JOHN HUNTER HEALTH AND INNOVATION PRECINCT
STAGING REPORT

Rev.3

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1. Introduction

1.1 Background

In June 2019, the NSW Government announced a significant expansion of the John Hunter Hospital and John Hunter Children's Hospital with the John Hunter Health and Innovation Precinct project. The JHHIP will deliver updated and enhanced facilities providing additional capacity to meet the demand of the Greater Newcastle, Hunter New England, and northern NSW Regions. The JHHIP will enable a more integrated service encouraging partnership with key health, education and research partners from within and beyond the immediate region.

1.2 The Project

Key components and features of the project include the construction and operation of a new hospital building and refurbishment of existing hospital facilities at the John Hunter Health Campus including the following:

- Construction and operation of a new 7 storey Acute Services Building (plus 4 semi-basement levels) to provide:
  - an expanded and enhanced Emergency Department;
  - expanded and enhanced intensive care services - Adult, Paediatric and Neonatal;
  - expanded and enhanced Operating Theatres including Interventional Suites;
  - an expanded Clinical Sterilising Department;
  - Women's Services including Birthing Unit, Day Assessment Unit and Inpatient Units;
  - integrated flexible education and teaching spaces;
  - expanded support services;
  - associated retail spaces;
  - new rooftop helipad;
  - new semi-basement car parking;
- Refurbishment of existing buildings to provide:
  - additional Inpatient Units;
  - expanded support services;
- A new Hospital entry canopy and works to the existing drop off;
- Link bridge to the Hunter Medical Research Institute;
- Landscape works;
- Site preparation including bulk earthworks, tree removal, environmental clearing, cut and fill;
- Mines grouting remediation works;
- Construction of internal roads network and construction access roads and works to existing at-grade car parking;
- Connection to the future Newcastle Inner City Bypass; and
- In-ground building services works and utility adjustments.

1.3 The Site

The JHHC (the site) is located in the western suburbs of metropolitan Newcastle, on Lookout Road, New Lambton Heights within the City of Newcastle Local Government Area (LGA), approximately 8km west of the Newcastle CBD. The site is legally described as Lot 1 DP1228246, Lot 2 DP1228246, Lot 202 DP1176551, Lot 11 DP826092, Lot 9 DP826092 and Lot 41 DP1176191.

A Construction Staging Summary Plan of the site has been included in **Figure 1**.

1.4 Purpose of this Staging Report

The purpose of this Staging Report is to facilitate the construction staging requirements in accordance with SSD-9351535 dated 30th November 2021. The following Conditions have been included within Schedule 2, Part A – Administrative Conditions, in relation to the staging of construction:

A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.

Table 1 Conditions relating to this Staging Report

1.5 Statutory Context

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

1.6 Need and Justification

Staging represents the most efficient way in which to deliver this complex public infrastructure project, minimise the impact on existing John Hunter Hospital operations, and to maximise positive outcomes for the community.

Implementation of this Staging Report enables design elements to evolve, be refined and optimized prior to their implementation, or their potential impact, occurring. It maximises opportunities for best practice design elements to be incorporated at an appropriate time in Project delivery. These benefits in turn result in better outcomes for the operators and users of the future John Hunter Hospital Innovation Precinct.

The Staging Report reduces administrative burden on the Department, the Certifying Authority and the proponent by allowing requirements to be delivered in a systematic manner, aligned with the works themselves.

1.7 Abbreviations

The abbreviations used in this Plan are outlined in the table below.

Abbreviation	Description
CEMP	Construction Environmental Management Plan
DPIE	Department of Planning, Industry and Environment
JHH	John Hunter Hospital
JHHC	John Hunter Health Campus
JHHIP	John Hunter Health Innovation Precinct project

Table 2 Abbreviations

1.8 Document Control

This Plan will be monitored and necessary changes will be identified in the table over the page and communicated to all relevant personnel. Amendments and updates to this Management Plan will be made if the strategies and actions described in the plan no longer meet desired outcomes, or if improvements to existing measures can be made.

Electronic distribution of this Plan will be made to those detailed on the distribution listing on Aconex.

