Appendix 1 – Staging Matrix

		NOT CONSTRUCTION STAGING												POST-	
		APPLICABLE	1	2	3	4	5	6	7	8	9	10	11	12	CONSTRUCTION &
	DADE A ADMINISTRAÇÃO A TRAVER GOA IDATE A CAMBRIANTO A CA														OPERATION
	PART A ADMINISTRATIVE CONDITIONS														
	Obligation to Minimise Harm to the Environment														
A1	A1. In addition to meeting the specific performance measures		X	X	X	X	X	X	X	X	X	X	X	X	X
	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.														
4.2	Terms of Consent		17	17	17	17	17	17	37	17	37	37	37	37	37
A2	A2. The development may only be carried out:		X	X	X	X	X	X	X	X	X	X	X	X	X
	(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 (RtS), Supplementary Response to Submissions (SRtS) and the Environmental Management and Mitigation														
	Measures in Appendix 3; and														
	(d) in accordance with the approved plans in the table below:														
A3	A3. Consistent with the requirements in this consent, the		X	X	X	X	X	X	X	X	X	X	X	X	X
AS	Planning Secretary may make written directions to the Applicant in		Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	A
	relation to:														
	(a) the content of any strategy, study, system, plan, program,														
	review, audit, notification, report or correspondence submitted														
	under or otherwise made in relation to this consent, including														
	those that are required to be, and have been, approved by the														
	Planning Secretary;														
	(b) any reports, reviews or audits commissioned by the Planning														
	Secretary regarding compliance with this approval; and														
	(c) the implementation of any actions or measures contained in														
	any such document referred to in (a) above.														

		1													
A4	A4. The conditions of this consent and directions of the Planning		X	X	X	X	X	X	X	X	X	X	X	X	X
	Secretary prevail to the extent of any inconsistency, ambiguity or														
	conflict between them and a document listed in condition														
	A2(c)orA2(d). In the event of an inconsistency, ambiguity or														
	conflict between any of the documents listed in condition														
	A2(c)andA2(d), the most recent document prevails to the extent of														
	the inconsistency, ambiguity or conflict.														
	Limits of Consent		X	X	X	X	X	X	X	X	X	X	X	X	X
A5	A5. This consent lapses five years after the date of consent	X													
	unless work is physically commenced.														
A6	A6. The temporary building "Tweed Valley Skills Centre' must											X			
	be removed within one year of completion of the construction														
	works pursuant to this development consent and the area														
	reinstated with landscaping as per the approved Landscape Plans in														
	Condition A2.														
A7	A7. The maximum gross floor area of the new hospital building,		X	X	X	X	X	X		X	X		X	X	
	and the Health Hub must be limited to approximately 65,050														
	square meters.														
	Prescribed Conditions														
A8	A8. The Applicant must comply with all relevant prescribed		X	X	X	X	X	X	X	X	X	X	X	X	X
	conditions of development consent under Part 6, Division 8A of														
	the EP&A Regulation.														
	Planning Secretary as Moderator														
A9	A9. In the event of a dispute between the Applicant and a public	X													
	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 is binding on the														
	parties.														
	Evidence of Consultation			1			1								
A10	A10. Where conditions of this consent require consultation with		X	X	X	X	X	X	X	X	X	X	X	X	X
1110	an identified party, the Applicant		1	11	1	11	11	11	11	11	1	**	11	11	
	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.														
	the matters not resorved.		<u> </u>]						

	Staging													
A11	A11. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	X	X	X	X	X	X	X	X	X	X	X	X	X
A12	A12. A Staging Report prepared in accordance with condition A11 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	X	X	X	X	X	X	X	X	X	X
A13	A13. 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	X	X	X	X	X	X	X	X	X	X
A14	A14. Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report. Staging, Combining and Updating Strategies, Plans or	X	X	X	X	X	X	X	X	X	X	X	X	X
A15	Programs "A15. The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description "	X	X	X	X	X	X	X	X	X	X	X	X	X

	is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).													
A16	A16. Any strategy, plan or program prepared in accordance with condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	X	X	X	X	X	X	X	X	X	X	X	X	X
A17	A17. If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	X	X	X	X	X	X	X	X	X	X	X	X	X
A18	A18. Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing. Structural Adequacy	X	X	X	X	X	X	X	X	X	X	X	X	X
A19	A19. 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. External Walls and Cladding	X	X	X	X	X	X		X	X	X	X	X	
A20	A20. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	X	X	X	X	X	X		X	X	X	X	X	X

	Design and Construction for Bush Fire														
A21	A21. New construction must comply with Sections 3 and 5 (BAL		X	X	X	X	X	X	X	X	X	X	X	X	X
	12.5) Australian Standard AS3959- 2009 Construction of buildings														
	in bushfire-prone areas or NASH Standard (1.7.14 updated)														
	National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of														
	Planning for Bush Fire Protection 2006.														
	Applicability of Guidelines														1
A22	A22. References in the conditions of this consent to any guideline,	X													
ALL	protocol, Australian Standard or policy are to such guidelines,	Λ													
	protocols, Standards or policies in the form they are in as at the														
	date of this consent.														
A23	A23. Consistent with the conditions of this consent and without	X													
1120	altering any limits or criteria in this consent, the Planning	11													
	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.														
	Monitoring and Environmental Audits														
A24	A24. Any condition of this consent that requires the carrying out		X	X	X	X	X	X	X	X	X	X	X	X	X
	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. Access to Information			1		-	1	1			<u> </u>	1	1		
A25	Access to information A25. At least 48 hours before the commencement of construction		X	X	X	X	X	X	X	X	X	X	X	X	
A25	until the completion of all works		Λ	^	Λ	Λ	^	Λ	Λ	Λ	^	Λ	Λ	Λ	
	under this consent, or such other time as agreed in writing by the														
	Planning Secretary, the Applicant must:														
	(a) make the following information and documents (as they are														
	obtained or approved) publicly available on its website:														
	(i) the documents referred to in condition A2 of this consent;														
	(ii) all current statutory approvals for the development;														

	 (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent 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. 													
A26	A26. The Applicant must ensure that all of its employees,	X	X	X	X	X	X	X	X	X	X	X	X	X
	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. Incident Notification, Reporting and Response		1						1		1			
A27	A27. The Planning Secretary must be notified in writing to	X	X	X	X	X	X	X	X	X	X	X	X	
A41	compliance@planning.nsw.gov.au	/ A	/ A	1	1	1	/ X	/ 1	1	11	1	1	/ 1	
	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.													
A28	A28. Subsequent notification must be given, and reports submitted	X	X	X	X	X	X	X	X	X	X	X	X	
	in accordance with the requirements set out in Appendix 2 .													
	Non-Compliance Notification													
A29	A29. The Planning Secretary must be notified in writing to	X	X	X	X	X	X	X	X	X	X	X	X	X
	compliance@planning.nsw.gov.au within													
	seven days after the Applicant becomes aware of any non-													
	compliance. The Certifier must also notify the Planning Secretary													
	in writing to compliance@planning.nsw.gov.au within seven days													
	after they identify any non-compliance.													

A30	A30. 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	X	X	X	X	X	X	X	X
A31	A31. A non-compliance which has been notified as an incident	X													
	does not need to also be notified as a non-compliance.														
	Revision of Strategies, Plans and Programs			<u> </u>											
A32	A32. Within three months of: (a) the submission of a compliance report under condition A35; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C44; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed		X	X	X	X	X	X	X	X	X	X	X	X	X
A33	A33. If necessary, to either improve the environmental performance of the development, cater for a Planning Secretary and the Certifier must be notified in writing that a review is being carried out. Modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development. Completion of Stage 1 Works		X	X	X	X	X	X	X	X	X	X	X	X	X
A34	A34. The Applicant must notify the Department in writing of the	X													
1137	timing of completion of the Stage 1 works under SSD-9575.	11													
	Compliance Reporting			1	+										
A35	A35. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements.														X
A36	A36. Compliance Reports must be submitted to the Department in accordance with the timeframes														X

	set out in the Compliance Reporting Post Approval Requirements,													
	unless otherwise agreed by the Planning Secretary.													
A37	A37. The Applicant must make each Compliance Report publicly													X
	available 60 days after submitting it to the Planning Secretary.													
A38	A38. Notwithstanding the requirements of the Compliance													X
	Reporting Requirements, the Planning Secretary may approve a													
	request for ongoing annual operational compliance reports to be													
	ceased, where it has been demonstrated to the Planning Secretary's													
	satisfaction that an operational compliance report has													
	demonstrated operational compliance.													
	PART B PRIOR TO COMMENCEMENT OF													
	CONSTRUCTION													
	Notification of Commencement													
B1	B1. The Applicant must notify the Planning Secretary in writing	X	X	X	X	X	X	X	X	X	X	X	X	X
	of the dates of the intended													
	commencement of construction and operation at least 48 hours													
	before those dates.													
B2	B2. If the construction or operation of the development is to be	X	\boldsymbol{X}	\boldsymbol{X}	\boldsymbol{X}	\boldsymbol{X}	\boldsymbol{X}	\boldsymbol{X}	X	X	X	X	X	X
	staged, the Planning Secretary must													
	be notified in writing at least 48 hours before the commencement													
	of each stage, of the date of commencement and the development													
	to be carried out in that stage.													
	Certified Drawings													
В3	B3. Prior to the commencement of construction for a relevant	X	X						X	X	X	X	X	
	construction stage, the Applicant must													
	submit to the satisfaction of the Certifier structural drawings													
	prepared and signed by a suitably qualified practising Structural													
	Engineer that demonstrates compliance with this development													
	consent.													
	External Walls and Cladding													
B4	B4. Prior to the commencement of construction for a relevant			X	X	X			X	X	X	X	X	
	construction stage, the Applicant must													
	provide the Certifier with documented evidence that the products													
	and systems proposed for use or used in the construction of													
	external walls, including finishes and claddings such as synthetic													
	or aluminium composite panels, comply with the requirements of													
	the BCA. The Applicant must provide a copy of the													
	documentation given to the Certifier to the Planning Secretary													
	within													
	seven days after the Certifier accepts it.	-	-	-			-							
	Protection of Public Infrastructure													

