



Social Infrastructure Assessments
Department of Planning, Industry & Environment
GPO Box 39
Sydney NSW 2001

25 September 2019

Ref No: F2019/01392

Attention: Ms Megan Fu

Application number: SSD-10339

Dear Megan,

Re: Randwick City Council submission on the State Significant Development SSD-10339 – Prince of Wales Hospital – Addition to approved Acute Services Building for Health Research Use, Hospital Road Randwick (SSD-10339)

I refer to your letter dated 28 August 2019 seeking comment on the development application (DA) lodged by NSW Health Infrastructure for additions to the approved Acute Services Building (ASB) for Health Research Use at Hospital Road, Randwick.

The proposal involves the construction of a 10-storey addition to the eastern elevation of the approved ASB, with a gross floor area of approximately 5,000sqm for use by UNSW, modifications to the ASB, the lowering of Hospital Road and landscaping works.

Council Officers have reviewed the application and provide the following comments in response. A list of recommended conditions of consent are attached.

Insufficient plans

Council note that the plans provided are unclear and incomplete, particularly in relation to the distance and setback of the proposed addition from other site boundaries and surrounding streets. As such, Council is unable to make a sufficient assessment of the proposal. Notwithstanding this, using the limited information available to us, Council raises the following key issues:

Magill Street access

Council reiterates its position that Magill Street should not be reopened to through traffic in order to protect the amenity of the residential dwellings on its western frontage. This position was outlined in Council's submission to the ASB (SSD-9113), as conditioned on the determination for the ASB (SSD-9113) and outlined in Council's submission on the draft SEARs for the proposed addition to the approved ASB (SSD-10339). Emergency, bike and pedestrian access is to remain, as per the conditioning of SSD-9113.