Revision	Date	Description	Page	Reviewed By	Approved By
1	15-Mar-22	DPIE Submission	All	Jeff Wall	Simon Ritchard
2	17-Mar-22	DPIE Submission	All	Jeff Wall	Simon Ritchard
3	12-Apr-22	DPIE Submission	All	Steve Russell	Jeff Wall

Table 3 Document Revision Table

2. Staging

2.1 Construction Staging

The JHHIP Project will be constructed in four (4) Stages, outlined below. The construction duration for the Project is forecasted to be approximately 4 years, with the Enabling Works/ Early Works stage commencing in April 2022 and the new Acute Services Building, carparks and roads expected to be operational by Quarter 3 2025.

The Construction Staging proposed for the JHHIP project is outlined in **Table 4** and **Figure 1** below.

Stage	Stage Details	Indicative Commencement Dates	Indicative Completion Dates
Stage 1: Enabling Works/ Early Works	• Construction access roads • Services diversion / reticulation • Civil infrastructure works, including but not limited to site clearing, bulk earthworks and detention, sedimentation basins and controls and works to existing at-grade carpark areas • Civil infrastructure works, including but not limited to the construction of internal road network • Civil infrastructure works, including but not limited to the installation of in-ground services for the ASB • Mine seam injection • Shoring • Construction of ASB foundations	April 2022	Q2 2024
Stage 2: Main Works Phase 1 ASB Building Phase 1 Refurbishment Works	• Construction of the ASB including new link connections with the existing JHH • Landscape works • New main entry canopy • Link bridge to the HMRI • Phase 1 Refurbishment of existing JHH	Q3 2022	Q3 2024
Stage 3: Main Works Phase 2 Refurbishment Works	• Phase 2 Refurbishment of existing JHH	Q1 2023	Q3 2025
Stage 4: Eastern Extension of Northern Road	• Eastern extension of the proposed Northern Road to the eastern part of the JHHC	Late-Q2 2022	Q2 2024

