires/cables to serve the development must be located underground to the satisfaction of the relevant service utility authority. Evidence is to be submitted to the satisfaction of the Certifying Authority.							
D9	Travel Demand Management Strategy and Green Travel Plan Prior to the commencement of operation, the Applicant shall prepare a Travel Demand Management Strategy (TDS) and Green Travel Plan (GTP) to reduce the proportion of single occupant car travel and increase the mode share of public transport and active transport for the development and the existing Randwick Health Campus. The strategy and plan shall be prepared in consultation with the Sydney Coordination Office within TfNSW and RMS, Council, and in conjunction with all stakeholders within the Randwick Health and Education Precinct.							
D10	The TDS and GTP required by condition D9 must: a) be prepared by a suitably qualified traffic consultant; b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to achieve an 8 per cent reduction of private vehicle usage by all staff and to define the direction and purpose; c) include specific tools and actions to help achieve the objectives and mode share targets; d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the TDS and GTP; and e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the TDS and GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff and visitor to and from the site and existing Randwick Health Campus.							
D11	The Applicant shall submit a copy of the final strategy and plan required by condition D9 to the Coordinator General, Transport Coordination for endorsement, and a copy submitted to the Planning Secretary prior to the commencement of operation.							
D12	Heritage Interpretation Plan Should Aboriginal or Historical archaeological material be discovered during site investigations or subsequent construction works, a comprehensive Interpretation Strategy and Plan for the site, including appropriate community consultation, is to be prepared by a suitably qualified person, including identification of Historical Themes, Audiences and Resources, and Interpretative Recommendations. The recommendations of the Interpretative Strategy and Plan are to be implemented in conjunction with the proposed development.				X	X		
D13	Mechanical Ventilation Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: a) the BCA; b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade.							
D14	Car Parking Prior to the commencement of operation: a) a parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners, which includes measures to meet the parking demand for the development; or b) "notwithstanding the requirements of D14(a) above, if a precinct wide strategy is not able to be delivered within the specified timeline, the Applicant must demonstrate that parking demand has reduced (consistent with the mode share shift of an eight per cent reduction in the use of private vehicles by staff across the Randwick Health Campus as forecast in Supplementary Information received from Arup, dated 20 February 2019) following the opening of the CSELR and implementation of a GTP across the existing Randwick Health Campus, thus negating the need for on-site car parking for the development; or" c) should the requirements of neither D14(a) or (b) above be delivered, temporary car parking is to be provided in the vicinity of the site for 216 vehicles to satisfy the parking demand of the development. The temporary car parking would be required to operate from occupation until such time as permanent provision of car parking to meet the parking demand can be provided across the precinct in accordance with a precinct wide strategy.							

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D15	Prior to the commencement of operation, 134 existing staff car parking spaces on the Randwick Health Campus are to be reallocated to visitor parking as outlined in Supplementary Information prepared by ARUP, dated 20 February 2019.							
D16	Prior to the commencement of operation, a parking strategy for the management of parking on the existing Randwick Health Campus is required to better manage allocation of parking and demand of shift rotations. A copy of the parking strategy is to be submitted to the Planning Secretary and Council for information.							
D17	Infrastructure Upgrades Prior to the commencement of operation, the Applicant must complete the construction of a Traffic Control Signal at the intersection of Botany Street and the ASB access as required by condition B45 to the satisfaction of RMS, and evidence is to be submitted to the Certifying Authority.							
D18	Prior to the commencement of operation, the Applicant must install/construct any infrastructure (e.g. no stopping zones) required as an outcome of the discussions undertaken as part of condition B46 to the satisfaction of Council and RMS (where relevant) and evidence is to be submitted to the Certifying Authority.							
D19	Prior to the commencement of operation, the Applicant must complete the upgrade of the Magill Street and Botany Street intersection as required by condition B47 to the satisfaction of Council, and evidence is to be submitted to the Certifying Authority.							
D20	Shared Path Prior to the commencement of operation, the Applicant must provide a 2.2 metre wide strip of land along the Botany Street frontage of the site and deliver a minimum 4 metre wide shared pedestrian/bicycle path to the satisfaction of Council, unless an alternative strategy for the delivery of pedestrian and bicycle paths is developed by the Randwick Collaboration Area partners for the Randwick Health and Education Precinct and agreed to by the Planning Secretary. If an alternative strategy is developed, all pedestrian and bicycle paths on, or adjoining the site are to be delivered prior to operation to the satisfaction of Council and in accordance with the strategy.							
D21	Prior to the commencement of operation, the Applicant must replace all kerb and gutter and associated infrastructure, re-turf, and construct new footpaths for the full length of the Botany Street and Magill Street site frontage to Council's specifications.							
D22	Road Damage The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.							
D23	Fire Safety Certification Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.							
D24	Stormwater, Drainage and Flooding All stormwater drainage works associated with construction of the new/upgraded Council stormwater pipeline overland diversions works, creation of any drainage easement and any onsite stormwater detention systems as approved under the 'Randwick Campus Redevelopment Early and Enabling Works including Services Diversion' Review of Environmental Factors (approval no.008/2018, dated 19 April 2018) must be completed to Council's satisfaction prior to the commencement of operation. All costs associated with construction of the new/upgraded Council stormwater pipeline, creation of the drainage easement and the onsite stormwater detention systems must be met by the Applicant.							
D25	Prior to the commencement of operation, evidence is to be submitted to the Certifying Authority demonstrating that a "restriction on the use of land" and "positive covenant" (under section 88E of the Conveyancing Act 1919) has been placed on the title of the subject property to ensure that all of the onsite detention systems (both for site stormwater drainage and compensatory detention associated with blockages to predevelopment overland flowpaths) are maintained and that no works which could affect the design function of the detention/infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant shall not be released, varied or modified without the consent of the Council.							
D26	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.							

		Stage Triggered / Relevant						
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
D27	<p>Prior to the commencement of operation, details of the site stormwater drainage system are to be provided to the satisfaction of the Certifying Authority in accordance with the following requirements:</p> <p>a) the stormwater must be discharged (by gravity) directly into Council's reconstructed underground drainage system located within the development site;</p> <p>b) an on-site stormwater detention system must be provided to ensure that the maximum discharge from the site does not exceed that which would occur during a 20% AEP (1 in 5 year) storm of one hour duration for existing site conditions. All other stormwater run-off from the site for all storms up to the 5% AEP (1 in 20 year) storm is to be retained on the site for gradual release to the street drainage system, to the satisfaction of the Crown Certifying Authority. An overland escape route or overflow system (to Council's street drainage system) must be provided for storms having an annual exceedance probability (AEP) of 1% (1 in 100 year storm), or, alternatively the stormwater detention system is to be provided to accommodate the 1% AEP (1 in 100 year) storm;</p> <p>c) determination of the required cumulative storage (in the on-site detention and/or infiltration system) must be calculated by the mass curve technique as detailed in Technical Note 1, Chapter 14 of the Australian Rainfall and Run-off Volume 1, 1987 Edition;</p> <p>d) where possible any detention tanks should have an open base to infiltrate stormwater into the ground. Infiltration should not be used if ground water and/or any rock stratum is within 2.0 metres of the base of the tank;</p> <p>e) should a pump system be required to drain any portion of the site the system must be designed with a minimum of two pumps being installed, connected in parallel (with each pump capable of discharging at the permissible discharge rate) and connected to a control board so that each pump will operate alternatively. The pump wet well shall be sized for the 1% AEP (1 in 100 year), 2 hour storm assuming both pumps are not working;</p> <p>f) the pump system must also be designed and installed strictly in accordance with Randwick City Council's Private Stormwater Code;</p> <p>g) should a charged system be required to drain any portion of the site, the charged system must be designed such that:</p> <p>i) there are suitable clear-outs/inspection points at pipe bends and junctions; and</p> <p>ii) the maximum depth of the charged line does not exceed 1m below the gutter outlet;</p> <p>h) if connecting to Council's underground drainage system, a reflux valve shall be provided (within the site) over the pipeline discharging from the site to ensure that stormwater from Council drainage system does not surcharge back into the site stormwater system;</p> <p>i) generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150mm diameter. The</p>							
D28	<p>Prior to the commencement of operation, the Applicant must provide full details of any proposed private drainage easements or drainage easements over private land in favour of Council, to Council for approval.</p>							
D29	<p>Groundwater</p> <p>Prior to the commencement of operation, certification from a suitably qualified and experienced professional engineer must be submitted to the Certifying Authority and Council, confirming that the basement has been waterproofed to prevent the entry of all groundwater in the basement level/s and that any required sub-soil drainage systems have been provided in accordance with the conditions of this consent. There must be no dry weather seepage/groundwater flows discharging to Council's street gutter or underground drainage system.</p>							
D30	<p>Structural Inspection Certificate</p> <p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the commencement of operation. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings;</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s; and</p> <p>c) person/s authorised to, for the life of the development.</p>							
D31	<p>Compliance with Food Code</p> <p>The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the commencement of operation.</p>							
D32	<p>Stormwater Quality Management Plan</p> <p>Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the satisfaction of the Certifying Authority, to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:</p> <p>a) maintenance schedule of all stormwater quality treatment devices;</p> <p>b) record and reporting details;</p> <p>c) relevant contact information; and</p> <p>d) Work Health and Safety requirements</p>							
D33	<p>Rainwater Harvesting</p> <p>A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to the commencement of operation.</p>							
D34	<p>Warm Water Systems and Cooling Systems</p> <p>The installation, operation and maintenance of water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and the relevant parts of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</p>							