B5	B5. Prior to the commencement of construction, the Applicant	X	X					X						
	must update the pre-construction													
	dilapidation report for public infrastructure, submitted for Stage 1													
	works of SSD-9575. The report must													
	(a) consult with the relevant owner and provider of any													
	additional services that are likely to													
	be affected by the proposed works under this development consent													
	(in addition to the Stage 1 works under SSD-9575) to make													
	suitable arrangements for access to, diversion, protection and													
	support of the affected infrastructure;													
	(b) include an additional dilapidation report (or update the Stage													
	1 dilapidation report for public infrastructure) identifying the													
	condition of all additional public infrastructure in the													
	vicinity of the Site (including roads, gutters and footpaths); and													
	(c) submit a copy of the updated dilapidation report to the													
	Planning Secretary, Certifier and													
	Council.													
	Pre-Construction Dilapidation Report	X	X					X						
B6	B6. Prior to the commencement of construction, the Applicant													
	must update the pre-construction dilapidation report submitted for													
	Stage 1 works of SSD-9575. The report must:													
	(a) include all the detailed submitted with the pre-construction													
	dilapidation report for Stage 1 works of SSD-9575; and													
	(b) provide an accurate record of the existing condition of any													
	additional adjoining private properties, and Council assets that are													
	likely to be impacted by the proposed works that													
	are subject of this development consent (including the Tweed													
	Coast Road / Cudgen Road intersection).													
	The updated pre-construction dilapidation report must be													
	submitted to Council and the Certifier.													
	Unexpected Contamination Procedure													
B7	B7. Prior to the commencement of construction, the Applicant	X	X	X	X	X	X	X	X	X	X	X	X	X
	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 B13 and where													
	any material identified as contaminated is to be disposed off-site,													
	the disposal location and results of testing submitted to the													
	Planning Secretary for information prior to its removal from the													
	Site.	<u> </u>				ļ								
	Community Communication Strategy													

B8	B8. No later than two weeks before the commencement of	X	X	X	X	X	X	X	X	X	X	X	X	X
	construction, a Community													
	Communication Strategy must be submitted to the Planning													
	Secretary for information. The Community Communication													
	Strategy must include the details of Stage 1 of SSD-9575 and any													
	additional community communication strategies needed for the													
	works subject of this development consent (including the Tweed													
	Coast Road / Cudgen Road intersection works).													
	(a) The additional strategies must identify people to be consulted													
	(the relevant Council and													
	the community including adjoining affected landowners and													
	businesses, and others directly impacted by the development)													
	during the design and construction phases and for a minimum of													
	12 months following the completion of construction;													
	(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.													
	Ecologically Sustainable Development													
B9	B9. Prior to the commencement of construction, unless otherwise	X	X	X	X	X	X	X	X	X	X	X	X	X
1	agreed by the Planning Secretary,													
	the Applicant must demonstrate that ESD is being achieved by													
	either:													
	(a) registering for a minimum 4-star Green Star rating with the													
	Green Building Council													
	Australia and submit evidence of registration to the Certifier; or													
	(b) seeking approval from the Planning Secretary for an													
	alternative certification process.							1						
	Outdoor Lighting				1	1	<u> </u>	<u> </u>			L			
B10	B10. Prior to commencement of lighting installation, evidence			X	X	X	X	X	X	X	X	X	X	
	must be submitted to the satisfaction of													

B11	the Certifier that all outdoor lighting within the Site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting. Reflectivity B11. The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report / statement demonstrating consistency with this requirement will be submitted to the satisfaction of the certifier prior to commencement of construction of the above ground works for the new hospital building, multi-deck carpark or the Health Hub.			X	X	X			X	X	X	X	X	
D10	Environmental Management Plan Requirements	37				-	1	-		-				
B12	B12. 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:	X												

	 (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 / update of the plan and any updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. Construction Environmental Management Plan 													
B13	B13. Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (c) Construction Noise and Vibration Management Sub-Plan (see condition B16); (d) Construction Waste Management Sub-Plan (see condition B18); (f) Flood Emergency Response Sub-Plan (see condition B19); (g) Construction Air Quality Management Sub-Plan (condition B20);	X	X	X	X	X	X	X	X	X	X	X	X	

	(h) be consistent with the CEMP of Stage1 of SSD-9575; (i) details of location of protective fencing (exclusion fence) to protect the vegetation on the Site, identified for retention in the approved plans in condition A2; (j) an unexpected finds protocol for contamination and associated communications procedure; (k) details to demonstrate that the proposed exclusion fence on the Site would not impinge on species movement within the Site and the adjoining 'Coastal wetlands' during the construction works; (l) an unexpected finds protocol for contamination and associated communications procedure; (m) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure including recommendations for works within the Tweed Coast Road / Cudgen Road intersection; (n) procedures to protect the retained stone walls on the Site identified in the Historical Heritage Assessment Report prepared by Niche Environment and Heritage dated 23 September 2019; (o) 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) mitigation measures against mosquitos and biting insects for construction workers and measures to minimise mosquito breeding on the existing sediment basins, where feasible and ensuring the correct function of the basins and protection of the surrounding environment.													
B14	B14. The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	X	X	X	X	X	X	X	X	X	X	X	X	
B15	B15. A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) details that are consistent with the CTPMSP approved for the Stage 1 works pursuant to development consent SSD-9575; (b) be prepared by a suitably qualified and experienced person(s);	X	X	X	X	X	X	X	X	X	X	X	X	

(c) be prepared in consultation with Council and	TfNSW;			
(d) demonstrate that all construction vehicles can				
the Site in a forward				
direction;				
(e) demonstrate that the swept path of the longes	vehicle			
entering and exiting the Site in				
association with the construction works, would be i	n accordance			
with AUSTROADS; (f) detail the measures to be				
to ensure road safety and network efficiency	1			
during construction in consideration of potential im	pacts on			
general traffic, cyclists and pedestrians, bus service				
moving agricultural vehicles using the same road n				
construction vehicles;				
(g) include a procedure for identifying additional	impacts and			
recording the duration of the impacts and measures				
mitigate any associated general traffic, public trans				
and cyclist impacts;				
(h) include a procedure to manage the movement	of slow-			
moving agricultural vehicles (tractors etc.) on Twe	ed Coast Road			
and Cudgen Road along with the construction traffi	2			
(specifically heavy vehicles);				
(i) detail heavy vehicle routes (including separat	e access routes			
for vehicles entering and				
leaving the Site), access and parking arrangements				
demonstrate that all heavy vehicles routes would b				
regional roads only (such as Tweed Coast Road) pr				
Cudgen Road, and not via any of the local roads wi	thin the			
Kingscliff urban area;				
(j) includes details that specify that the total num				
two-way movements for heavy vehicles are restrict				
vehicles per hour (average) as identified in the Stag				
Impact Assessment prepared by Bitzios dated 23/09				
(k) include details to demonstrate that all heavy v				
/ from the Site would occur outside of the identifie	morning peak			
period (8am – 9am) and afternoon peak period				
(2:45pm – 4:15pm) except circumstances (such as of				
of concrete pouring) where evidence is provided to	the Planning			
Secretary and	·			
(I) include a Traffic Control Plan (TCP) to mana				
closures and the works within the Cudgen Road an	u Tweed Coast			
Road reserve.				

B16	B16. The Construction Noise and Vibration Management Sub-	X	X	X	X	X	X	X	X	X	X	X	X	
210	Plan (CNVMSP) must address, but not be limited to, the													
	following:													
	(a) be prepared by a suitably qualified and experienced noise													
	expert;													
	(b) provide details of construction noise management procedures													
	within the Site, Cudgen													
	Road signalised intersection and the Tweed Coast Road / Cudgen													
	Road intersection upgrade site;													
	(c) provide details of all the residential and non-residential													
	receivers in Catchments A, B and C, the Kingscliff TAFE and													
	Kingscliff High School as identified in the Noise and Vibration													
	Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by													
	JHA dated 19 September 2019;													
	(d) describe procedures for achieving the noise management													
	levels in EPA's Interim Construction Noise Guideline (DECC,													
	2009) and the relevant provisions of Australian													
	Standard 2436 - 2010 Guide to Noise Control on Construction and													
	Maintenance and Sites, at all identified receivers;													
	(e) incorporate all reasonable and feasible noise mitigation													
	measures and construction methods (where feasible) during the													
	proposed construction works so that the project													
	specific construction noise management levels (NMLs) at all the													
	identified receivers (B16(c)), for standard construction hours													
	(airborne) as identified in Section 6.5.2 of the Noise and Vibration													
	Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by													
	JHA dated 19 September 2019, be maintained ();													
	(f) identify the construction activities (including works within													
	the Tweed Coast Road / Cudgen Road intersection upgrade site) with the associated													
	predicted construction noise													
	levels, that would exceed the NMLs and reach or exceed the													
	Highly Affected Noise Level of 75dB(A) LAeq(15min), at the													
	identified the residential and non-residential receivers in													
	Catchments A / B / C, Kingscliff TAFE and Kingscliff High													
	School;													
	(g) describe the management and mitigation measures to be													
	implemented when the predicted construction noise levels for the													
	above construction activities (exceed 75dB(A)													
	LAeq(15min) at the residential and non-residential receivers in													
	Catchments A / B / C, Kingscliff TAFE and Kingscliff High													
	School, including (but not limited to):													

B17	(i) proposing suitable location of the noise generating equipment so that the predicted construction noise levels at the residential and non-residential receivers in Catchments A / B / C can be lowered; (ii) intra-day respite periods (such as one hour of respite every three hours or exclusion of such works on the Saturdays); (iii) scheduling of the noisy activities outside the sensitive times of the day and specific periods of the year; (iv) equipment-specific temporary screening for noisy equipment or use of noise control measures in AS-2436; and (v) use of noise shields where feasible; (h) include details of noise monitoring procedures and the location of the loggers on the eastern and southern boundaries of the Site, and at the Tweed Coast / Cudgen Road intersection, facing the sensitive receiving catchments, to record the noise levels generated by the construction activities, and to ensure that appropriate notification occurs in the event that the construction noise level exceeds 75dB(A) LAeq(15min) at a receiver, so that mitigation measures can be incorporated on the Site at that time; (i) provide details of the surveys of each of the key vibration generating activity / equipment and the predicted vibration levels of the equipment; (j) include details of vibration monitoring techniques to be implemented when vibration levels exceed the prescribed criteria identified in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019; (k) include strategies that have been developed with the community (specifically residents in Catchments A and B), Kingscliff TAFE and Kingscliff High School for managing high noise and vibration generating works, especially during the Tweed Coast Road / Cudgen Road intersection upgrade works; (l) describe the community consultation undertaken to develop the strategies in condition B16(g); and (m) include details of a complaints management system that would be implemented for the duration of the construction.	X	X	X	X	X	X	X	X	X	X	X	X	
BI/	must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and		A	Α	A	A	Α	A	Λ	A	A	Λ	Α	