<p>English</p> <p>If you need help to understand this letter, please come to Council's Customer Service Centre and ask for assistance in your language or you can contact the Telephone Interpreter Service (TIS) on 131 450 and ask them to contact Council on 1300 722 542.</p>	<p>Greek</p> <p>Αν χρειάζεστε βοήθεια για να καταλάβετε αυτή την επιστολή, παρακαλείστε να έρθετε στο Κέντρο Εξυπηρέτησης Πελατών της Δημαρχίας (Council Customer Service Centre) και να ζητήσετε βοήθεια στη γλώσσα σας ή τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διερμηνέων (Telephone Interpreter Service — TIS) τηλ. 131 450 και να ζητήσετε να επικοινωνήσουν με τη Δημαρχία τηλ. 1300 722 542.</p>	<p>Italian</p> <p>Se avete bisogno di aiuto per capire il contenuto di questa lettera, recatevi presso il Customer Service Centre del Municipio dove potrete chiedere di essere assistiti nella vostra lingua; oppure mettetevi in contatto con il Servizio Telefonico Interpreti (TIS) al 131 450 e chiedete loro di mettersi in contatto col Municipio al 1300 722 542.</p>
<p>Croatian</p> <p>Ako vam je potrebna pomoć da biste razumjeli ovo pismo, molimo dodite u Općinski služni centar za klijente (Council's Customer Service Centre) i zatražite pomoć na svom jeziku, ili možete nazvati Telefonsku službu tumača (TIS) na 131 450 i zamoliti njih da nazovu Općinu na 1300 722 542.</p>	<p>Spanish</p> <p>A la persona que necesite ayuda para entender esta carta se le ruega venir al Centro de Servicios para Clientes [Customer Service Centre] de la Municipalidad y pedir asistencia en su propio idioma, o bien ponerse en contacto con el Servicio Telefónico de Intérpretes [“TIS”], número 131 450, para pedir que le comuniquen con la Municipalidad, cuyo teléfono es 1300 722 542.</p>	<p>Vietnamese</p> <p>Nếu quý vị không hiểu lá thư này và cần sự giúp đỡ, mời quý vị đến Trung Tâm Dịch Vụ Hướng Dẫn Khách Hàng của Hội Đồng Thành Phố (Council's Customer Service Centre) để có người nói ngôn ngữ của quý vị giúp hay quý vị có thể liên lạc Dịch Vụ Thông Dịch qua Điện Thoại (TIS) ở số 131 450 và yêu cầu họ liên lạc với Hội Đồng Thành Phố (Council) ở số 1300 722 542.</p>
<p>Polish</p> <p>Jeśli potrzebujesz pomocy w zrozumieniu treści tego pisma, przyjdź do punktu obsługi klientów (Customer Service Centre) przy Radzie Miejskiej i poproś o pomoc w języku polskim, albo zadzwoń do Telefonicznego Biura Tłumaczy (Telephone Interpreter Service — TIS) pod numer 131 450 i poproś o skontaktowanie się z Radą Miejską (Council) pod numerem 1300 722 542.</p>	<p>Indonesian</p> <p>Jika Anda memerlukan bantuan untuk memahami surat ini, silakan datang ke Pusat Pelayanan Pelanggan (Customer Service Centre) Pemerintah Kotamadya (Council) dan mintalah untuk bantuan dalam bahasa Anda, atau Anda dapat menghubungi Jasa Juru Bahasa Telepon (Telephone Interpreter Service - TIS) pada nomor 131 450 dan meminta supaya mereka menghubungi Pemerintah Kotamadya pada nomor 1300 722 542.</p>	<p>Turkish</p> <p>Bu mektubu anlamak için yardıma ihtiyacınız varsa, lütfen Belediye'nin Müşteri Hizmetleri Merkezi'ne gelip kendi dilinizde yardım isteyiniz veya 131 450'den Telefonla Tercüme Servisi'ni (TIS) arayarak onlardan 1300 722 542 numaradan Belediye ile ilişkiye geçmelerini isteyiniz.</p>
<p>Hungarian</p> <p>Amennyiben a levél tartalmát nem érti és segítségre van szüksége, kérjük látogassa meg a Tanácsház Ügyfél Szolgálatát (Customer Service Centre), ahol magyar nyelven kaphat felvilágosítást, vagy hívja a Telefon Tolmaés Szolgálatot (TIS) a 131 450 telefonszámon és kérje, hogy kapcsolják a Tanácsházat a 1300 722 542 telefonszámon.</p>	<p>Czech</p> <p>Jestliže potřebujete pomoc při porozumění tohoto dopisu, navštivte prosím naše Středisko služeb pro veřejnost (Council's Customer Service Centre) a požádejte o poskytnutí pomoci ve vaší řeči anebo zavolejte Telefonní tlumočnickou službu (TIS) na tel. číslo 131 450 a požádejte je, aby oni zavolali Městský úřad Randwick na tel. číslo 1300 722 542.</p>	<p>Arabic</p> <p>إذا أردت مساعدة لفهم هذه الرسالة، نرجوك الحضور إلى مركز خدمة عملاء المجلس وأطلب المساعدة في لغتك، أو يُمكنك الاتصال بخدمة الترجمة الهاتفية (TIS) على هاتف رقم 131 450 وأطلب منهم الاتصال بالمجلس على رقم 1300 722 542.</p>
<p>Chinese</p> <p>如果你需要人幫助你了解這封信的內容，請來市政會顧客服務中心要求翻譯服務，或者與電話傳譯服務（TIS）聯繫，號碼是131 450。請他們幫助你打電話給市政會，號碼是1300 722 542。</p>	<p>Russian</p> <p>Если Вам требуется помощь, чтобы разобраться в этом письме, то, пожалуйста, обратитесь в Муниципальный Центр Обслуживания Клиентов и попросите оказать Вам помощь на Вашем языке или же Вы можете позвонить в Телефонную Службу Переводчиков (TIS) по номеру 131 450 и попросить их связаться с Муниципалитетом по номеру 1300 722 542.</p>	<p>Serbian</p> <p>Ako vam treba pomoć da razumete ovo pismo, molimo vas da dođete do Centra za usluge mušterijama pri Opštini (Customer Service Centre) i zamolite ih da vam pomognu na vašem jeziku, ili možete nazvati Telefonsku prevodilačku službu (TIS) na 131 450 i zamolite ih da vas povežu sa Opštinom na 1300 722 542.</p>