		Stage Triggered / Relevant						
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
D35	Outdoor Lighting The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.							
D36	Signage Way-finding signage and signage identifying the location of staff car parking must be installed prior to the commencement of operation.							
D37	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to the commencement of operation.							
D38	'Do not drink' signage on non-potable water to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to the commencement of operation.							
D39	Operational Waste Management Plan Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must: a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); and c) detail the materials to be reused or recycled, either on or off site.							
D40	Ecologically Sustainable Development Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating unless updated NSW Health Engineering Services Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines, must be provided to the Certifying Authority and the Planning Secretary.							
D41	Landscaping Prior to the commencement of operation, the Applicant must submit a Landscape Management Plan (LMP) prepared by a suitably qualified person, to manage the revegetation and landscaping works on-site. The LMP must: a) detail the species to be planted on-site; b) be consistent with the approved landscape plans as amended by condition B55; c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and d) provide for the planting of 134 trees.							
D42	The Applicant must not commence operation until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.							
D43	Street Trees Prior to occupation of the building, the Applicant is to complete all planting outlined in the street tree planting strategy required by condition B57.							
D44	Site Audit Report and Site Audit Statement Prior to the commencement of operation, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use.							
D45	Consolidation of Lots Prior to commencement of operation, the lots which form the subject site are to be consolidated into one lot. Evidence of the consolidation must be provided to the satisfaction of the Certifying Authority.							
Part E - Post Occupation								
E1	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.							
E2	Community Communication Strategy The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.							
E3	Operational Noise The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio as revised by condition B61.							
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.							

		Stage Triggered / Relevant						
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)
E5	Within 12 months of commencement of operation, the Applicant must undertake operational noise monitoring to compare actual noise performance of the development against the noise performance predicted in the Noise and Vibration Impact Assessment, dated 8 August 2018, prepared by Acoustic Studio as revised by the operational noise modelling required by Condition B61, and prepare an Operational Noise Report to document this monitoring. The Report must include, but not be limited to: a) Noise monitoring to assess compliance with the operational noise levels predicted in the revised operational noise modelling required by Condition B61; b) A review of the operational noise levels in terms of the criteria and noise goals established in the Noise Policy for Industry (EPA 2017); c) Sleep disturbance impacts compared to those predicted in the EIS (in full); d) Methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific reference to locations indicative of impacts on sensitive receivers; e) Details of any complaints and enquiries received in relation to operational noise generated by the development between the date of commencement of operation and the date the report was prepared; f) Any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers; g) An assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all mitigation measures; and h) Identification of additional mitigation measures to those required following the revised operational noise modelling as required by Condition B61 with the objective of meeting the criteria outlined in the Noise Policy for Industry (EPA 2017), when these measures would be offered and/or implemented and how their effectiveness would be measured and reported to the Planning Secretary.							
E6	The Applicant must provide the Planning Secretary with a copy of the Operational Noise Report referred to in condition E5 and install any additional noise mitigation measures within one month of completing the operational noise monitoring referred to in (a) above.							
E7	Unobstructed Driveways and Parking Areas All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.							
E8	Loading Dock The loading dock hours of operation are limited to between 7am and 6pm daily.							
E9	Green Travel Plan The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.							
E10	Outdoor Lighting Notwithstanding Condition D35, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.							
E11	Fire safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.							
E12	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D41 for the duration of occupation of the development.							
E13	Hazards and Risk The Applicant must store all chemicals, fuels and oils used on-site in accordance with: a) the requirements of all relevant Australian Standards; and b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.							
E14	In the event of an inconsistency between the requirements of condition E13(a) and E13(b)E13(a), the most stringent requirement must prevail to the extent of the inconsistency.							
E15	Dangerous Goods The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.							

Attachment D – Approved vs Proposed Compliance Matrix comparison

Randwick Campus Redevelopment - Conditions of Consent Staging Compliance Matrix: SSD 9113

Acute Services Building

Stage	Relevant Stage of Works
1	Civil / Piling / Sub-Structure / Temp accommodation / Inground Services
2	L01 Slab, Structure to L01, Trenching, in-ground services, Lift Pits, Pile caps, stormwater main works, cores & jump form
3	Full Structure, partial services and fit out LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities
4	Façade, remainder fit out and services incl helipad LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities
5	External works and landscaping, public link bridge and linkway and End of Trip Facility LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities

X	Relevant to stage of works
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Notes

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

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				PROPOSED	APPROVED	PROPOSED	APPROVED	PROPOSED
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)	Staging Comment (Note - relevant to future stages only, not completed works)
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	All Stages - Throughout	Relevant to all stages	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, Response to Submissions and Supplementary Information; and (d) in accordance with the approved plans in the table below:	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	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; and (b) 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	All Stages - Throughout	Relevant to all stages	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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	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	All Stages - Throughout	Relevant to all stages	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	All Stages - Throughout	Relevant to all stages	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A8	Should endorsement/approval from the Coordinator General, Transport Coordination, or Sydney Light Rail Project Team within TfNSW, as required by conditions B36, B42, B48, or D11 of this consent, not be received within 30 days of consultation, the matter may be escalated by the Applicant to the Planning Secretary with evidence of consultation for approval, for endorsement/approval.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A9	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.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	LSL to be paid prior to the issue of a construction certificate and commencement of any works for each Stage. LSL to be calculated based on the cost of works. (e.g.LSL calculated based on the cost of works for Stage 3 to be paid to the issue of a CC for the Stage 3 works (CC3 - Stage 3).LSL calculated based on the cost of works for Stage 4 to be paid to the issue of a CC for the Stage 4 works (CC4).)	LSL to be paid prior to the issue of a construction certificate and commencement of any works for each Stage. LSL to be calculated based on the cost of works. (e.g.LSL calculated based on the cost of works for Stage 3 to be paid to the issue of a CC for the Stage 3 works (CC3 - Stage 3).LSL calculated based on the cost of works for each relevant Stage for which a CC is sought.
A10	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A11	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; 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	All Stages - Throughout	Relevant to all stages	Relevant to all stages