	(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													
D10	commencement of construction.	77	7.7	***	77	**	77	***	77	**	77	77	***	
B18	B18. The Applicant must prepare a Construction Soil and Water	X	X	X	X	X	X	X	X	X	X	X	X	
	Management Plan (CSWMSP) and the plan must address, but not													
	be limited to the following:													
	(a) be prepared by a suitably qualified expert;													
	(b) be consistent with the CSWMP prepared for the Stage 1													
	works of SSD-9575;													
	(c) describe all erosion and sediment control measures to be													
	implemented during													
	construction, generally in accordance with:													
	(i) RBG-CV-DWG-RIE-81-300 Rev 2 - Erosion and Sediment													
	Control Plan dated													
	12/09/2019;													
	(ii) the publication Managing Urban Stormwater Soils and													
	Construction, 4th Edition													
	published by Landcom ('Blue Book');													
	(iii) the measures proposed in Stormwater Management Plan													
	Issue E prepared by													
	Robert Bird Group dated 19 September 2019; and													
	(iv) the recommendations in Section 3.2.4 of the Stage 2 SSD													
	Biodiversity Assessment													
	Report prepared by Greencap dated September 2019 (BDAR).													
	(d) 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 (if any);													
	(e) 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);													
	(f) detail all off-site flows from the Site; and													
	(g) 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;													
	(h) include details of all off-site flows from the Site to													
	demonstrate that the peak flows from the Site into the wetland do													

	not exceed the pre-development flows during construction works; (i) include details of maintenance and monitoring programme in relation to the four sediment basins (stormwater retention and water quality treatment devices), recording and reporting details, relevant contact information and Work Health and Safety requirements to ensure that the proposed stormwater quality measures remain effective for the duration of Stage 2 works; (j) management measures for cane toad Rhinella marina around sediment basins during construction works in accordance with the Stage 2 Biodiversity Management Plan prepared by Greencap dated September 2019 (as updated by conditions of this development consent) (Stage 2 BMP); (k) monitoring methods for aquatic weeds (particularly salvinia molesta) in sediment basins in accordance with the recommendations of Stage 2 BMP; (l) provide details of the water quality monitoring techniques to be adopted to ensure that the pre-development water quality levels are maintained (except large flood events including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI) during construction works. The water quality monitoring locations and targets must comply with the recommendations of the BDAR; and (m) details of a water quality monitoring program including periodic review programs;													
B19	B19. 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 Guidelines (EESG); (c) include details of: (i) the flood emergency responses for the construction phase of the development; (ii) flood warning time and flood notification; (iii) assembly points and evacuation routes; (iv) evacuation and refuge protocols; and (v) awareness training for employees and contractors, and students.	X	X	X	X	X	X	X	X	X	X	X	X	
B20	B20. The Construction Air Quality Management and Dust Management Sub-Plan (CAQDMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation	X	X	X	X	X	X	X	X	X	X	X	X	

	with Council;														\neg
	(b) be consistent with the air quality and dust control measures														
	adopted in the Stage 1														
	CAQDMSP for SSD-9575;														
	(c) describe the measures that would be implemented on Site to														
	ensure:														
	(i) the control of air quality and odour impacts of the														
	Development, in particular, during rock crushing and piling														
	activities;														
	(ii) that these controls remain effective over time;														
	(iii) that all reasonable and feasible air quality management														
	practice and measures are														
	employed, with specific reference to the rock crushing and piling														
	activities;														
	(iv) the air quality impacts are minimised during adverse														
	meteorological conditions or														
	extraordinary events such as bushfires, prescribed burning, dust														
	storms, sea fog, fire incidents or any other activity agreed by the														
	Planning Secretary; and														
	(v) compliance with the relevant conditions of this consent.														
	(d) include performance objectives for monitoring dust and														
	ensuring no off-site air quality														
	impacts to users of Kingscliff TAFE, and nearby residences and														
	other businesses;														
	(e) includes an air quality monitoring program that:														
	(i) is capable of evaluating the performance of the construction														
	works;														
	(ii) includes a protocol for determining any exceedances of the														
	relevant conditions of														
	consent and responding to complaints;														
	(iii) adequately supports the air quality performance objectives;														
	and														
	(iv) evaluates and reports on the effectiveness of air quality														
	management for the construction works.														
	(f) details on monitoring weather conditions and														
	communicating changing conditions to the workforce.														
B21	B21. A Driver Code of Conduct must be prepared and		X	X	X	X	X	X	X	X	X	X	X	X	
	communicated by the Applicant to heavy vehicle drivers and must														
	address the following:														
	(a) minimise the impacts of earthworks and construction on the														
	local and regional road														
	network;														
															 _

	(b) minimise conflicts with other road users;													
	(c) minimise road traffic noise; and													
	(d) ensure truck drivers use specified routes.													
	Construction Parking													
B22	B22. Prior to the commencement of construction, the Applicant	X	X	X	X	X	X	X	X	X	X	X	X	
	must provide sufficient parking													
	facilities on-site, including for heavy vehicles and for site													
	personnel, to ensure that residential streets and nearby public													
	carparks are not utilised for any vehicle parking associated with													
	construction of the project.													
	Road and Intersection Works													
B23	B23. Prior to the commencements of the relevant roadworks			X	X	X		X						
	pursuant to this development consent,													
	the Applicant must:													
	(a) submit detailed design and engineering plans to the													
	satisfaction of Council or TfNSW													
	(RMS) and provide a copy to the Certifier and the Planning													
	Secretary for information;													
	(b) prepare design plans for the intersection upgrade for Tweed													
	Coast Road / Cudgen Road													
	and the signalised vehicular access to the Site from Cudgen Road,													
	generally in accordance with the following and Council's													
	Development Design and Construction Specifications:													
	(c) provide details to demonstrate that the Tweed Coast Road /													
	Cudgen Road upgrade works are consistent with Council's plans													
	for the four-lane upgrade of Tweed Coast Road,													
	unless otherwise agreed with Council;													
	(d) provide details to demonstrate that all proposed works for													
	Tweed Coast Road / Cudgen													
	Road intersection recommended in the Stage 2 Traffic Impact													
	Assessment prepared by Bitzios dated 23/09/2019 are													
	incorporated;													
	(e) provide any additional details for vehicular access points to													
	the Site from Cudgen Road or Cudgen Road / Turnock Street													
	roundabout;													
	(f) include details of additional works as necessary to ensure:													
	(i) the northern side of Cudgen Road along the entire Site													
	frontage is upgraded to an													
	urban road with kerb and gutter, street lighting, drainage, signage													
	and line marking;													
	(ii) the existing pathway along the Site's frontage to Cudgen													
	Road and Turnock Street is upgraded to a 2.5metre wide share													

	pathway facilitating pedestrian, cycle and mobility scooter access; (iii) provision of all-weather shelters and seating at the two bus bays in accordance with Council and TfNSW requirements; (iv) details of all associated stormwater works, sediment and erosion control measures, relocation of any existing services and installation of new service conduits (as necessary) to facilitate the proposed roadworks; (v) details of location of electrical reticulation plans clearly identifying the location of streetlights, underground cables and other electrical infrastructure including transformers and substations (if any); and (vi) details of line marking and signage generally in accordance with the wayfinding signage plans in condition A2 and in accordance with Austroads Road Design Guide; (g) include copies of all compliance certificates relied upon, details of roadwork furnishings and Traffic Control Plans; and (h) include a detailed design Road Safety Audit (RSA) of the proposed pedestrian facility improvements and bus stop arrangements on Cudgen Road. Where necessary, the design plans must be amended to address any deficiencies identified by the RSA.									
B24	B24. A separate construction certificate application under section 138 of the Roads Act 1993, is required to be submitted to Council to obtain approval for the road works outside the boundary of the Site.			X			X	X	X	
B25	B25. Traffic signal traffic facilities must be designed to meet the requirements of TfNSW (RMS). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of associated roadworks. Note: Applications to TfNSW for traffic signals are to be demonstrate appropriate consultation with Ambulance NSW, as required.		X	X	X		X			
	Public Domain Works									
B26	B26. Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier, two weeks prior to commencement of that stage of work.		X	X	X	X	X			

	Operational Noise – Design of Mechanical Plant and										
B27	Equipment B27. Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report.		X	X	X	X		X	X	X	
	Landscaping										
B28	B28. Prior to the commencement of construction of the landscape works on the Site, the Applicant must update the approved Landscape Plans in condition A2, to the satisfaction of the Planning Secretary. The updated landscape plans must: (a) include the provision of additional large canopy trees (reaching a mature height of at least 25m) / or replace proposed smaller sized trees with larger canopy trees, on all sides of the new hospital building (where feasible), to screen and soften views of the building from all directions. Particular consideration should be given to providing canopy trees: (i) within the vegetative buffers; (ii) along most of the remainder of the western boundary, subject to Asset Protection Zone (APZ) requirements; (iii) to the north of the building on the upper slopes, subject to APZ requirements; and (iv) to the east and south-east of the building such as throughout the car parking areas; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site including identification of the location of each species / planting on the plans; (c) include additional photomontages to indicatively demonstrate that the proposed canopy tree planting on the edges of the new hospital building and within the vegetative buffer would suitably assist to soften, filter and / or screen the development from the public domain (where feasible while complying with requirements of B28(f)); Note: It is acknowledged that photomontages are indicative and cannot account for natural variation in tree growth/shape over					X		X	X		

	time.									
	(d) include species indigenous to the local area, complying with									
	the recommendations of the Stage 2 BMP, and provide similar									
	outcomes for koala food tree provision as compared to the									
	approved landscaped plans;									
	(e) provide advanced plantings of all canopy trees with a pot									
	container of 100 litres or greater;									
	(f) comply with the principles of the current version of Planning									
	for Bush Fire Protection; and (g) outline measures to maintain									
	vegetation and replace vegetation as necessary.									
	Operational Car Parking and Service Vehicle Layout									
B29	B29. Prior to the commencement of construction of each car			Ŋ	(X	X	
	parking / bicycle parking areas or									
	facilities (including provisions of access / driveways), compliance									
	with the following requirements must be submitted to the									
	Certifier:									
	(a) all vehicles are capable of entering and leaving the Site in a									
	forward direction;									
	(b) the swept path of the longest vehicle entering and exiting the									
	car parking areas is in									
	accordance with latest version of AS 2890.2;									
	(c) the layout, and design of all on-site car parking and drop-off									
	and pick-up spaces comply									
	with latest versions of AS2890.1 and AS 2890.6 (for disabled									
	parking spaces);									
	(d) the layout, design and security of bicycle facilities comply									
	with the minimum requirements									
	of AS 2890.3:2015 Parking facilities - Bicycle parking, and are									
	located in easy to access, well-lit areas that incorporate passive									
	surveillance; and									
	(e) accessible parking spaces are provided in accordance with									
	Part D3 of the Building Code of Australia and located near									
D20	necessary medical services.			,	7			v	v	
B30	B30. The car parking design plans for car parking / bicycle parking areas or facilities must demonstrate that at the			7	1			X	X	
1	commencement of operation of the new hospital building:									
	(a) a minimum of 1201 on-site car parking spaces (within the									
	multi-deck carpark and the at									
	grade car park) are provided on the Site; and									
1	(b) 23 drop-off / pick-up bays are provided on the Site.									
	Biodiversity Management Plan (BMP)									
	Dioditeisty Management Lian (DML)	1				1	1	l	l	