Table 4 Construction Staging Works Summary

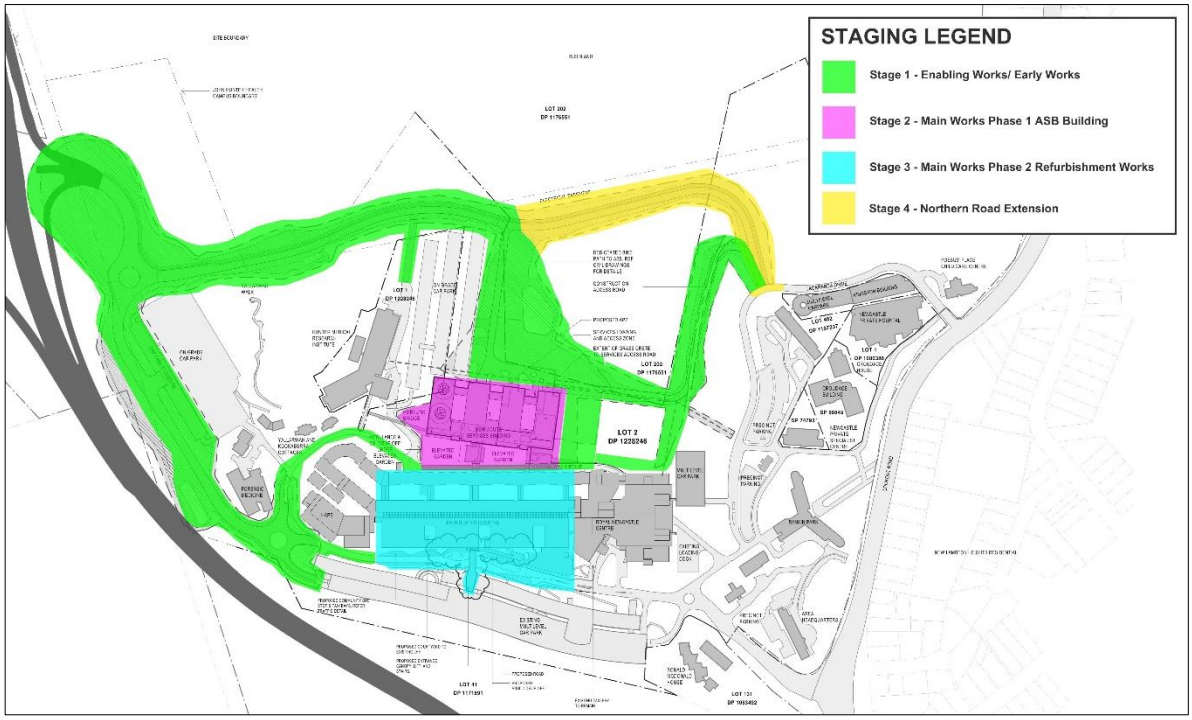

Figure 1 Construction Staging Summary Plan

2.2 Operational Staging

Operation of the JHHIP Project is proposed to be undertaken over five (5) separate Stages, starting with the opening of the Car Park 4 expansion in Q3 2022 and concluding with the opening of the Phase 2 Refurbishment of the existing John Hunter Hospital in Q3 2025.

The Operational Staging proposed for the JHHIP project is outlined in **Table 5** below.

Stage	Stage Details	Indicative Operational Dates
Stage 1: Car Park 4	• Car Park 4 expansion	Q3 2022
Stage 2: Internal Roads	• New Internal Roads	Q3 2024
Stage 3: Acute Services Building Basement Car Park Phase 1 Refurbishment Works	• New Acute Services Building • New ASB Basement Car Park • Phase 1 Refurbishment of existing JHH	Q3 2024
Stage 4: Phase 2 Refurbishment Works	• Phase 2 Refurbishment of existing JHH	Q3 2025
Stage 5: Eastern Extension of Northern Road	• Eastern extension of the proposed Northern Road to the eastern part of the JHHC	Q3 2024

Table 5 Operational Staging Works Summary

3. Compliance Management

3.1 Approach to Construction Management

The Project is committed to meeting its obligations and being a good neighbour. Management of environmental issues and compliance with the Project conditions of consent will be achieved through implementation of the Construction Contractor's Environmental Management System (EMS), application of the Project Construction Environmental Management Plan (CEMP) and sub-plans, compliance reporting and independent auditing.

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

3.2 Management Plans

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

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

The key management strategies and plans applicable to each stage of the redevelopment include (but are not limited to):

- Environmental Management Plan Requirements (EMP - condition of consent B15);
- Construction Environmental Management Plan (CEMP - condition of consent B16) and sub-plans;
- Biodiversity Management Plan (condition B16(d));
- Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B18);
- Construction Noise and Vibration Management Sub-Plan (condition of consent B19); and
- Construction Waste and Management Sub-Plan (condition of consent B20);

The CEMP will be submitted prior to the commencement of Stage 1 and will encompass Stage 1 works only. Upon award of remaining works, the CEMP will be updated to include additional scope.

Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

3.3 Compliance Reporting

The compliance reporting for the project is to be performed in accordance with conditions of consent A37-A40:

A37	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements
A38	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary
A39	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary
A40	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance

Table 6 Conditions relating to Compliance Reporting

3.4 Independent Environmental Auditing

Independent audits provide a valuable tool to ensure compliance is achieved and opportunities for improvement. Undertaking of Independent Environmental Audits for the JHHIP in accordance with the audit frequencies set out in conditions of consent C34 and C39 and in compliance with condition A29 will not be impacted by the implementation of a staged approach.

3.5 Cumulative Impacts

Impacts associated with the delivery of the Project include traffic, parking and pedestrian access, noise impacts, tree removal and built form. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by the Department of Planning, Industry and Environment, prior to consent.

The Project would continue to manage the potential impacts through implementation of the Project plans, strategies and protocols identified within the conditions of consent. Details on the potential impacts are provided in further detail below.

Construction traffic access to the site

The existing fire trail located on the northern edge of Jacaranda Drive near car park 9 is proposed to be upgraded to provide a dedicated construction vehicle access road to/ from the northern aspect of the works site. By utilising the existing (part cleared) fire trail, this also assists with reducing environmental impacts while still enabling a viable construction access.