		Stage Triggered / Relevant				PROPOSED	APPROVED	PROPOSED	APPROVED	PROPOSED
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)	Staging Comment (Note - relevant to future stages only, not completed works)
A12	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A13	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.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A14	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.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A15	Design Modifications No consent is granted for the opening of the eastern end of Magill Street for vehicular access to and from Hospital Road except to allow emergency ambulance access in cases where access via Botany Road is not available. The eastern end of Magill Street is to be closed with bollards. Details of the bollards, including their design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation.				Split from Stage 4	X	Stage 4 - Road works	Stage 5 - Road works	Design approved by the Planning Secretary to be provided prior to installation of bollards on Magill Street.	Design approved by the Planning Secretary to be provided prior to installation of bollards on Magill Street.
A16	The Applicant must articulate and refine the building facades: to minimise the extent of unarticulated built form; to provide shading of glazing and reduce thermal gain where possible; and express and respond to the different functions of the hospital.				X	X	Stage 4 - Façade	Stage 4 - Façade (ASB) Stage 5 - Façade (Pedestrian Bridge & Link)	Certified refined facade design to be completed in accordance with Condition prior to commencement of Stage 3 façade works.	Certified refined facade design to be completed in accordance with Condition prior to commencement of Stage 4 - façade (ASB) and Stage 5 - façade (Pedestrian Bridge & Link) works.
A17	The Applicant must articulate and refine the south facing loading dock wall, to improve visual amenity for pedestrians using Magill Street and residents of Magill Street located opposite the site. This design must be submitted to the satisfaction of the Planning Secretary, prior to the commencement of construction of the loading dock.				Split from Stage 4	X	Stage 4 - Loading dock	Stage 5 - Loading dock	Design approved by the Planning Secretary to be provided prior to installation of the loading dock.	Design approved by the Planning Secretary to be provided prior to installation of the loading dock.
A18	A screening structure (e.g. louvres or similar) is to be incorporated to the southern edge of the emergency department car park to minimise light spill from vehicles impacting on Magill Street residents. Details of the screening are to be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction of the car park or landscaping works, whichever comes first. The screen structure is to be installed prior to operation.				Split from Stage 4	X	Stage 4 - Car Park or Landscaping	Stage 5 - Car Park or Landscaping	Design approved by the Planning Secretary to be provided prior to to car park or landscaping works, whichever comes first.	Design approved by the Planning Secretary to be provided prior to to car park or landscaping works, whichever comes first.
A19	The design is to include 'cool roofs' as described by the 'Urban Green Cover in NSW Technical Guidelines' (OEH 2015). Details demonstrating compliance are to be submitted to the Certifying Authority and the Planning Secretary prior to the commencement of above ground construction works.				X		Stage 4 - Roof	Stage 4 - Roof	Certified design of the 'cool roof' to be submitted prior to Stage 4 works involving construction of the roof.	Certified design of the 'cool roof' to be submitted prior to Stage 4 works involving construction of the roof.
A20	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. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	X	X	X	X	X	All Stages of works - Design, certification and approvals.	All Stages of works - Design, certification and approvals.	Certified design for each Stage's scope of construction works to be completed prior to commencement of each stage of construction works.	Certified design for each Stage's scope of construction works to be completed prior to commencement of each stage of construction works.
A21	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	Stage 4 - Façade	Stage 4 - Façade (ASB) Stage 5 - Façade (Pedestrian Bridge & Link)	Certified design of the external walls to be submitted prior to commencement of Stage 4 façade works.	Certified refined facade design to be completed in accordance with Condition prior to commencement of Stage 4 - façade (ASB) and Stage 5 - façade (Pedestrian Bridge & Link) works.
A22	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.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A23	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.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A24	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A25	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A26	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
A27	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.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages

		Stage Triggered / Relevant				PROPOSED	APPROVED	PROPOSED	APPROVED	PROPOSED
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)	Staging Comment (Note - relevant to future stages only, not completed works)
A28	A Staging Report prepared in accordance with condition A27 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	X	X	All Stages - Throughout	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
A29	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.			X	X	X	All Stages - Throughout	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
A30	Where construction or operation is being staged in accordance with a Staging Report, 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 as identified in the Staging Report.			X	X	X	All Stages - Throughout	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
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.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	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			Split from Stage 4	X	Stage 1 - Prior to works & Stage 4 - Prior to operation	Stage 1 - Prior to works & Stage 45 - Prior to operation	Notification to be submitted prior to the commencement of work & prior to operation.	Notification to be submitted prior to the commencement 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	All stages of works & operation	Notification to be submitted for each Stage	Notification to be submitted for each Stage
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: (a) the relevant clauses of the BCA; and (b) this development consent.	X	X	X	X	X	All Stages of works - Design, certification and approvals.	All Stages of works - Design, certification and approvals.	Certified design for the scope of each works Stage to be to be completed prior to commencement of that Stage of works.	Certified design for the scope of the relevant works Stage to be to be completed prior to commencement of that Stage of works.
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 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.				X	X	Stage 4 - Façade	Stage 4 - Façade (ASB) Stage 5 - Façade (Pedestrian Bridge & Link)	Certified design of the external walls to be submitted prior to commencement of Stage 4 façade works.	Certified design of the external walls to be submitted prior to commencement of Stage 4 - façade (ASB) and Stage 5 - façade (Pedestrian Bridge & Link) works.
B5	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.	X	X	X	X	X	All Stages - Certification	All Stages - Certification	Submit within 7 days of issue of a CC for each Stage of works.	Submit within 7 days of issue of a CC for each Stage of works.
B6	Protection of Public and Private Property and 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) prepare a dilapidation report identifying the condition of all adjoining and nearby premises including the residences on the south side of Magill Street and the heritage item located at 4 Hay Street, Randwick; (d) prepare a report by a professional engineer detailing the proposed methods of excavation, shoring or pile construction, including details of potential vibration emissions, and demonstrating the suitability of the proposed methods of construction to overcome any potential damage to nearby premises including the residences on the south side of Magill Street and the heritage item at no.4 Hay Street, Randwick. (e) submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	Details to be submitted prior to the commencement of any Stage 1 works	Details to be submitted prior to the commencement of any Stage 1 works
B7	Security Deposit Prior to the commencement of construction, a damage / civil works security deposit of \$50,000 must be paid to Council, as security for making good any damage caused to the roadway, footway, verge or any public place; and as security for completing any public work; and for remedying any defect on such public works, in accordance with section 4.17(6) of the Environmental Planning and Assessment Act 1979.	X					Stage 1	Stage 1	Payment to be made prior to the commencement of any Stage 1 works	Payment to be made prior to the commencement of any Stage 1 works
B8	The damage/civil works security deposit is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure.							Following completion of Stage 5 works	Refund to be sought from Council following completion of Stage 45 works.	Refund to be sought from Council following completion of Stage 5 works.
B9	The Applicant is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	Details to be submitted as needed prior to the commencement of any Stage 1 works	Details to be submitted as needed prior to the commencement of any Stage 1 works
B10	Contamination Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of a NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which: (a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling; (b) includes procedures to differentiate between the handling and transport of contaminated soil and construction materials to and from the site ensure clear separation of handling; and (c) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	Documentation to be approved by the Site Auditor prior to the commencement of any Stage 1 works	Documentation to be approved by the Site Auditor prior to the commencement of any Stage 1 works
B11	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 B33 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	Documentation to be submitted to the Planning Secretary prior to the commencement of any Stage 1 works	Documentation to be submitted to the Planning Secretary prior to the commencement of any Stage 1 works
B12	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		X				Stage 2 - Utility works	Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works