D21	I Dat Di i di Gi	77	77	77	**	77	***	**	7.7	77	**	7.7	**	
B31	B31. Prior to commencement of any construction the Stage 2	X	X	X	X	X	X	X	X	X	X	X	X	
	BMP must be updated to the													
	satisfaction of the Planning Secretary to include the following													
	commitments:													
	(a) deletion of the recommendation to introduce Duckweed and													
	Azolla to supress the growth													
	of Salvinia;													
	(b) define the areas of 'environmental conservation';													
	(c) describe how pet animals would be restricted with an on-													
	leash control;													
	(d) include responsibilities for the Mitchell's Rainforest Snail													
	both during and post													
	construction works; and													
	(e) include salvage measures for animals that could be impacted													
	by the dam infill works.													
	Heritage Interpretation Plan													
B32	B32. Prior to the commencement of landscape works on the site,						X			X		X		
	the Applicant must submit a													
	Heritage Interpretation Plan to the satisfaction of the Planning													
	Secretary. The plan must be													
	prepared in accordance with the Interpretation Strategy prepared													
	by Niche Environment and Heritage and dated 23 September 2019													
	and must:													
	(a) be prepared by a suitably qualified and experienced expert in													
	consultation with the local													
	South Sea Islander Community;													
	(b) where appropriate include engagement of local South Sea													
	Islander and community artists													
	to assist with development of the interpretation material in a													
	culturally appropriate manner;													
	(c) outline all interpretation measures to be implemented that													
	acknowledges the Site's heritage; and													
	(d) provide details of any associated physical works including													
	any relocation of previously removed drystone walls into the													
	landscaping scheme and provide updated landscape plans													
	accordingly.													
	Pedestrian Amenity													
B33	B33. Prior to the commencement of construction of the landscape						X			X		X		
	works on the site, the Applicant													
	must submit the plans for an all-weather covered pedestrian access													
	between the multideck carpark building and the new hospital													
		•	•		•	-							•	

	building (except where there is a conflict with vehicular access or			1							
	pedestrian crossings), to the satisfaction of the Certifier.										
D24	Proposed Helipad Design			**		77					
B34	B34. Prior to the construction of the proposed helipad, a report		X	X	X	X	X				
	prepared by a suitably qualified and										
	experienced aviation professional must be submitted to the										
	satisfaction of the Certifier 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 operation of onshore										
	Helicopter Landing Sites and other relevant National and										
	International guidelines.										
	Pump Station										
B35	B35. Prior to commencement of the works in relation to the		X								
	construction of the proposed pumping										
	station, the Applicant must lodge an application with Council to										
	install / operate an on-site sewage management system (pump										
	station) under section 68 of the Local Government Act 1993. The										
	application must include copies of detailed hydraulic design report										
	certified by a qualified hydraulic engineer and include the										
	following:										
	(a) system type and specifications including pump-well volume,										
	pump specifications and										
	rising main size, length and location (sized for industrial /										
	commercial developments);										
	(b) details of operation and maintenance of the system with a										
	confirmation that the pump unit										
	would be owned, operated and maintained by the Applicant; (c)										
	details to demonstrate that the pumps are:										
	(i) limited to a maximum discharge of 35 litres/second to										
	Council's sewerage system;										
	(ii) designed to pump a minimum of less than every eight hours to										
	reduce the septicity in										
	the pump well and rising mains;										
	(iii) constructed in a flood proof well with electrical equipment										
	located above the Probable										
	Maximum Flood (PMF) level and outside the area marked as										
	Coastal wetlands; (iv) designed for the sewer pressure systems to										
	comply with the Water Services										
	Association (WSA) of Australia's Pressure Sewerage Code of										
	Australia WSA07-2007; and										
	(v) designed to have at least 24 hours of Average Dry Weather										

	Flow (ADWF) emergency storage capacity within the system, or								
	hours of storage equivalent to the operating hours of the property								
	per day.								
	Appropriate application fees must be paid to Council and an								
	appropriate application rees must be paid to Council and an approval obtained prior to the commencement of the above works.								
	Water and Wastewater Infrastructure								
Dac		+ + +	,	-					
B36	B36. The water and sewer infrastructure work and connections are	λ							
	to be designed generally in								
	accordance with the conceptual Civil Works Plans submitted with								
	this application. The final design plans:								
	(a) for sewerage infrastructure within the Site must be designed								
	in accordance with the Water Services of Australia sewerage								
	standards (WSA04-2005) and any other relevant								
	requirements;								
	(b) must demonstrate that, at the points where the sewerage								
	infrastructure meets Council's								
	public infrastructure (i.e. connection at the boundary), the								
	sewerage infrastructure is designed in accordance with Council's								
	design standards for Sewerage (D12), the Water Services of								
	Australia sewerage standards (WSA04-2005) and any other								
	relevant requirements;								
	(c) must demonstrate that the water and sewerage reticulation								
	would be connected to a single water and sewerage connection on								
	the lot, ensuring the lot only has one connection to Council's								
	public water and sewer infrastructure; and								
	(d) must demonstrate that that the proposed Civil works in the								
	road reserve meet Council's Development Design Specification								
	D15 – Work in Proximity (in relation to plans submitted								
	to the Water Authority).								
B37	B37. Prior to the connection of water or sewerage services to	λ							
	Council's infrastructure, relevant								
	applications must be lodged with Council (with appropriate								
	application fees paid) and approvals obtained.								
B38	B38. Prior to the water services connections, the Applicant must	 λ							
	submit an appropriate 'Application for Water Service Connection'								
	form to Council's Water Unit to facilitate a property service water								
	connection, from the existing water main in Turnock Street.								
B39	B39. If the development results in disturbance to or impact upon	λ							
	exiting water or sewer infrastructure								
	(such as extending, relocating or lowering of pipeline), written								
	agreement regarding the works must be obtained from the relevant								
						-			

				1							1		1		
	service provider (such as Water Authority), and a copy submitted														
	to the Certifier for information, prior to those works commencing.														
D 40	Liquid Trade Waste			77											
B40	B40. Prior to commencement of construction of the sewerage			X											
	system / infrastructure which proposes														
	to discharge wastewater into Council's sewerage system, the														
	Applicant must submit a completed Liquid Trade Waste														
	Application for a Liquid Trade Waste Services Agreement to														
	Council, pay the appropriate fees and obtain the necessary														
	approval.														
B41	B41. The Liquid Trade Waste Application Form must include:			X											
	detailed hydraulic plans and specifications indicating the size, type														
	and location of pre-treatment devices (e.g. grease arrestor, oil														
	separator, basket traps);														
	(a) design plans to confirm that all plumbing and drainage														
	installations to these devices														
	comply with AS3500;														
	(b) details confirming that the pre-treatment devices would be														
	installed in accordance with														
	Tweed Shire Council's Policy - Discharge of Liquid Trade Waste														
	to the Sewerage System;														
	(c) full details of drainage installations in accordance with														
D 42	AS3500.			77											
B42	B42. The Applicant must provide Council with the hydraulic drawings for the proposed sewer			X											
	drawings for the proposed sewer drainage systems including pipe sizes, details of materials and														
	discharge temperatures.														
B43	B43. The design plans must designate a durable and pervious		X	X	X	X	X	X	X	X	X	X	X	X	
D43	construction vehicle wash- down		Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	
	area/s. The area/s must be appropriately sized and identified for														
	that specific purpose and be supplied with an adequate water														
	supply for use within the area/s. Any surface run-off from the area														
	must not discharge directly to the stormwater system.														
	Food Premises Requirements														
B44	B44. Prior to the commencement of construction of those areas of			X	X	X	X	X							
	the building that would be used for														
	food preparation and sales, plans (drawn to a scale of 1:50)														
	detailing the following, must be submitted to Council for														
	approval, accompanied by a completed Application for Approval														
	of Food Premise Fitout and the adopted fee in Council's Fees and														
	Charges. The plans must														
	include:														
	merade.	<u> </u>			1	1	1		1	<u> </u>	<u> </u>		l	<u> </u>	