Transport, cycling and accessibility

- Pedestrian access

Additional plans and information is required to show how north-south pedestrian access will be maintained along Hospital Road. It is noted in the Precinct Master Plan Structure Plan (pg. 13 of Design Statement) that there is continual access specified along Hospital Road. It is recommended that this be maintained at all times. As a result of this proposal, pedestrian access between the north and south of Hospital Road is only available via a narrow staircase. This raises Disability Discrimination Act (DDA) compliance issues which are particularly pertinent given the nature of this development as a public hospital. Council requests that further information is provided to specify how DDA compliance will be achieved.

- Cycleway and footpath

Council notes that there will be more concentrated vehicle movements as a result of the closure of Hospital Road. Vehicles previously travelled north-south along the length of Hospital Road but as a result of its closure, more traffic will come in and out at the Barker Street entrance. It is Council's position that mode separation is therefore needed in the form of a separated cycleway along Hospital Road between Magill Street and Barker Street (2.5m wide plus buffer) as well as a continuous footpath. As stated in the traffic report prepared by Arup at Appendix I, walking as a transport mode for staff is highly utilised and there is an excellent opportunity to promote cycling as a mode of transport for staff due to the high number that live within reasonable cycling distances. The provision of a separated cycleway and continuous footpath along Hospital Road between Barker and Magill Street could work to achieve this.

- Wayfinding

Council recommends that pedestrian and cycling wayfinding signage is provided. In particular, wayfinding signage is critical at the north-east corner of the ASB site at the Level 00 primary pedestrian connection in order to ensure that clear disabled access is provided north to south.

- End of trip facilities

Council notes that end of trip facilities are not provided as part of this proposal. In line with NSW Health's commitment to 8% mode shift away from private vehicle use, Council reiterates that high quality end of trip facilities are necessary to support this projected modal shift. Council expects that end of trip facilities are provided in future hospital redevelopment stages and NSW Health meets this commitment to modal shift.

- Short term bicycle parking

It is also noted that a bicycle parking hub is not provided within this proposal or the approved ASB (SSD-9113) but within the existing hospital campus. Council considers that relying on surrounding campus areas for bicycle parking is a poor outcome given the reliance on sustainable travel modes (public and active transport) for access to the proposed development, and in particular the committed 8% mode shift away from private vehicle use. Further, an increase of 5,000sqm of floor space will result in greater demand for bicycle parking. As such, Council recommends that high quality short-term bicycle parking is provided in multiple locations across the ASB site.

Landscaping

Council notes the Landscape Design Report prepared by ASPECT Studios at Appendix E. As planting incorporating feature canopy trees has been shown at the Level 00 primary pedestrian connection from the north, further details must be provided to confirm that both sufficient soil depth and volume will be provided to sustain the trees for their life term. Further to this, Council requests that the Landscape Design Report is amended to include the following information:

- A planting plan and plant schedule that includes proposed species, botanic and common names, pot size at time of planting, quantity, location, dimensions at maturity and any other details required to fully describe the works;
- A schedule showing the number (as a percentage of total) the endemic, native and exotic species that will be used in all new planting;
- A schedule showing the number of new canopy trees to be planted compared to the number of trees to be removed;
- Lighting strategy for paths and gardens to assist with wayfinding and surveillance/security.

Council raises concern about the cumulative loss of trees on the campus site. The proposal requires 7 native trees and 3 native trees to be removed. It is noted that Health Infrastructure is committed to planting trees on the campus as part of the overall Randwick Campus Redevelopment Project, however Council reiterates that there must be no net loss of tree canopy within the campus.