		Stage Triggered / Relevant				PROPOSED	APPROVED	PROPOSED	APPROVED	PROPOSED
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)	Staging Comment (Note - relevant to future stages only, not completed works)
B13	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.		X				Stage 2 - Utility works	Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works
B14	Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant 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: (i) 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.	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	The CCS will be prepared prior to commencement of Stage 1 works	The CCS will be prepared prior to commencement of Stage 1 works
B15	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	The CCS will be submitted two weeks prior to commencement of Stage 1 works	The CCS will be submitted two weeks prior to commencement of Stage 1 works
B16	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.	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	CCS to be approved by the Planning Secretary prior to Stage 1 works	CCS to be approved by the Planning Secretary prior to Stage 1 works
B17	Aboriginal Cultural Heritage In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018: (a) prior to the commencement of demolition or earthworks within the subject land, a limited program of investigations be undertaken inclusive of machine trenching and manual excavation as outlined in Section 5.3 across the subject land. The work should be undertaken by a qualified archaeologist and representatives of engaged Registered Aboriginal Parties. These initial archaeological test excavations should be undertaken in accessible portions of the subject land, in order to determine the presence/absence of any Aboriginal archaeological remains within surviving archaeologically sensitive dune deposits; (b) archaeological monitoring of the removal of all-natural soil profiles are to be undertaken. This is to include relevant earthworks conducted during the demolition and/or construction phases of the proposal, geotechnical investigations and historical archaeological investigations; (c) any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals; (d) final management of any retrieved Aboriginal archaeological remains, and recommendations relating to any Aboriginal archaeological deposit which may exist within the subject land, will be made in conjunction with Registered Aboriginal Parties to the current assessment on completion of the proposed Aboriginal archaeological test excavations and monitoring and be documented in an updated Aboriginal Cultural Heritage Assessment report; and (e) one copy of this report should be forwarded to all Registered Aboriginal Parties, the Certifying Authority, OEH and the Planning Secretary, within six months of completion of the test excavations and monitoring.	X	X	X	Split from Stage 4	X	Stages 1, 2 & 4 - Earthworks	Stages 1, 2 & 5 - Earthworks	Prior to commencement of Stage 1 demolition / earth works - a limited program of investigations be undertaken. Stages 1, 2 & 4 earthworks are to comply with the monitoring requirements. Aboriginal Cultural Heritage Assessment report to be completed within six months of completion of test excavations, or prior to occupation if additional time is required to prepare the report in accordance with Part (d) of the Condition.	Prior to commencement of Stage 1 demolition / earth works - a limited program of investigations be undertaken. Stages 1, 2 & 5 earthworks are to comply with the monitoring requirements. Aboriginal Cultural Heritage Assessment report to be completed within six months of completion of test excavations, or prior to occupation if additional time is required to prepare the report in accordance with Part (d) of the Condition.
B18	Ecologically Sustainable Development Within six months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.		X	X			Stages 2 & 3 - During design Development	Stages 2 & 3 - During design Development	During the design development for construction works, details of compliance to be provided.	During the design development for construction works, details of compliance to be provided.
B19	Outdoor Lighting Prior to commencement of construction, 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.				X	X	Stage 4 - Outdoor lighting (building, landscape, road)	Stage 4 - Façade mounted lighting Stage 5 - Lighting in the Public Domain & Public Bridge and Link	Certified design for lighting to be provided prior to construction of outdoor lighting.	Certified design for lighting to be provided prior to construction of outdoor lighting.as relevant to the Stage
B20	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.	X	X	X	X	X	All Stages	All Stages	Certified design to be provided prior to construction of fit out & landscape works	Certified design to be provided prior to construction of fit out & landscape works
B21	Stormwater, Drainage and Flood Management The proposed development is defined as a "Critical Facility" and the habitable floor levels and openings into the structure must comply with the flood planning levels as described in Appendix P of the EIS – Civil Report prepared by enstruct, dated May 2018. Prior to the commencement of above ground construction, certification from a qualified engineer demonstrating the floor levels of the development are compliant with this report is to be submitted to the satisfaction of the Certifying Authority.		X	X	X	X	Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out	Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out	Certified architectural design to be submitted prior to construction of the Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out works.	Certified architectural design to be submitted prior to construction of the Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out works.

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No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)		Staging Comment (Note - relevant to future stages only, not completed works)
B22	The ground floor level of the proposed development (as a minimum) shall be designed to structurally withstand hydrostatic pressure/stormwater inundation from floodwater during the probable maximum flood (PMF) event as defined in the Floodplain Management Manual (New South Wales Government, January 2001). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority		X		X		Stage 2 - B2 Slab Stage 4 - Façade	Stage 2 - B2 Slab Stage 4 - Façade	Certified structural design for the facade to be submitted prior to construction of the Stage 4 façade works.		Certified structural design for the facade to be submitted prior to construction of the Stage 4 façade works.
B23	The building, including building footings, are to be designed to ensure that they will not be adversely affected by stormwater, floodwater and/or the water table. Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority		X					Stage 2			Certification to be provided during Stage 2
B24	All proposed footings located adjacent to existing or proposed drainage easements shall either be founded on rock, or extended below a 30 degree line taken from the level of the pipe invert at the edge of the drainage reserve/easement (angle of repose). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority		X				Stage 2 - Footings	Stage 2 - Footings	Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.		Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.
B25	The footings must be inspected by the Applicant's engineer to ensure that these footings are either founded on rock or extend below the "angle of repose". Documentary evidence of compliance with this condition is to be submitted to the Certifying Authority prior to proceeding to the subsequent stages of construction.		X				Stage 2 - Footings	Stage 2 - Footings	Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.		Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.
B26	Prior to commencement of above ground construction works, a strategy for the management of drainage and overland flow through and/or around the site during construction is to be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority. A copy of the strategy and Council's comments are also to be submitted to the Planning Secretary.		X		Split from Stage 4	X	Stage 2 - Design Development & Stage 4 in-ground services & civil/landscape works	Stage 2 - Design Development & Stage 5 in-ground services & civil/landscape works	Documentation to be submitted prior to Stage 2 in-ground services works.& Stage 4 landscape / civil works		Documentation to be submitted prior to Stage 2 in-ground services works.& Stage 5 landscape / civil works
B27	The strategy required by condition B26 must make provision for the existing stormwater drainage system in Eurimbula Avenue (or an equivalent capacity system) to remain in operation until such time as the new drainage system is constructed and operational to Council's satisfaction.		X		Split from Stage 4	X	Stage 2 - Design Development & Stage 4 in-ground services & civil/landscape works	Stage 2 - Design Development & Stage 5 in-ground services & civil/landscape works	Documentation to be submitted prior to Stage 2 in-ground services works.& Stage 4 landscape / civil works		Documentation to be submitted prior to Stage 2 in-ground services works.& Stage 5 landscape / civil works
B28	Prior to the commencement of construction, the Applicant must design an operational 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 Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.		X	X	Split from Stage 4	X	Stage 2 - Design Development, Stage 3 - Building hydraulic works, & Stage 4 in-ground services & civil/landscape works	Stage 2 - Design Development, Stage 3 - Building hydraulic works, & Stage 5 in-ground services & civil/landscape works	Documentation to be submitted prior to Stages 2, 3 and 4 hydraulic and civil / landscape works.		Documentation to be submitted prior to Stages 2, 3 and 5 hydraulic and civil / landscape works.
B29	Groundwater A report must be obtained from a qualified, experienced hydrogeological engineer, which provides an assessment of the site and the potential impact of groundwater (including seepage flows) and the water table upon the development, and measures to be implemented to effectively manage groundwater where affected. The report is to be submitted to the satisfaction of the Certifying Authority.	X	X		Split from Stage 4	X	Stages 1 & 2 in-ground works & Stage 4 - civil/landscape works	Stages 1 & 2 in-ground works & Stage 5 - civil/landscape works	Documentation to be submitted prior to Stages 1, & 2 works and Stage 4 civil / landscape works.		Documentation to be submitted prior to Stages 1, & 2 works and Stage 5 civil / landscape works.
B30	Where the site is affected by groundwater or fluctuating water table (including during the course of construction), details are to be submitted to the satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied: (a) the design and construction of the basement level/s must preclude the need for dewatering after construction; (b) that part of the development that may be impacted by the water table must include a water proof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of water table levels. (It is recommended that a minimum allowance for a water table variation of at least +/-1.0 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional; (c) groundwater management systems shall be designed to transfer groundwater around, through or under the proposed development without a change in the range of the natural groundwater level fluctuations in the locality; (d) where an impediment to the natural flow paths is created as a result of the nature of the construction methods utilised or the bulk of the below-ground structure, artificial drains such as perimeter drains and through drainage may be utilised. These systems may only be utilised where it can be demonstrated that the natural groundwater flow regime is restored both up-gradient and down-gradient of the site, without any adverse effects on surrounding property or infrastructure; (e) groundwater management systems: (i) are to be designed to be easily maintained; and (ii) should have a design life of 100 years; and (f) the basement level/s of the building must be designed by a structural engineer who is qualified and experienced in the design of structures below a water table.		X		Split from Stage 4	X	Stage 2 in-ground works & Stage 4 - civil/landscape works	Stage 2 in-ground works & Stage 5 - civil/landscape works	Documentation to be submitted prior to Stage 2 works and Stage 4 civil / landscape works.		Documentation to be submitted prior to Stage 2 works and Stage 5 civil / landscape works.