B45	 (a) layout of kitchens and all equipment; (b) all internal finish details including floors, wall, ceiling and lighting; (c) hydraulic design in particular method of disposal of trade waste; and (d) mechanical exhaust ventilation as per the requirements of AS1668 Pts 1 & 2. B45. The submitted plans in relation food preparation areas must demonstrate that: (a) all walls in the food preparation and storage areas are to be of solid construction; (b) in case of stud wall construction, the wall is lined as a 		X	X	X	X	X							
	minimum with high impact resistant materials and tiled to a height of at least 2m; (c) masonry walls, where not tiled, is cement rendered to provide a smooth faced impervious finish up to the underside of the ceiling; (d) metal stud wall framing is used (in lieu of timber framing) in areas where the walls and floor surfaces are subject to high levels of moisture unless an alternative is agreed; (e) all penetrations of the wall surface in food preparation areas are effectively sealed; (f) all flooring materials in the food preparation and storage areas are impervious, non-slip, non-abrasive and capable of withstanding heavy-duty operation; (g) windows and doors opening into food handling, preparation and storage areas are pest proofed in accordance with the provisions of Food Safety Standard 3.2.3; (h) separate hand washing facilities are provided with warm water in a suitable location; (i) a floor waste connected to the drainage system is provided within 1.5m of the opening of each cool room.													
	PART C DURING CONSTRUCTION													
	Site Notice						1							
C1	C1. A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer. It is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on	X	X	X	X	X	X	X	X	X	X	X	X	

	the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) 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 (e) 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.													
	Construction Staging													
C2	C2. The construction works are to be undertaken in accordance with the five stages outlined in the EIS submitted with the application or in accordance with a Staging Report that has been prepared and submitted to the satisfaction of the Planning Secretary.	X	X	X	X	X	X	X	X	X	X	X	X	
	Operation of Plant and Equipment													
C3	C3. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	X	X	X	X	X	X	X	X	X	X	X	X	
	Construction Hours													
C4	C4. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	X	X	X	X	X	X	X	X	X	X	X	X	
C5	C5. Construction 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; (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works; or (e) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the	X	X	X	X	X	X	X	X	X	X	X	X	

	Planning Secretary and affected residents at least seven days prior to the works.													
C6	C6. Notification of such construction activities as referenced in	X	X	X	X	X	X	X	X	X	X	X	X	
	condition C5 must be given to													
	affected residents before undertaking the activities or as soon as is practical afterwards.													
C7	C7. The construction hours must include respite periods and	X	X	X	X	X	X	X	X	X	X	X	X	
	specific times for activities during the													
	day (outside the sensitive times), as required by condition B16 of													
	this consent, for the high noise generating construction activities (such as activities that would reach or exceed the Highly Affected													
	Noise Level as defined in the ICNG).													
	Implementation of Management Plans													
C8	C8. The Applicant must carry out the construction of the	X	X	X	X	X	X	X	X	X	X	X	X	
	development in accordance with the most recent version of:													
	(a) the approved CEMP (including Sub-Plans); and													
	(b) the Stage 2 BMP (including Sub-Plans if any).													
	Construction Traffic													
C9	C9. All construction vehicles are to be contained wholly within	X	X	X	X	X	X	X	X	X	X	X	X	
	the site, except if located in an													
	approved on-street work zone, and vehicles must enter the site or													
	an approved on-street work zone before stopping. Hoarding Requirements	+		-	-		-							
C10	C10. The following hoarding requirements must be complied	X	X	X	X	X	X	X	X	X	X	X	X	
	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;													
	(c) if works are likely to cause pedestrian or vehicular traffic in a													
	public place to be obstructed or rendered inconvenient or if the													
	building involves the enclosure of a public place, a hoarding or													
	fence must be erected between the work site and the public place in accordance with the WorkCover Authority of NSW Code of													
	Practice and relevant Australian Standards;													
	(d) where necessary the provision for lighting in accordance													
	with AS 1158 - Road lighting and provision for vehicular and													
	pedestrian traffic in accordance with AS 1742 must be provided;													
	and													

	(e) an application is to be made to Council including associated fees for approval prior to any structure being erected within Councils road reserve.													
	No Obstruction of Public Way													
C11	C11. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	X	X	X	X	X	X	X	X	X	X	X	X	
	Construction Noise Limits													
C12	C12. The development (including roadworks) must be constructed to achieve the project specific construction NMLs detailed in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19/09/2019. Additional mitigation measures must be implemented and any activities that are likely to exceed the NMLs or the high affected noise level of 75dB(A) in accordance with the management and mitigation measures in Appendix 3 and the approved CNVMSP required by condition B16.	X	X	X	X	X	X	X	X	X	X	X	X	
C13	C13. 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	X	X	X	X	X	X	X	
C14	C14. Unattended long-term construction noise monitoring must be undertaken during the duration of the Stage 2 works, consistent with the Stage 1 works in SSD-9575. The location of the loggers and the details of the monitoring methods including the reporting methods should be consistent with the CNVMSP in condition B16 and the Stage 1 works in SSD-9575. The results of this monitoring must be provided to the Department for information on a monthly basis after the commencement of the Stage 2 construction works.	X	X	X	X	X	X	X	X	X	X	X	X	
C15	C15. The intra-day respite periods required to be provided in the CNVMSP in condition B16 of this development consent must be reviewed on a monthly basis, after the commencement of Stage 2 construction works, in consultation with Kingscliff TAFE and Kingscliff High School. The respite periods are to be maintained / or amended, as agreed with the identified noise receivers. The details of any amendments to the intra-day respite periods due to agreement with the Kingscliff TAFE and Kingscliff High School, must be provided to the Department for information.	X	X	X	X	X	X	X	X	X	X	X	X	

		,			,	,			1					I
C16	C16. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding streets outside of the construction hours of work outlined under condition C4.	X	X	X	X	X	X	X	X	X	X	X	X	
C17	C17. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	X	X	X	X	X	X	X	X	X	X	X	X	
	Vibration Criteria													
C18	C18. 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	X	X	X	X	X	X	X	
C19	C19. Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18.	X	X	X	X	X	X	X	X	X	X	X	X	
C20	C20. The limits in conditions C18 and C19 apply unless otherwise outlined in the CNMSP, approved as part of the CEMP required by condition B16 of this consent.	X	X	X	X	X	X	X	X	X	X	X	X	
	Tree Protection													
C21	C21. For the duration of the construction works: (a) all trees on the Site that are not approved for removal must be suitably protected as per recommendations of the Stage 2 BMP (as updated by conditions of this consent) and AS4970 – 2009 Protection of trees on development sites; (b) 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; (c) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (d) all works within the specified tree protection zones or	X	X	X	X	X	X	X	X	X	X	X	X	

	structural root zones of trees to retained on the site, must be carried out under the supervision of a qualified arborist; (e) during the course of works, alternative tree protection measures must be installed, as required; (f) 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; and (g) 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. Heritage Wall Protection													
C22	C22. For the duration of the construction works:	v	V	X	v	X	V	V	X	X	v	X	X	
C22	(a) the dry-stone walls that are not approved for removal must be suitably protected during construction as per the recommendations of the Historic Heritage Assessment prepared by Niche Environment and Heritage dated 23 September 2019.	X	X	X	X	X	X	X	X	X	X	X	X	
	Air Quality													
C23	C23. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	X	X	X	X	X	X	X	X	
C24	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; (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces; and (f) minimise air quality impacts of the project during adverse meteorological conditions. Air Quality Discharges	X	X	X	X	X	X	X	X	X	X	X	X	
C25	C25. The Applicant must install and operate equipment in line with best practice to ensure that the construction works comply with all load limits, air quality criteria / air emission limits and air quality monitoring requirements as specified in the CAQMSP.	X	X	X	X	X	X	X	X	X	X	X	X	

C26	C26. Dust deposition monitoring must be undertaken during the construction works (as per AS/NZS 3580). Monitoring locations must include sensitive receivers that are most likely to be affected. The locations and frequency of the monitoring are to be detailed within the CAQMSP.	X	X	X	X	X	X	X	X	X	X	X	X	
C27	Erosion and Sediment Control C27. All erosion and sediment control measures must be	X	X	X	X	X	X	X	X	X	X	X	X	
(27)	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. The monitoring regime for the four sediment basins and	A	A	A	A	A	A	A	A	A	A	A	A	
	the water quality treatment devices, as required by the CSWMSP must be implemented throughout the duration													
	of the Stage 2 construction works.													
	Imported Soil													
C28	C28. The Applicant must: (a) ensure that only VENM, ENM, or other material approved in	X	X	X	X	X	X	X	X	X	X	X	X	
	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 Certifier upon													
	request.													
	Disposal of Seepage and Stormwater													
C29	C29. Adequate provisions must be made to collect and discharge	X	X	X	X	X	X	X	X	X	X	X	X	
	stormwater drainage during													
	construction of the building to the satisfaction of the principal													
	Certifier. The prior written approval of Council must be obtained													
	to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.													
	Emergency Management													
C30	C30. The Applicant must prepare and implement awareness	X	X	X	X	X	X	X	X	X	X	X	X	
030	training for employees and contractors,	21	21	21	21	21	71	21	21	21	21	21	21	
	including locations of the assembly points and evacuation routes,													
	for the duration of construction													
	Stormwater Management System													
C31	C31. Within three months of the commencement of construction	\boldsymbol{X}												
	and prior to the commencement of													
	any stormwater management works (whichever occurs earlier), the													
	Applicant must update the submitted Hydrology Assessment													
	Report to include an analysis of changes to the seasonal flows													
	draining from the Site to the wetland during the August to													
	November period. The updated analysis must be submitted to the			<u> </u>		<u> </u>	<u> </u>	<u> </u>		<u> </u>			<u> </u>	

	satisfaction of the Planning Secretary. The analysis must: (a) utilise the method outlined in McManus et al (2007) Water Sensitive Urban Design Solutions for Catchments above Wetlands – Overview Report (or other method approved by the Department); (b) focus on the Swamp Sclerophyll Forest on Coastal Floodplains Forest vegetation community adopting a reference duration of 60 days for evaluating changes to low flows; and (c) demonstrate that the proposed measures for stormwater harvesting (such as the proposed 400 kilolitres rainwater tank) and evapotranspiration are sufficient to intercept runoff from the impervious areas (roof and road surfaces).							
C32	C32. Should the analysis required by condition C31 conclude that there would be additional flow volumes to the Coastal wetlands on the site during the dry periods (such as an average of 50 to 100 cubic metres (m3) / day between late August to late November), that would not be satisfactorily managed by the proposed methods in C31(c), the stormwater management system must include additional stormwater harvesting measures such as: (a) irrigation of landscaped areas; (b) provision of submerged zone in biofiltration basins; (c) irrigation of biofiltration basin vegetation during dry periods; (d) interception by / topping up of ornamental ponds / fountains; (e) permeable paving in low traffic areas; passive raingardens (lined to prevent infiltration) in carpark areas or along access roads; and (f) other suitable methods distributed throughout the site. Note: This measures may only be needed to prevent excess runoff flow into the Coastal wetlands during the identified dry seasons of the year. During the other periods, the Coastal wetlands would be partially or fully inundated by catchment runoff under existing conditions. Therefore, additional stormwater harvesting measures would be of limited benefit.	X						
C33	C33. The proposed stormwater harvesting measures in condition C32 must incorporate measures that would not interfere with and contribute to groundwater recharge within the catchment of the site. The proposed methods of groundwater recharge must be	X						