Sustainability

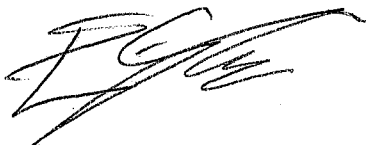
Council notes that the *NSW Government Resource Efficiency Policy* (GREP) prepared by the NSW Office of Environment and Heritage (2019) applies to all general government sector agencies and sets minimum standards for energy, water and air emissions. The policy aims to ensure that NSW Government agencies provide leadership in resource productivity and Council requests that Health Infrastructure consider this policy as part of its design, fit out and ongoing operation.

Council has reviewed the Sustainability Report prepared by Lehr Consultants International (LCI) provided in Appendix J of the EIS and provide the following comments:

- Council notes that the sustainability report for the IASB building uses a 4-star equivalent Green Star rating. Council recommends that the development should achieve a 5-star Green Start rating at a minimum to reflect Australian excellence as a state of the art healthcare facility.
- Council understands that the proposed development has exposed areas that are suitable for the installation of solar panels yet no solar panels are proposed for the development. Council recommends that solar panels should be installed in line with the GREP to offset the electricity requirements for the development.

I trust that Council's comments will be taken into consideration for this proposal. Should you have any questions regarding Randwick City's submission, please contact Timothy Walsh, Environmental Planning Officer, on 9093 6741.

Yours sincerely,



Elena Sliogeris

Coordinator, Strategic Planning

Environmental Health conditions

Please note: *** – please insert the relevant condition numbers as applicable in any future consent.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

1. 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.
2. 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 *** 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
3. 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 ***;
 - (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition ***);
 - (c) Construction Noise and Vibration Management Sub-Plan (see condition ***);
 - (d) Construction Waste Management Sub-Plan (see condition ***);
 - (e) Construction Soil and Water Management Sub-Plan (see condition ***);
 - (f) Aboriginal Cultural Heritage Management Sub-Plan (see condition ***);
 - (g) Flood Emergency Response (see condition ***);

- (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
4. 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.
5. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced noise expert;
 - (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);
 - (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
 - (d) include strategies that have been developed with the community for managing high noise generating works;
 - (e) describe the community consultation undertaken to develop the strategies in condition ***; and
 - (f) include a complaints management system that would be implemented for the duration of the construction.
6. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:
- (a) be prepared by a suitably qualified expert, in consultation with Council;
 - (b) describe all erosion and sediment controls to be implemented during construction;
 - (c) 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.
 - (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);
 - (e) detail all off-Site flows from the Site; and
 - (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).

Operational Noise – Design of Mechanical Plant and Equipment

7. Prior to commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment, dated 5 August 2019 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 5 August 2019, and prepared by Acoustic Studio.

Mechanical Ventilation

8. 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.

Operational Noise

9. 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 5 August 2019, 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.

DURING CONSTRUCTION

Air Quality Discharges

10. 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.

Operation of Plant and Equipment

11. 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.

Construction Noise Limits

12. 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.
13. 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 ***.
14. 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.
15. 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.

Vibration Criteria

16. Vibration caused by construction at any residence or structure outside the site must be limited to:
17. (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
18. (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).
19. 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 ***

PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Mechanical Ventilation

20. 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

Compliance with Food Code

21. 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 and ensure any and all food businesses are registered with the local Council prior to commencing trade.

Warm Water Systems and Cooling Systems

22. 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.

Outdoor Lighting

23. 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.

Site Audit Report and Site Audit Statement

24. 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.

POST OCCUPATION

Operation of Plant and Equipment

25. 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.

Operational Noise

26. 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 5 August 2019 and prepared by Acoustic Studio as revised by condition ***.
27. 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 5 August 2019 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.
28. 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 5 August 2019, prepared by Acoustic Studio as revised by the operational noise modelling required by Condition ***, 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 ***;
 - (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 *** 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.

29. The Applicant must provide the Planning Secretary with a copy of the Operational Noise Report referred to in condition *** and install any additional noise mitigation measures within one month of completing the operational noise monitoring referred to in (a) above.

Loading Dock

30. The loading dock hours of operation are limited to between 7am and 6pm daily.

Outdoor Lighting

31. Notwithstanding Condition ***, 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.