		Stage Triggered / Relevant				PROPOSED	APPROVED	PROPOSED	APPROVED	PROPOSED
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)	Staging Comment (Note - relevant to future stages only, not completed works)
B31	In the event of the development being modified in a manner that changes building/structural loads or alters the basement design, a suitably qualified and experienced structural engineer must certify that the design of the basement remains adequate for the site conditions.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
B32	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.	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	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	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
B33	Construction Environmental Management Plan 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; (ix) measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B49; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B35); (c) Construction Noise and Vibration Management Sub-Plan (see condition B37); (d) Construction Waste Management Sub-Plan (see condition B38); (e) Construction Soil and Water Management Sub-Plan (see condition B39); (f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B40); (g) Flood Emergency Response (see condition B41); (h) an unexpected finds protocol for contamination and associated communications procedure; (i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (j) 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; and	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	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	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
B34	The Applicant must not commence construction of the development until the CEMP is submitted to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	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	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

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No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)	Staging Comment (Note - relevant to future stages only, not completed works)
B35	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with the Sydney Coordination Office and Sydney Light Rail team within TfNSW and RMS. The CTPMSP must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) specify:</p> <p>(i) location of the proposed work zone/s;</p> <p>(ii) location of any crane;</p> <p>(iii) details of any lane or road closures;</p> <p>(iv) construction hours; and</p> <p>(v) construction program;</p> <p>(c) detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes;</p> <p>(d) haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry;</p> <p>(e) estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods;</p> <p>(f) construction vehicle access arrangements noting that construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and RMS;</p> <p>(g) measures to avoid construction worker vehicle movements within the vicinity of the precinct, including any off-site construction worker parking location/s away from the precinct and operation;</p> <p>(h) location and operation of a pick-up/drop-off zone of adequate length on Hospital Road for the Sydney Children's Hospital. Pedestrian access to the zone should be maintained at all times;</p> <p>(i) identify cumulative construction impacts of projects including the Sydney Light Rail Project, University of New South Wales, Inglis Stables and surrounding new residential network;</p> <p>(j) identify and reference existing Construction Pedestrian and Traffic Management Plans (CPTMPs) for developments within or around the site to ensure that coordination of work activities are managed to minimise the impacts on the road network;</p> <p>(k) consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site;</p> <p>(l) detail the duration of impacts and identify mitigation measures that are to be implemented to mitigate impacts on general traffic, Sydney Light Rail construction and operation, bus operations, pedestrians and cyclists, and ensure road safety and network efficiency during construction;</p> <p>(m) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(n) include a program to monitor the effectiveness of these measures;</p>	X	X	X	X	X	All Stages - Preconstruction, design development, certification and approvals	All Stages - Preconstruction, design development, certification and approvals	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B36	<p>A copy of the final CTPMSP is to be submitted to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work.</p>	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	Plan to be endorsed by the Coordinator General - Transport prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages	Plan to be endorsed by the Coordinator General - Transport prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B37	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	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	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
B38	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(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.</p>	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	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	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
B39	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas.</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-Site flows from the Site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).</p>	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	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	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
B40	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;</p> <p>(b) incorporate the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and</p> <p>(c) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.</p>	X					Stage 1 - Preconstruction, design development, certification and approvals	Stage 1 - Preconstruction, design development, certification and approvals	Plan to be approved by Planning Secretary prior to Stage 1	Plan to be approved by Planning Secretary prior to Stage 1
B41	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain Risk Management Guideline (OEHL, 2007);</p> <p>(c) include details of:</p> <p>(i) flood emergency responses for both construction and operation phases of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p> <p>(iv) assembly points and evacuation routes;</p> <p>(v) evacuation and refuge protocols; and</p> <p>(vi) awareness training for employees and contractors.</p>	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	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	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				PROPOSED	APPROVED	PROPOSED	APPROVED	PROPOSED
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)	Staging Comment (Note - relevant to future stages only, not completed works)
B42	Construction Worker Transportation Strategy The Applicant shall prepare a Construction Worker Transportation Strategy (CWTS) in consultation with the Sydney Coordination Office within TfNSW and Roads and Maritime Services. The Applicant shall submit a copy of the final plan to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work on site. The Plan needs to specify, but not limited to, the following: (a) Initiatives that would help discourage construction workers driving to the precinct and parking; (b) Provision of secure storage areas for construction worker tools and equipment on site; (c) Measures to encourage the use of the ample public and active transport available within the vicinity of the site; and (d) Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site.	X	X				Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	Plan to be submitted for endorsed by the Coordinator General - Transport prior to Stage 1	Plan to be submitted for endorsed by the Coordinator General - Transport prior to Stage 1
B43	Construction Parking Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles but excluding construction worker vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	X	X	X	X	X	All Stages	All Stages	Documentation to be provided prior to Stage 1	Documentation to be provided prior to Stage 1
B44	Off-site construction worker parking, as detailed in the CWTS required by condition B42, is to be provided within three months of commencement of construction.	X	X	X	X	X	All Stages	All Stages	Documentation to be arranged during Stage 1 and provided in accordance with the Construction Worker Transportation Strategy	Documentation to be arranged during Stage 1 and provided in accordance with the Construction Worker Transportation Strategy
B45	Intersection Works – Traffic Control Signal Within six months of commencement of construction, the Applicant must liaise with RMS and meet the following requirements for the proposed Traffic Control Signal (TCS): (a) the proposed TCS at the intersection of Botany Street and the Acute Services Building (ASB) access shall be designed to meet RMS requirements. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. Prior to detailed design of the intersection, the Applicant must obtain approval (agreement 'in principle') for the concept design of the TCS from RMS; (b) the submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to RMS for consideration and approval prior to the commencement of construction. Please send all documentation to development.sydney@rms.nsw.gov.au; (c) the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works; (d) the Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure, further details will be included as part of the WAD process; and (e) the Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.			X	Split from Stage 4	X	Stage 3 - Design Development & Stage 4 -Road Works design development & certification	Stages 3 & 4 - Design Development & Stage 5 - Road Works design development & certification	Documentation to be designed in accordance with condition & approved by RMS prior to construction of Stage 4 - road works.(traffic control signal at intersection of Botany Street and the Acute Services Building access)	Documentation to be designed in accordance with condition & approved by RMS prior to construction of Stage 5 - road works.(traffic control signal at intersection of Botany Street and the Acute Services Building access)
B46	Within six months of commencement of construction, the Applicant is to consult with RMS and Council to determine any requirements for the installation of a 'no-stopping' zone between Botany Street/High Street and Botany/Magill Street with the only exception for a dedicated bus zone after High Street. Evidence of consultation and the outcomes is to be provided to the Planning Secretary.			X	Split from Stage 4	X	Stage 3 - Design Development & Stage 4 -Road Works design development & certification	Stages 3 & 4 - Design Development & Stage 5 - Road Works design development & certification	Documentation to be designed in accordance with condition & submitted to the Planning Secretaryconstruction of Stage 4 - road works.	Documentation to be designed in accordance with condition & submitted to the Planning Secretaryconstruction of Stage 5 - road works.
B47	Intersection Works - Upgrade of Botany Street and Magill Street Within six months of commencement of construction, the Applicant must submit to Council for approval full design engineering plans and specifications prepared by a suitably qualified and experienced civil engineer for the upgrade of the Magill Street and Botany Street intersection generally in accordance with the Transport Assessment – Acute Services Building, dated 13 July 2018, and prepared by ARUP.			X	Split from Stage 4	X	Stage 3 - Design Development & Stage 4 -Road Works design development & certification	Stages 3 & 4 - Design Development & Stage 5 - Road Works design development & certification	Documentation to be designed in accordance with condition & approved by Council prior to construction of Stage 4 - road works.(upgrade of the Magill Street and Botany Street intersection)	Documentation to be designed in accordance with condition & approved by Council prior to construction of Stage 5 - road works.(upgrade of the Magill Street and Botany Street intersection)
B48	Construction Approval Prior to the commencement of construction, the Applicant must consult with, and obtain approval from the Sydney Light Rail Project team within TfNSW in relation to: (a) the development's construction activities to ensure that those activities do not adversely impact the completion of the Sydney Light Rail Project's program of works; and (b) proposed mitigation measures to ensure that there is no flooding impact on the construction and operation of the Sydney Light Rail due to the proposed development.	X	X	X	X	X	Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B49	Existing Helipad / Helicopter Operations During Construction Prior to the commencement of construction, helipad / helicopter operations at the site 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 at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority.			X			Stage 3 - Main ASB Building Strucutre	Stage 3 - Main ASB Building Strucutre	Documentation required prior to Stage 3 - full structure works	Documentation required prior to Stage 3 - full structure works
B50	Proposed Helipad Design Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.			X	X		Stage 3 structure & detailed design & Stage 4 fit out, services & external works	Stage 3 structure & detailed design & Stage 4 fit out, services & external works	Documentation require prior to construction of the helipad in Stages 3 & 4	Documentation require prior to construction of the helipad in Stages 3 & 4
B51	Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Planning Secretary and Council.			X	X	X	Stage 3 structure & detailed design & Stage 4 fit out, services & external works	Stage 3 structure & detailed design & Stage 4 fit out, services & external works , Stage 5 - Public bridge & link	Documentation require prior to construction of the helipad in Stages 3 & 4	Documentation require prior to construction of the helipad in Stages 3, 4 & 5 relevant to the works in that Stage