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	supported by an advice from a suitably qualified Geotechnical													
	Engineer confirming that the proposed measures would not impact													
	on the stability of the slope / land of the Site.													
C34	C34. Within three months of commencement of the construction	X												
	works or prior to the commencement of any stormwater													
	management works on the site, the Applicant must design an													
	operational stormwater management system for the development													
	and submit it to the satisfaction of the Certifier. The system must:													
	(a) be designed by a suitably qualified and experienced													
	person(s);													
	* ' ' '													
	(b) be generally in accordance with the conceptual designs in the													
	following plans:													
	(c) include details of water quality treatment devices Stormwater													
	Management Plan Issue E prepared by Robert Bird Group dated													
	19 September 2019;													
	(d) include details of all additional stormwater harvesting													
	measures in condition C32 resulting due to the analysis in													
	condition C31;													
	(e) be in accordance with applicable Australian Standards;													
	(f) 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;													
	(g) demonstrate that the proposed stormwater management													
	measures would not result in flooding of any downstream													
	properties immediately adjoining the Site; and													
	(h) demonstrate that the proposed stormwater harvesting													
	measures would not interfere with and assist in groundwater													
	recharge within the catchment of the Site.													
	Unexpected Finds Protocol – Aboriginal Heritage													
C35	C35. In the event that surface disturbance identifies a new	X	X	X	X	X	X	X	X	X	X	X	X	
	Aboriginal object, all works must halt in the	Λ	/A	A .	Α.	Α.	A .	Α.	Λ	Λ.	Λ	Λ.	Λ	
	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													
1	Information Management													
	System (AHIMS) which is managed by EES Group and the													
	management outcome for the site included in the information													
	provided to AHIMS. The Applicant must consult with the													
1	Aboriginal community representatives, the archaeologists and													
	EES Group to develop and implement													<u> </u>

	management strategies for all objects/sites. Works must only													
	recommence with the written approval of EES Group.													
	Unexpected Finds Protocol – Aboriginal Heritage													
C35	C35. 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 EES Group 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 EES Group to develop and implement management strategies for all objects/sites. Works must only	X	X	X	X	X	X	X	X	X	X	X	X	
	recommence with the written approval of EES Group.													
C36	Unexpected Finds Protocol – Historic Heritage C36. If any unexpected archaeological relics are uncovered during	X	X	X	X	X	X	X	X	X	X	X	X	
	the work, then all works must cease immediately in that area and the Heritage NSW 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 the Heritage NSW.													
	Waste Storage and Processing													
C37	C37. All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	X	X	X	X	X	X	X	X	X	X	X	X	
C38	C38. All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	X	X	X	X	X	X	X	X	X	X	X	X	
C39	C39. 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	X	X	X	X	X	X	X	
C40	C40. The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	X	X	X	X	X	X	X	X	X	X	X	X	
C41	C41. The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste	X	X	X	X	X	X	X	X	X	X	X	X	

	disposal facility is in accordance with the requirements of the													
	relevant legislation, codes, standards and guidelines.	1												
C42	Outdoor Lighting C42. The Applicant must ensure that all external lighting is	X	X	X	X	X	X	X	X	X	X	X	X	
C42	constructed and maintained in accordance with AS 4282-2019	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	
	Control of the obtrusive effects of outdoor lighting.													
	Independent Environmental Audit													
C43	C43. Proposed independent auditors must be agreed to in writing	X												
C43	by the Planning Secretary prior to the commencement of an	Λ												
	Independent Audit.													
C44	C44. Table 1 of the Independent Audit Requirements (available on	X	X	X	X	X	X	X	X	X	X	X	X	X
C44	the Department's website) is amended so that the frequency of	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	Λ	A
	audits required in the construction phase is:													
	(a) an initial construction Independent Audit must be undertaken													
	within twelve weeks of the notified commencement date of													
	construction under this development approval; 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.													
C45	C45. In all other respects Table 1 of the Independent Audit	X	X	X	X	X	X	X	X	X	X	X	X	X
0.13	Requirements remains the same. The	71	21	21	71	21	21	21	21	21	21	21	21	A
	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 or timing upon which the audit must be													
	commenced.													
C46	C46. Independent Audits of the development must be carried out	X	X	X	X	X	X	X	X	X	X	X	X	X
	in accordance with the Independent Audit Post Approval													
	Requirements.													
C47	C47. In accordance with the specific requirements in the	X	X	X	X	X	X	X	X	X	X	X	X	X
	Independent Audit Requirements, the Applicant/Proponent must:													
	(a) review and respond to each Independent Audit Report													
	prepared under condition C44 of													
	this consent, or condition C45 where notice is given;													
	(b) submit the response to the Planning Secretary; and													
	(c) make each Independent Audit Report and response to it													
	publicly available within 60 days													
	after submission to the Planning Secretary.													
C48	C48. Independent Audit Reports and the applicant/proponent's	X	X	X	X	X	X	X	X	X	X	X	X	X
	response to audit findings must be													
1	submitted to the Planning Secretary within 2 months of	1												
	undertaking the independent audit site inspection as outlined in the	1												

	Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.													
C49	C49. Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	X	X	X	X	X	X	X	X	X	X	X	X	X
	Public Infrastructure													
C50	C50. Works in the vicinity of public infrastructure must comply with the following requirements: (a) no portion of any structure may be erected within 1m of public infrastructure over the subject site (if any). All structures must be designed and sited such that all structure loads will be transferred to the foundation material outside of the zone of influence of any public infrastructure; (b) ensure that: (i) no retaining walls are constructed over any public infrastructure; (ii) retaining walls (if any) constructed to adjacent to a public infrastructure is designed so as not to impose loads on existing underground pipelines and facilitate its maintenance while maintaining its structural integrity and stability; (iii) retaining walls constructed adjacent to a public infrastructure comply with Council's Works in Proximity Specification D15 and associated Standard Drawings; and (iv) all footings and slabs (if any) constructed within the area of influence of public infrastructure are designed by a suitably qualified Structure Engineer and does not impact in the stability of that public infrastructure. (c) surface treatment over public infrastructure be limited to soft landscaping, non- interlocking paving, asphalt or similar treatments as specified by Council, to allow ready access to the pipe for excavation; (d) any fencing erected across the sewer main is to be designed and constructed with removable panels and footings located at least 1m horizontally clear of sewer main; (e) trees and other landscaping, reaching a mature height of over 1m in height at maturity, are not permitted to be planted within 1m of public infrastructure,	X	X	X	X	X	X	X	X	X	X	X	X	

to prevent the tree roots intruding into pipes; and (f) any landscaping in the vicinity of public infrastructure must be of a minor nature designed to ensure they do not damage or interfere with any part of the pipeline. APZ Requirements C51 C51. At commencement of construction works and in perpetuity, the proposed asset protection APZ as identified in the approved plans in condition A2 must be			
be of a minor nature designed to ensure they do not damage or interfere with any part of the pipeline. APZ Requirements C51 C51. At commencement of construction works and in perpetuity, the proposed asset protection APZ			
interfere with any part of the pipeline. APZ Requirements C51 C51. At commencement of construction works and in perpetuity, the proposed asset protection APZ			
APZ Requirements C51 C51. At commencement of construction works and in perpetuity, the proposed asset protection APZ			
C51 C51. At commencement of construction works and in perpetuity, the proposed asset protection APZ			
the proposed asset protection APZ			
as identified in the approved plans in condition A2 must be			
as identified in the approved plans in condition A2 must be			
managed as outlined within section 4.1.3 and Appendix 5 of			
"Planning for Bush Fire Protection 2006' and the NSW Rural Fire			
Service's document 'Standards for asset protection zones'. The			
APZ can generally be divided into a 47m inner protection area and			
20m outer protection area.			
Council Plumbing Requirements			
	X = X	X X	
following inspections:			
(a) internal drainage, prior to slab preparation;			
(b) water plumbing rough in, and/or stack work, prior to the			
erection of brick work or any wall sheeting;			
(c) external drainage, prior to backfilling; and			
(d) completion of work, prior to occupation of the building.			
	X X	X = X	
commencement of any plumbing and drainage work.	Λ /	A A	
	X X	$X \mid X$	
completed in accordance with the requirements of the Plumbing	A A	A A	
Code of Australia and AS/NZS 3500.			
	X X	X = X	
C55 C55. All hot water installations must comply with the relevant standards.	A A	A A	
	V 1	V V	
	$X \mid X$	$X \mid X$	
cross connection occurs or is likely to			
occur. The type of device must be determined in accordance with			
AS 3500.1 and be maintained in working order and inspected for			
operational function at intervals not exceeding 12 months in			
accordance with Section 4.7.2 of this Standard.			
	$X \setminus X$	$X \mid X$	
and at a level not less than 150mm below the lowest fixture within			
the building and 75mm above finished ground level.			
Sewer Connection			
	$X \mid X$	$X \mid X$	
infrastructure is to be undertaken by			
Council, with all applicable costs and application fees paid by the			

	Applicant. Prior to commencement of the works in relation to the construction sewerage connection, the Applicant must lodge an application for approval with Council to carry out sewerage work under section 68 of the Local Government Act 1993.										
C59	C59. All proposed works in relation to sewer connections and discharge to Council's sewerage system are to be undertaken in accordance with the approved plans, Council's Development Design Specification D12 – Sewerage System and the trade waste		X	X	X	X	X	X	X	X	
	agreement. PART D PRIOR TO COMMENCEMENT OF OPERATION										
	Notification of Occupation										
D1	D1. At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.										X
	Operational Staging										
D2	D2. The proposed operation of the development is to be completed in stages as identified in the EIS supporting the application as follows: (a) at the commencement of first operation of the Site: the new hospital building with supporting road network, road infrastructure upgrades, landscaping, a minimum of 1201 car spaces in association with 391 (overnight and day only) beds within the new hospital building are provided with approximately 1120 staff onsite during the day shift; (b) incremental increase to 443 (overnight and day only) beds; and (c) future operation stage: additional 56 (overnight and day only) beds are provided (total of 499 overnight and day only beds and 46 emergency treatment spaces) within the new hospital building. External Walls and Cladding										X
D3	D3. Prior to the occupation of each building on the site, the		1			1					X
טא	Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.										

D4	D4. The Applicant must provide a copy of the documentation							X
	given to the Certifier to the Planning Secretary within seven days							
	after the Certifier accepts it.							
	Post-construction Dilapidation Report							
D5	D5. Prior to commencement of first operation, the Applicant							X
	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							
	buildings or infrastructure;							
	(b) to be submitted to the Certifier. In ascertaining whether							
	adverse structural damage has							
	occurred to adjoining buildings or infrastructure, the Certifier							
	must:							
	(i) compare the post-construction dilapidation report with							
	the pre-construction							
	dilapidation report required by these conditions; and							
	(ii) have written confirmation from the relevant authority that							
	there is no adverse							
	structural damage to their infrastructure and roads.							
	(c) to be submitted to Council and the Certifier for information.							
	Protection of Public Infrastructure							
D6	D6. Unless the Applicant and the applicable authority agree							X
	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.							
	Protection of Property						igspace	
D7	D7. Unless the Applicant and the applicable owner agree							X
	otherwise, the Applicant must repair, or							
	pay the full costs associated with repairing any property that is							
	damaged by carrying out the development.							
	Easements				\perp			
D8	D8. Prior to the commencement of first operation, an easement							X
	under section 88A and / or							
	restriction or public positive covenant under section 88E of the							
	Conveyancing Act 1919 (naming the Council as the prescribed							
	authority), must be created along the proposed open stormwater							

	drain on the western boundary of the Site that would allow for							
	drainage of stormwater from public land (such as public road							
	stormwater drainage) and the stormwater from the Site. The							
	easement / restriction / positive covenant must be registered on the							
	title of Lot 11 DP 1246853 and can only be revoked, varied or							
	modified with the consent of the Council.							
	Note: The drain on the western boundary of the Site benefits the							
	hospital and Health Administration Corporation.							
	Utilities and Services							
D9	D9. Prior to commencement of first operation, a compliance							X
	certificate under the section 307 of the							
	Water Management Act 2000 must be obtained from Council and							
	submitted to the Certifier. Roadworks and Access							
D10	D10. Prior to the commencement of first operation, the Applicant							X
	must complete the all roadworks							
	required by this development consent to the satisfaction of							
	Council. The Applicant must obtain approval for the works under							
	section 138 of the Roads Act 1993.							
	Works as Executed Plans							
D11	D11. Prior to the commencement of first operation, works-as-							X
	executed drawings signed by a							
	registered surveyor demonstrating that the stormwater drainage							
	and finished ground levels have been constructed as approved,							
D10	must be submitted to the Certifier.							**
D12	D12. Council's standard "Asset Creation Form" must be							X
	completed (including all quantities and unit rates) and submitted							
	to Council with the application for works-as-executed (where							
	necessary).							
D12	Liquid Waste				+			V
D13	D13. Prior to commencement of first operation, the Applicant is							X
	required to enter into a service							
	agreement with a Council approved waste contractor for servicing the pre-treatment devices. service frequency will be approved as							
D14	part of the Liquid Trade Waste Services Agreement. D14. Prior to the commencement of first operation, the Applicant	1						X
D14	must obtain a Liquid Trade Waste Services Agreement from							Λ
	Council. A Liquid Trade Waste Approval Number is to be							
	allocated once the device has been installed, inspected and							
	Council has received a copy of the Waste Contractor's Service							
	Agreement.							
	Green Travel Plan				+			
<u> </u>	OTOM TRAINITION	1						

							$\overline{}$
D15	D15. Prior to the commencement of first operation, a Green					X	
	Travel Plan (GTP), must be submitted to						
	the satisfaction of the Certifier to promote the use of active and						
	sustainable transport modes. The plan must:						
	(a) be prepared by a suitably qualified traffic consultant in						
	consultation with TfNSW and						
	Council;						
	(b) include objectives and modes share targets (i.e. Site and land						
	use specific, measurable						
	and achievable and timeframes for implementation) to define the						
	direction and purpose of the GTP;						
	(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 GTP;						
	(e) quantification and analysis of staff shift times and numbers						
	on the Site and analysis of workforce residential post code data to						
	properly understand public transport and car						
	parking demand and develop effective strategies in response, as						
	well as help to inform service planning considerations;						
	(f) consideration of a staff travel survey and workforce data						
	analysis for the existing Tweed Hospital, to inform likely staff						
	travel patterns and resultant travel plan strategies to / from the						
	Site;						
	(g) strategies for promoting higher mode share targets for						
	alternate transport use, particularly amongst day shift and						
	administrative staff;						
	(h) identification of a responsible party (or Committee) for the						
	ongoing implementation of the Travel Plan and its initiatives;						
	(i) confirmation of extent and nature of end of trip facilities and						
	bike parking and how they will be promoted to staff;						
	(j) identification of a communications strategy for conveying						
	Travel Plan information to staff, patients and visitors, including						
	for the Travel Access Guide;						
	· ·						
	(k) consideration of car parking management strategies that may						
	be required to encourage sustainable transport use / mode share						
	targets (such as pricing, reserving spots for patients and visitors,						
	prioritisation for those that carpool, use of wait lists, etc);						
	(1) a detailed action plan comprising specific tasks needed to						
	complete the proposed actions, the person/s responsible for						

	completion of the task, completion date and anticipated costs;							
	(m) an implementation checklist to achieve the proposed							
	initiatives;							
	(n) alternative actions to undertake where targets are not							
	achieved;							
	(o) the set-up of a steering group or committee of relevant							
	internal and external stakeholders							
	to inform future targets and the ongoing monitoring and revision of							
	the GTP for five years; and							
	(p) include details regarding the methodology and							
	monitoring/review program to measure the effectiveness of the							
	objectives and mode share targets of the GTP, including the							
	frequency of monitoring and the requirement for travel surveys to							
	identify travel							
	behaviours of users of the development.							
	Evacuation and Emergency Planning							
D16	D16. Prior to the commencement of first operation, a Bush Fire							X
	Emergency Management and							
	Evacuation Plan must be prepared consistent with the NSW Rural							
	Fire Service document 'Guidelines for the Preparation of							
	Emergency / Evacuation plans an Australian Standard AS 3745							
	2010' Planning for Emergencies in Facilities'. A copy of the							
	emergency evacuation plan must be provided to the Department							
	and the Local Emergency Management Committee for							
	information.				_		1	
	Mechanical Ventilation				_			
D17	D17. Prior to commencement of first operation, the Applicant							X
	must provide evidence to the							
	satisfaction of the Certifier that the installation and performance of							
	the mechanical ventilation systems complies with:							
	(a) AS 1668.2-2012 The use of air-conditioning in buildings –							
	Mechanical ventilation in							
	buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.							
	(b) any dispensation granted by Fire and Rescue NSW. Operational Noise – Design of Mechanical Plant and							
	_							
D18	Equipment D18. Prior to the commencement of first operation, the Applicant	1		+ +			+ +	X
פוע	must submit evidence to the							Λ
	satisfaction of the Certifier that the noise mitigation							
	recommendations in the Noise and Vibration Impact Assessment							
	for SSDA Tweed Valley Hospital Stage 2' by JHA dated							
	19/09/2019 have been incorporated into the design to ensure the							
	17/07/2017 have occir incorporated into the design to ensure the							

	development will not exceed the recommended operational noise						
	levels identified in the Environmental Noise Assessment.						
	Car Parking Arrangements						
D19	D19. Prior to the commencement of first operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Planning Secretary that demonstrates that: (a) the car parking facilities on the Site are operational and a minimum of 1201 spaces are provided; and (b) if visitors would be required to pay for parking at the Site, any paid parking scheme has						X
	been developed in consultation with Council to minimise impacts to adjacent residences and businesses.						
	Bicycle Parking and End-of-Trip Facilities						
D20	D20. Prior to the first operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: (a) the provision of a minimum 52 staff and 20 visitor bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) provision of appropriate pedestrian and cyclist advisory signs within the site.						X
D21	Road Damage D21. Prior to the commencement of first operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant. Fire Safety Certification						X
D22	D22. Prior to commencement of first operation, 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.						X

	Structural Inspection Certificate									
D23	D23. Prior to the occupation of the relevant parts of the new									X
	buildings on the Site, a Structural									
	Inspection Certificate or a Compliance Certificate must be									
	submitted to the satisfaction of the Certifier. A copy of the									
	Certificate with an electronic set of final drawings (contact									
	approval authority for specific electronic format) must be									
	submitted to the approval authority and the Council after:									
	(a) the site has been periodically inspected and the Certifier is									
	satisfied that the structural									
	works is deemed to comply with the final design drawings; and									
	(b) the drawings listed on the Inspection Certificate have been									
	checked with those listed on									
	the final Design Certificate/s.									
	Compliance with Food Code									
D24	D24. Prior to the commencement of first operation, the Applicant									X
	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 and provide evidence of receipt of the certificate to the									
	satisfaction of the Certifier and submit to Council for information.									
	Stormwater Quality Management Plan									
D25	D25. Prior to the commencement of first operation, an Operation									X
220	and Maintenance Plan (OMP) is to									
	be submitted to the satisfaction of the Certifier along with evidence									
	of compliance with the OMP. The OMP must ensure the proposed									
	stormwater quality measures remain effective and 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.									
	BMP, dam rehabilitation and stormwater harvesting									
D26	D26. Prior to the commencement of first operation, the Applicant									X
	must demonstrate, to the									
	satisfaction of the Certifier, that:									
	(a) all relevant recommendations of the Stage 2 BMP in relation									
1	to vegetation management,	1	l	ı	l	1	1 1		1	
	weed management, habitat management (for flora and fauna) and									