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No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)	Staging Comment (Note - relevant to future stages only, not completed works)
B52	Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio, 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 Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio.		X	X	X	X	Stages 3 & 4 - Mechanical services	Stages 3, 4 & 5 Mechanical services	Certified design required prior to the commencement of installation of mechanical services during Stages 3 & 4	Certified design required prior to the commencement of installation of mechanical services during Stages 3, 4 & 5
B53	Historic Archaeology Prior to the commencement of works, an Archaeological Research Design (ARD) including an Archaeological Excavation Methodology is to be prepared in accordance with Heritage Council guidelines. The ARD is to require that all affected historical archaeological relics and or deposits of Local significance are to be subject to professional archaeological excavation and/or recording before any construction works which will impact those relics commences. The ARD must also incorporate recommendations No's.1 – 8 provided in Section 8.2 of the Historic Archaeology Assessment, dated April 2018, prepared by Casey and Lowe. The ARD is to be developed in consultation with the Heritage Division of the Office of Environment and Heritage, and a copy submitted to the Planning Secretary.	X					Stage 1 - Pre-construction & certification	Stage 1 - Pre-construction & certification	Documentation to be prepared & submitted to the Planning Secretary prior to Stage 1	Documentation to be prepared & submitted to the Planning Secretary prior to Stage 1
B54	Within six months of completion of archaeological works, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, Council and the Planning Secretary. The Applicant must also nominate a repository for the relics salvaged from any historic archaeological investigations.		X	X			Stage 2 and 3 - Reporting	Stage 2 and 3 - Reporting	Documentation to be submitted upon completion of reporting by the nominated Archaeologist - expected during Stage 3 or 4	Documentation to be submitted upon completion of reporting by the nominated Archaeologist - expected during Stage 3 or 4
B55	Landscaping and Habitat Improvement Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following: (a) detail the native vegetation community (or communities), with a list of local provenance species (trees, shrubs and groundcovers) to be used for landscaping including quantities and locations; (b) provide for the planting of at least 134 trees with a minimum pot size of 100 litres, and chosen from species consistent with (a) above; and (c) provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.				Split from Stage 4	X	Stage 4 - Landscape	Stage 5 - Landscape	Certified documentation required prior to Stage 4 landscape works	Certified documentation required prior to Stage 5 landscape works
B56	The amended landscape plans required by condition B55 are to be to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.				Split from Stage 4	X	Stage 4 - Landscape	Stage 5 - Landscape	Certified documentation required prior to Stage 4 landscape works	Certified documentation required prior to Stage 5 landscape works
B57	Street Trees Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and to the satisfaction of the Planning Secretary, which is to include at no cost to Council, planting of street trees, maintenance for a period of 12 months following commencement of operations, and replacement of street trees if required within the 12 month maintenance period.				Split from Stage 4	X	Stage 4 - Road works on Council Roads	Stage 5 - Road works on Council Roads	Certified documentation required prior to Stage 4 road works to Council roads	Certified documentation required prior to Stage 5 landscape works
B58	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.	X					Stage 1 - Pre-construction	Stage 1 - Pre-construction	Notify RMS prior to Stage 1	Notify RMS prior to Stage 1
B59	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 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control 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 installation of these systems.			X	X		Stages 3 & 4 - Mechanical ventilation	Stages 3 & 4 - Mechanical ventilation	Certified design required prior to the commencement of installation of mechanical ventilation services during Stages 3 & 4	Certified design required prior to the commencement of installation of mechanical ventilation services during Stages 3 & 4
B60	Rainwater Harvesting Within six months of commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan for the irrigation of landscaped areas must be prepared and certified by an experienced hydraulic engineer.			X	Split from Stage 4	X	Stage 3 - Hydraulic Services & Stage 4 - Landscape & civil works, & hydraulic services	Stage 3 - Hydraulic Services & Stage 5 - Landscape & civil works, & hydraulic services	Certified design required prior to the commencement of installation of Stage 3 - Hydraulic Services & Stage 4 - Landscape & civil works, & hydraulic services, as relevant to ranwater harvesting, as relevant to each Stage's scope	Certified design required prior to the commencement of installation of Stage 3 - Hydraulic Services & Stage 5 - Landscape & civil works, & hydraulic services, as relevant to ranwater harvesting, as relevant to each Stage's scope
B61	Operational Noise Within six months of commencement of construction, revised operational noise modelling must be undertaken based on the scenario of Magill Street remaining closed to through traffic to determine the likely operational noise levels. Should the results reveal that noise levels at sensitive receivers as described in the EIS Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio, exceed the sleep disturbance criteria determined in accordance with the Noise Policy for Industry (EPA 2017), mitigation measures, including architectural treatment must be offered to affected residences. If accepted, measures must be installed at no cost to the resident prior to the commencement of operation.			X	X		Stages 3 & 4	Stages 3 & 4	Certified documentation required prior to the commencement of Stages 3 & 4, as relevant to each Stage's scope	Certified documentation required prior to the commencement of Stages 3 & 4, as relevant to each Stage's scope
B62	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 12 on-site time limited car parking spaces for use by visitors to the Emergency Department during operation of the development and designed in accordance with the latest version of AS2890.1; (c) 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 AUSTROADS; (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed; (e) all internal access driveways must be designed and constructed in accordance with AS 2890.1 (2004) – Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and (f) all internal driveways and carpark areas must be designed for two way traffic movements.			X			Stage 3 - Site Access	Stage 3 - Site Access	Site access arrangements to be put in place prior to Stage 3	Site access arrangements to be put in place prior to Stage 3
B63	Bicycle and End-of-Trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site basement level (B3) of the adjacent main hospital carpark, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of Façade and Landscaping works: (a) the provision of a minimum 50 staff and 20 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) the provision of end-of-trip facilities for staff in accordance with the relevant provisions of the BCA; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			X	X	X	Stage 3 and Stage 4	Stages 3 & 4 - Design Stage 5 - Construction	Stage 3 - Design Stage 4 - Construction	Stages 3 & 4 - Design Stage 5 - Construction

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B64	Public Domain Works Prior to the commencement of any footpath, bicycle path, or public domain works on Council land, 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.				Split from Stage 4	X	Stage 4 - Landscape works	Stage 5 - Landscape works	Design approved by Council to be provided prior to the landscape works in Stage 4	Design approved by Council to be provided prior to the landscape works in Stage 5
B65	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.	X	X	X	X	X	All Stages - throughout	All Stages - throughout	Compliance Reports will be submitted in accordance with the Compliance Reporting Post Approval Requirements (Department 2018)	Compliance Reports will be submitted in accordance with the Compliance Reporting Post Approval Requirements (Department 2018)
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
B67	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.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
B68	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.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
Part C During Construction										
C1	Approved Plans to be On-Site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C2	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C3	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C4	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C5	Activities may be undertaken outside of the hours in condition C4 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) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C6	Notification of such activities 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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C7	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C8	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C9	Construction Traffic All construction vehicles (excluding worker 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 before stopping.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C10	Construction Vehicle Access Construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and Roads and Maritime Services.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C11	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages

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C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C13	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; 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; and c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C14	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. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C15	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C19	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B37 of this consent.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C22	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 not approved for removal must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; c) all trees on the site that are not approved for removal must be suitably protected during construction; and d) 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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C23	Dust Minimisation 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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C24	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C25	Air Quality Discharges The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C26	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.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C27	Imported Soil The Applicant must: a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the [Department/Certifying Authority] upon request.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C28	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 Certifying Authority. 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	All Stages - Throughout	Relevant to all stages	Relevant to all stages