	water quality management have been incorporated in the Site;							
	(b) the farm dam rehabilitation works have been completed in							
	accordance with the Stage 2 BMP;							
	(c) the steppingstone habitats within the Site required to							
	maintain fauna connectivity, have been incorporated within the							
	landscaping on the Site; and							
	(d) all stormwater harvesting measures including							
	recommendations as a result of the analysis in conditions C31,							
	C32 and C33 have been incorporated in the Site.							
	Warm Water Systems and Cooling Systems							
D27	D27. The installation of warm water systems and water cooling							X
	systems (as defined under the Public							
	Health Act 2010) must comply with the Public Health Act 2010,							
	Public Health Regulation 2012 and Part 1 (or Part 3 if a							
	Performance-based water cooling system) 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							
D28	D28. Prior to the commencement of operation, the Applicant must							X
	submit evidence from a suitably							
	qualified practitioner to the Certifier that demonstrates that							
	installed lighting associated with the development achieves the							
	objective of minimising light spillage to any adjoining or adjacent							
	sensitive receivers and:							
	(a) complies with the lighting strategy submitted with the							
	application;							
	(b) complies with the latest version of AS 4282-2019 - Control							
	of the obtrusive effects of							
	outdoor lighting (Standards Australia, 1997); and							
	(c) has been mounted, screened and directed in such a manner							
	that it does not create a							
	nuisance to surrounding properties or the public road network.							
D29	D29. The Applicant must demonstrate that the installed lighting	<u> </u>						X
	associated with the development							
	does not distract helicopter operations associated with the proposed							
	helipad having regard to the advice of a suitably qualified and							
	experienced aviation professional and relevant National and							
	International guidelines.							
D30	D30. Prior to the final commissioning of the outdoor lighting (post							X
D30	installation), the Applicant must submit to the Certifier, evidence							Λ
<u> </u>	instanation), the Applicant must submit to the Certifier, evidence	1				 l		

	from a qualified practitioner demonstrating compliance with conditions D28 and D29.						
	Signage						
D31	D31. Prior to the commencement of first operation, way-finding signage and business identification signage must be installed in accordance with the plans in condition A2 and as updated by conditions of this consent.						X
D32	D32. Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.						X
	Operational Waste Management Plan						
D33	D33. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (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); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the management and mitigation measures in Appendix 3.						X
	Landscaping						
D34	D34. Prior to the commencement of operation, the Applicant must demonstrate to the satisfaction of the Certifier that the landscaping on the site has been completed in accordance with the conditions listed in A2 and as updated by condition B28 of this development consent.						X
D35	D35. Prior to commencement of operation of the landscaped areas of the Site, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping onsite, to the satisfaction of the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; (b) be consistent with the details provided in the Stage 2 BMP; and						X

	(c) be consistent with the requirements of the most current								
	version of Planning for Bushfire Protection.								
	Water and Sewerage Management and Headwork Charges								
D36	D36. Prior to the occupation of any building on the Site, approval								X
	to operate the on-site sewage								
	management facility must be obtained from Council.								
D37	D37. Prior to the occupation of any building on the Site the sewer								X
	and water services must be								
	connected to Council's public infrastructure as required by this								
	development consent including the payment of associated fees and								
	charges or as agreed between the Applicant and Council.								
D38	D38. Prior to the commencement of operation, works-as-executed								X
	drawings signed by a registered surveyor demonstrating that the								
	stormwater drainage, sewerage, and finished ground levels have								
	been constructed as approved, must be submitted to the Certifier.								
	Agricultural Offsets								
D39	D39. Prior to commencement of operation, the Applicant must								X
	demonstrate to the satisfaction of the								
	Planning Secretary:								
	(a) that there is a plan in place outlining the future								
	implementation of the recommendations of								
	the approved Agricultural Offset Report to result in tangible offsets								
	to the loss of State significant farmland; and								
	(b) that a procurement strategy has been developed and in place								
	for the new hospital that includes initiatives for supporting and engaging local food providers/suppliers, as far as								
	possible within the constraints of the State Purchasing Policy. Helicopter Operations				+				
D40		+			+		-	1	V
D40	D40. Prior to commencement, a detailed Helicopter Operations								X
	Manual is to be developed by a suitably qualified and experienced aviation professional in								
	consultation with relevant stakeholders to ensure protocols and								
	management of helicopter operations on the site minimise								
	impacts to neighbours, the environment and biodiversity impacts in								
	line with all applicable measures set out in the AviPro Report								
	'Aviation Response to Submissions in Relation to Aviation								
	Report' dated 26 November 2019, and the prevailing requirements								
	of the Civil Aviation Regulation 92.								
	Mosquito and Biting Midge Measures	+			+ +		1	1	
D41	D41. Mosquito and biting insect management measures must be				+ +		+		X
D-1	incorporated into the final development in accordance with the								21
	Local Health District policies.								
	Local Health District poneres.	ı		1		1	l .		

	Heritage Interpretation							
D42	D42. All physical works as required by the Heritage Interpretation							X
	Plan in this development consent							
	must be completed prior to the commencement of first operation of							
	the Site.							
	PART E POST OCCUPATION							
	Operation of Plant and Equipment							
E1	E1. All plant and equipment used on site must be maintained in a							X
	proper and efficient condition							
	operated in a proper and efficient manner.							
	Warm Water Systems and Cooling Systems							
E2	E2. The operation and maintenance of warm water systems and							X
	water cooling systems (as defined							
	under the Public Health Act 2010) must comply with the Public							
	Health Act 2010, Public Health Regulation 2012 and Part 2 (or							
	Part 3 if a Performance-based water cooling system) 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.							
	Community Communication Strategy							
E3	E3. The Community Communication Strategy must be							X
	implemented for a minimum of 12 months							
	following the completion of construction.							
	Heritage Interpretation							
E4	E4. The Applicant must implement the requirements of the most							
	recent version of the Heritage Interpretation Plan approved under							
	condition B32.							
	Agricultural Offset							
E5	E5. Within two years of operation of the hospital, the Applicant							X
	must provide evidence to the							
	satisfaction of the Planning Secretary that demonstrates that:							
	(a) the commitments in the implementation plan required by							
	condition D39 in relation to							
	Applicant commitments are been implemented or implementation							
	is underway; or							
	(b) a positive contribution to offset the loss of State Significant							
	farmland has been made by							
	the Applicant through funding assistance or carrying out an							
	initiative, based on the outcomes of the Working Group							
	consultation.							
	Operational Noise Limits							

E6	E6. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Noise and Vibration Impact Assessment						X
	for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19/09/2019.						
E7	E7. 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 of operation 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 for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19/09/2019. 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.						X
	Unobstructed Driveways and Parking Areas			+ +			
E8	E8. All driveways, footways and parking areas must be			+ +			X
Lo	unobstructed at all times. Driveways,						71
	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.						
	Green Travel Plan						
E9	E9. The Green Travel Plan required by condition D15 of this						X
	consent must be updated annually and						
-	implemented unless otherwise agreed by the Planning Secretary.	 	_	+-+	1		
E10	Ecologically Sustainable Development			+	1		**
E10	E10. Unless otherwise agreed by the Planning Secretary, within						X
	six months of commencement of						
	operation, Green Star certification must be obtained demonstrating						
	the development achieves a minimum 4-star Green Star Design &						
	As Built rating. If required to be obtained, evidence of the						
	certification must be provided to the Certifier and the Planning						

	Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.						
	Outdoor Lighting						
E11	E11. Notwithstanding condition D28 and D29, should outdoor lighting result in any adverse impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected						X
	landowners to reduce the impacts to an acceptable level.						
F10	Landscaping	-					37
E12	E12. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D35 for the duration of occupation of the development.						X
	APZ						
E13	E13. The APZ required by condition C51 must be maintained for the duration of occupation of the development.						X
	Hazard Audit						
E14	E14. Within twelve months after the commencement of operation and every three years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the development. Division 9.4 of Part 9 of the EP&A Act applies to these audits. The audits must: (a) be carried out at the Applicant's expense by a qualified person or team, who have been approved by the Planning Secretary and are independent of the development; (b) be carried out in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'; and (c) include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit.						X
	Hazards and Risk						
E15	E15. 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 EPA's Storing and Handling of Liquids: Environmental Protection – Participants						X

	Manual' if the chemicals are liquids.													
	Note: In the event of an inconsistency between the requirements of													
	condition (a) and (b), the most stringent requirement must prevail													
	to the extent of the inconsistency.													
	Dangerous Goods													
E16	E16. The quantities of dangerous goods stored and handled at the													X
	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.													
	Discharge Limits													
E17	E17. The development must comply with section 120 of the													X
	POEO Act, which prohibits the pollution of waters.													
	Helicopter Operations													
E18	E18. All Helicopter Operations must be carried out in accordance													X
	with the Helicopter Operations Manual developed under condition													
	D42.													
	Liquid trade waste													
E19	E19. Council must be notified in writing, of any proposed changes													X
	to the wastewater pre-treatment devices.													
E20	E20. The disposal of all wash water, oil, grease or other pollutants													X
	from the business must be disposed in accordance with the Liquid													
	Trade Waste Services Agreement and conditions of this													
	development consent.													
	APPENDIX 1 ADVISORY NOTES													
	General													
AN1	AN1. All licences, permits, approvals and consents as required by	X	X	X	X	X	X	X	X	X	X	X	X	X
	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.													
	Long Service Levy													
AN2	AN2. For work costing \$25,000 or more, a Long Service Levy	X	X	X	X	X	X	X	X	X	X	X	X	X
	must be paid. For further information													
	please contact the Long Service Payments Corporation Helpline on													
	131 441.													
	Legal Notices													
AN3	AN3. Any advice or notice to the consent authority must be served	X	\boldsymbol{X}	\boldsymbol{X}	X	\boldsymbol{X}	\boldsymbol{X}	\boldsymbol{X}	X	\boldsymbol{X}	\boldsymbol{X}	X	X	X
	on the Planning Secretary.													
	Access for People with Disabilities													

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AN4	AN4. 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	X	X	X	X	X	X	X	X	X	X	X	X	X
	the BCA. Prior to the commencement of construction, the Certifier 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.													
	Bushfire Safety													
AN5	AN5. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	X	X	X	X	X	X	X	X	X	X	X	X	X
AN6	AN6. Access provisions are to comply with Table 6.4b of Planning for Bush Fire Protection Pre-release 2018.		X	X	X	X	X	X	X	X	X	X	X	X
	Utilities and Services						-							
AN7	AN7. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		X	X	X	X	X	X	X	X	X	X	X	
AN8	AN8. 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			X	X	X	X	X		X				
	(where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.													
	Road Occupancy Licence													
AN9	AN9. A Road Occupancy Licence must be obtained from the			X	X	X		X						
	relevant road authority for any works that impact on traffic flows during construction activities.													
	SafeWork Requirements													
AN10	AN10. 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	X	X	X	X	X	X	X	
	-													
	Hoarding Requirements													
AN11	AN11. 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	X	X	X	X	X	X	X	
	Handling of Asbestos													
AN12	AN12. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The	X	X	X	X	X	X	X	X	X	X	X	X	

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.							