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C29	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C30	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C31	Waste Storage and Processing Waste 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	All Stages - Throughout		
C32	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C33	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C34	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C35	Handling of Asbestos The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C36	Consultation during Construction The Applicant must attend Traffic and Transport Construction Coordination meetings during construction as required by the Sydney Coordination Office, and present the following information: a) an update of construction activities; b) the details in relation to date and timing of construction activities such as concreting etc. That are likely to generate high volume of construction vehicles; c) the details of full or part road closures that are likely to impact on traffic and bus movements in the vicinity of the site and the Sydney Light Rail Project; d) an update of the CPTMP if any changes to the original CPTMP is required; e) safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site; f) the details of the coordination of work activities to manage cumulative construction traffic from developments under construction within the precinct to minimise impacts on the road network; and g) actions by the Applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services. The Applicant maintain minutes and actions of meetings for distribution to all attendees.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C37	Builders Details The Applicant must provide the builder's direct contact number to surrounding stakeholders impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, 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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C38	Community Engagement The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C39	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	Stage 1	Agreement to be established during Stage 1	Agreement to be established during Stage 1
C40	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	X					Stage 1	Stage 1	Program to be submitted 4 weeks prior to the commencement of Stage 1	Program to be submitted 4 weeks prior to the commencement of Stage 1
C41	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C42	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the Applicant of the date upon which the audit must be commenced.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C43	Independent Audits of the development must be carried out in accordance with: a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages

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C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C38 of this consent; b) submit the response to the Department and the Certifying Authority; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C46	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au 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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C47	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C48	Non-Compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C49	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C50	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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C51	Revision of Strategies, Plans and Programs Within three months of: a) the submission of a compliance report under condition B65; b) the submission of an incident report under condition C46; c) the submission of an Independent Audit under condition C43; or d) 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 Department and the Certifying Authority must be notified in writing that a review is being carried out.	X	X	X	X	X	All Stages - Throughout	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C52	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary Certifying Authority for approval 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	All Stages - Throughout	Relevant to all stages	Relevant to all stages
C53	Intersection Works - Upgrade of Botany Street and Magill Street Within twelve months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that an agreement has been made with Council/RMS for construction and payment of the intersection upgrade works required by condition B47.			X	Split from Stage 4	X	Stage 3 - Design Development & Stage 4 -Road Works design development & certification	Stage 3 - Design Development & Stage 5 -Road Works design development & certification	Stage 3 - Design development Stage 4 - Approvals & works (upgrade of the Magill Street and Botany Street intersection)	Stage 3 - Design development Stage 5 - Approvals & works (upgrade of the Magill Street and Botany Street intersection)
Part D - Prior to Occupation or Commencement of Use										
D1	Notification of Occupation The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.									
D2	External Walls and Cladding Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.									
D3	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.									

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D4	Post-construction Dilapidation Report Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6 . b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining and nearby buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority/owner that there is no adverse structural damage to their infrastructure, roads and/or property. c) to be forwarded to Council.									
D5	Protection of Public Infrastructure Unless the Applicant and the applicable authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.									
D6	Protection of Property Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.									
D7	Utilities and Services Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.									
D8	Prior to the commencement of operation, the Applicant must underground any existing overhead power lines and telecommunication cables located along the Botany street site frontage and remove all redundant power poles. All existing wires/cables and new wires/cables to serve the development must be located underground to the satisfaction of the relevant service utility authority. Evidence is to be submitted to the satisfaction of the Certifying Authority.									
D9	Travel Demand Management Strategy and Green Travel Plan Prior to the commencement of operation, the Applicant shall prepare a Travel Demand Management Strategy (TDS) and Green Travel Plan (GTP) to reduce the proportion of single occupant car travel and increase the mode share of public transport and active transport for the development and the existing Randwick Health Campus. The strategy and plan shall be prepared in consultation with the Sydney Coordination Office within TfNSW and RMS, Council, and in conjunction with all stakeholders within the Randwick Health and Education Precinct.									
D10	The TDS and GTP required by condition D9 must: a) be prepared by a suitably qualified traffic consultant; b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to achieve an 8 per cent reduction of private vehicle usage by all staff and to define the direction and purpose; c) include specific tools and actions to help achieve the objectives and mode share targets; d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the TDS and GTP; and e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the TDS and GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff and visitor to and from the site and existing Randwick Health Campus.									
D11	The Applicant shall submit a copy of the final strategy and plan required by condition D9 to the Coordinator General, Transport Coordination for endorsement, and a copy submitted to the Planning Secretary prior to the commencement of operation.									
D12	Heritage Interpretation Plan Should Aboriginal or Historical archaeological material be discovered during site investigations or subsequent construction works, a comprehensive Interpretation Strategy and Plan for the site, including appropriate community consultation, is to be prepared by a suitably qualified person, including identification of Historical Themes, Audiences and Resources, and Interpretative Recommendations. The recommendations of the Interpretative Strategy and Plan are to be implemented in conjunction with the proposed development.				X	X				
D13	Mechanical Ventilation Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: a) the BCA; b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade.									
D14	Car Parking Prior to the commencement of operation: a) a parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners, which includes measures to meet the parking demand for the development; or b) "notwithstanding the requirements of D14(a) above, if a precinct wide strategy is not able to be delivered within the specified timeline, the Applicant must demonstrate that parking demand has reduced (consistent with the mode share shift of an eight per cent reduction in the use of private vehicles by staff across the Randwick Health Campus as forecast in Supplementary Information received from Arup, dated 20 February 2019) following the opening of the CSELR and implementation of a GTP across the existing Randwick Health Campus, thus negating the need for on-site car parking for the development; or" c) should the requirements of neither D14(a) or (b) above be delivered, temporary car parking is to be provided in the vicinity of the site for 216 vehicles to satisfy the parking demand of the development. The temporary car parking would be required to operate from occupation until such time as permanent provision of car parking to meet the parking demand can be provided across the precinct in accordance with a precinct wide strategy.									
D15	Prior to the commencement of operation, 134 existing staff car parking spaces on the Randwick Health Campus are to be reallocated to visitor parking as outlined in Supplementary Information prepared by ARUP, dated 20 February 2019.									
D16	Prior to the commencement of operation, a parking strategy for the management of parking on the existing Randwick Health Campus is required to better manage allocation of parking and demand of shift rotations. A copy of the parking strategy is to be submitted to the Planning Secretary and Council for information.									
D17	Infrastructure Upgrades Prior to the commencement of operation, the Applicant must complete the construction of a Traffic Control Signal at the intersection of Botany Street and the ASB access as required by condition B45 to the satisfaction of RMS, and evidence is to be submitted to the Certifying Authority.									
D18	Prior to the commencement of operation, the Applicant must install/construct any infrastructure (e.g. no stopping zones) required as an outcome of the discussions undertaken as part of condition B46 to the satisfaction of Council and RMS (where relevant) and evidence is to be submitted to the Certifying Authority.									
D19	Prior to the commencement of operation, the Applicant must complete the upgrade of the Magill Street and Botany Street intersection as required by condition B47 to the satisfaction of Council, and evidence is to be submitted to the Certifying Authority.									

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D20	Shared Path Prior to the commencement of operation, the Applicant must provide a 2.2 metre wide strip of land along the Botany Street frontage of the site and deliver a minimum 4 metre wide shared pedestrian/bicycle path to the satisfaction of Council, unless an alternative strategy for the delivery of pedestrian and bicycle paths is developed by the Randwick Collaboration Area partners for the Randwick Health and Education Precinct and agreed to by the Planning Secretary. If an alternative strategy is developed, all pedestrian and bicycle paths on, or adjoining the site are to be delivered prior to operation to the satisfaction of Council and in accordance with the strategy.									
D21	Prior to the commencement of operation, the Applicant must replace all kerb and gutter and associated infrastructure, re-turf, and construct new footpaths for the full length of the Botany Street and Magill Street site frontage to Council's specifications.									
D22	Road Damage The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.									
D23	Fire Safety Certification Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.									
D24	Stormwater, Drainage and Flooding All stormwater drainage works associated with construction of the new/upgraded Council stormwater pipeline overland diversions works, creation of any drainage easement and any onsite stormwater detention systems as approved under the 'Randwick Campus Redevelopment Early and Enabling Works including Services Diversion' Review of Environmental Factors (approval no.008/2018, dated 19 April 2018) must be completed to Council's satisfaction prior to the commencement of operation. All costs associated with construction of the new/upgraded Council stormwater pipeline, creation of the drainage easement and the onsite stormwater detention systems must be met by the Applicant.									
D25	Prior to the commencement of operation, evidence is to be submitted to the Certifying Authority demonstrating that a "restriction on the use of land" and "positive covenant" (under section 88E of the Conveyancing Act 1919) has been placed on the title of the subject property to ensure that all of the onsite detention systems (both for site stormwater drainage and compensatory detention associated with blockages to predevelopment overland flowpaths) are maintained and that no works which could affect the design function of the detention/infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant shall not be released, varied or modified without the consent of the Council.									
D26	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.									
D27	<p>Prior to the commencement of operation, details of the site stormwater drainage system are to be provided to the satisfaction of the Certifying Authority in accordance with the following requirements:</p> <p>a) the stormwater must be discharged (by gravity) directly into Council's reconstructed underground drainage system located within the development site;</p> <p>b) an on-site stormwater detention system must be provided to ensure that the maximum discharge from the site does not exceed that which would occur during a 20% AEP (1 in 5 year) storm of one hour duration for existing site conditions. All other stormwater run-off from the site for all storms up to the 5% AEP (1 in 20 year) storm is to be retained on the site for gradual release to the street drainage system, to the satisfaction of the Crown Certifying Authority. An overland escape route or overflow system (to Council's street drainage system) must be provided for storms having an annual exceedance probability (AEP) of 1% (1 in 100 year storm), or, alternatively the stormwater detention system is to be provided to accommodate the 1% AEP (1 in 100 year) storm;</p> <p>c) determination of the required cumulative storage (in the on-site detention and/or infiltration system) must be calculated by the mass curve technique as detailed in Technical Note 1, Chapter 14 of the Australian Rainfall and Run-off Volume 1, 1987 Edition;</p> <p>d) where possible any detention tanks should have an open base to infiltrate stormwater into the ground. Infiltration should not be used if ground water and/or any rock stratum is within 2.0 metres of the base of the tank;</p> <p>e) should a pump system be required to drain any portion of the site the system must be designed with a minimum of two pumps being installed, connected in parallel (with each pump capable of discharging at the permissible discharge rate) and connected to a control board so that each pump will operate alternatively. The pump wet well shall be sized for the 1% AEP (1 in 100 year), 2 hour storm assuming both pumps are not working;</p> <p>f) the pump system must also be designed and installed strictly in accordance with Randwick City Council's Private Stormwater Code;</p> <p>g) should a charged system be required to drain any portion of the site, the charged system must be designed such that:</p> <p>i) there are suitable clear-outs/inspection points at pipe bends and junctions; and</p> <p>ii) the maximum depth of the charged line does not exceed 1m below the gutter outlet;</p> <p>h) if connecting to Council's underground drainage system, a reflux valve shall be provided (within the site) over the pipeline discharging from the site to ensure that stormwater from Council drainage system does not surcharge back into the site stormwater system;</p> <p>i) generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150mm diameter. The stormwater must be discharged to the street or to the sewerage system.</p>									
D28	Prior to the commencement of operation, the Applicant must provide full details of any proposed private drainage easements or drainage easements over private land in favour of Council, to Council for approval.									
D29	Groundwater Prior to the commencement of operation, certification from a suitably qualified and experienced professional engineer must be submitted to the Certifying Authority and Council, confirming that the basement has been waterproofed to prevent the entry of all groundwater in the basement level/s and that any required sub-soil drainage systems have been provided in accordance with the conditions of this consent. There must be no dry weather seepage/groundwater flows discharging to Council's street gutter or underground drainage system.									
D30	Structural Inspection Certificate A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the commencement of operation. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s; and c) person/s authorised to, for the life of the development.									

		Stage Triggered / Relevant				PROPOSED	APPROVED	PROPOSED	APPROVED	PROPOSED
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)	Staging Comment (Note - relevant to future stages only, not completed works)
D31	Compliance with Food Code The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the commencement of operation.									
D32	Stormwater Quality Management Plan Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the satisfaction of the Certifying Authority, to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements									
D33	Rainwater Harvesting A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to the commencement of operation.									
D34	Warm Water Systems and Cooling Systems The installation, operation and maintenance of water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and the relevant parts of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.									
D35	Outdoor Lighting The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.									
D36	Signage Way-finding signage and signage identifying the location of staff car parking must be installed prior to the commencement of operation.									
D37	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to the commencement of operation.									
D38	'Do not drink' signage on non-potable water to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to the commencement of operation.									
D39	Operational Waste Management Plan Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must: a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); and c) detail the materials to be reused or recycled, either on or off site.									
D40	Ecologically Sustainable Development Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating unless updated NSW Health Engineering Services Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines, must be provided to the Certifying Authority and the Planning Secretary.									
D41	Landscaping Prior to the commencement of operation, the Applicant must submit a Landscape Management Plan (LMP) prepared by a suitably qualified person, to manage the revegetation and landscaping works on-site. The LMP must: a) detail the species to be planted on-site; b) be consistent with the approved landscape plans as amended by condition B55; c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and d) provide for the planting of 134 trees.									
D42	The Applicant must not commence operation until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.									
D43	Street Trees Prior to occupation of the building, the Applicant is to complete all planting outlined in the street tree planting strategy required by condition B57.									
D44	Site Audit Report and Site Audit Statement Prior to the commencement of operation, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use.									
D45	Consolidation of Lots Prior to commencement of operation, the lots which form the subject site are to be consolidated into one lot. Evidence of the consolidation must be provided to the satisfaction of the Certifying Authority.									
Part E - Post Occupation										
E1	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.									
E2	Community Communication Strategy The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.									
E3	Operational Noise The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio as revised by condition B61.									

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No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Relevant Stage Scope (Approved)	Relevant Stage Scope (Proposed)	Staging Comment (Note - relevant to future stages only, not completed works)	Staging Comment (Note - relevant to future stages only, not completed works)
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.									
E5	Within 12 months of commencement of operation, the Applicant must undertake operational noise monitoring to compare actual noise performance of the development against the noise performance predicted in the Noise and Vibration Impact Assessment, dated 8 August 2018, prepared by Acoustic Studio as revised by the operational noise modelling required by Condition B61, and prepare an Operational Noise Report to document this monitoring. The Report must include, but not be limited to: a) Noise monitoring to assess compliance with the operational noise levels predicted in the revised operational noise modelling required by Condition B61; b) A review of the operational noise levels in terms of the criteria and noise goals established in the Noise Policy for Industry (EPA 2017); c) Sleep disturbance impacts compared to those predicted in the EIS (in full); d) Methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific reference to locations indicative of impacts on sensitive receivers; e) Details of any complaints and enquiries received in relation to operational noise generated by the development between the date of commencement of operation and the date the report was prepared; f) Any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers; g) An assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all mitigation measures; and h) Identification of additional mitigation measures to those required following the revised operational noise modelling as required by Condition B61 with the objective of meeting the criteria outlined in the Noise Policy for Industry (EPA 2017), when these measures would be offered and/or implemented and how their effectiveness would be measured and reported to the Planning Secretary.									
E6	The Applicant must provide the Planning Secretary with a copy of the Operational Noise Report referred to in condition E5 and install any additional noise mitigation measures within one month of completing the operational noise monitoring referred to in (a) above.									
E7	Unobstructed Driveways and Parking Areas All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.									
E8	Loading Dock The loading dock hours of operation are limited to between 7am and 6pm daily.									
E9	Green Travel Plan The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.									
E10	Outdoor Lighting Notwithstanding Condition D35, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.									
E11	Fire safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.									
E12	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D41 for the duration of occupation of the development.									
E13	Hazards and Risk The Applicant must store all chemicals, fuels and oils used on-site in accordance with: a) the requirements of all relevant Australian Standards; and b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.									
E14	In the event of an inconsistency between the requirements of condition E13(a) and E13(b)E13(a), the most stringent requirement must prevail to the extent of the inconsistency.									
E15	Dangerous Goods The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.									