In general, all construction traffic is to arrive on site via Jacaranda Drive. Exceptions must be approved in writing by the Principal for any construction vehicles accessing the site via Kookaburra Circuit (Main Hospital Entrance). No queuing or marshalling of construction vehicle will be permitted on public roads. Should queuing within the Hospital campus be unavoidable during certain phases of the project, Multiplex is to submit a Notice of Disruption to the Principal, in a format approved by the Principal.

Access to the John Hunter Hospital campus will remain open at all times.

Construction worker parking

Construction workers are not to park within the Hospital campus car parking supply, associated road network or on surrounding streets. Limited on-site parking is provided for construction workers within the various work areas. Construction worker arrival and departures will be minimised during peak hours.

Workers will be encouraged to use public transport to access the site where practical. During site induction, workers will also be informed of the existing bus network servicing the site. Appropriate arrangements will be made for any equipment/ tool storage and drop-off requirements.

Multiplex Constructions will also provide initiatives such as park and ride shuttle bus services, with construction vehicles that are required to be used on site to also pick-up workers from subcontractor depots, travelling to site and parking within the construction compound. Carpooling will also be encouraged.

Any construction worker arrivals and departures by vehicle would be outside of road network peak hours and as such is unlikely to impact the surrounding road network.

Emergency Vehicle Access

Access to the subject site and adjacent buildings by emergency vehicles would not be affected by the works as road and footpath frontages would be unaffected. Emergency protocols on the site would include a requirement for suitably accredited site personnel to assist with emergency access from the street.

Consequently, any potential impacts on emergency access will be effectively managed throughout the works.

Liaison would be maintained with the police and emergency services agencies throughout the construction period and a 24-hour contact would be made available for 'out-of-hours' emergencies and access.

Public transportation

The construction activities are not expected to impact existing public transport services near the site.

Pedestrian, Cyclist and Traffic Management

Pedestrian movements will be maintained through the provision of A Class hoarding and fencing around perimeter of the work compounds. Pedestrian and cyclist movements are not expected to be impacted along the site frontage. Footpaths and cycle paths are not to be closed unless written permission has been provided by the Principal.

Some minor increases in average delay to vehicles at surrounding key intersections such as on Lookout Road can be expected at times during the construction period as is typical for large construction sites. That said, traffic generated by the Enabling Works will be minimised during peak periods, to ensure the development does not exasperate the existing constrained conditions.

Signage will be positioned at all site accesses to clearly identify the access as being for construction vehicles only. This includes along the fire trails to ensure pedestrians and cyclists accessing the trails are aware of any temporary closures or diversions as a result of construction activities. As part of any site induction, drivers should be specifically alerted to the pedestrian activity associated with the broader hospital, with appropriate care and safety on both approach and departure.

Noise/ dust/ fume mitigation

In accordance with condition B16 of SSD-9351535 a Construction Environmental Management Plan (CEMP) will be developed prior to the commencement of construction. The CEMP will provide a coordinated high level plan that details, at a Project level, the environmental management strategies and procedures that will be adopted on the John Hunter Health & Innovation Precinct Project including noise, dust and fume mitigation. Construction Environmental Management Sub-Plans including but not limited to a Construction Noise and Vibration Management Sub-Plan, Dust and Air Quality Management Sub-Plan, and Soil and Water Management Sub-Plan will be developed prior to the commencement of construction as part of the overall CEMP and will establish controls for the mitigation of noise, dust and fumes on the Project.

All Sub-Contractors and construction workers engaged on the Project will be required to comply with the CEMP.

Ongoing noise, vibration and dust monitoring is proposed during construction of the John Hunter Health and Innovation Project.

Separation between construction and existing operational areas

Separation between construction and operational areas will be maintained through the provision of hoarding and fencing around perimeter of the individual work zones.

Weekly Disruptive Works Notice (DWN) meetings are also proposed to be held the Hunter New England Local Health District (operator of the John Hunter Hospital) and other campus occupants potentially impacted by the works including but not limited to the Hunter Medical Research Institute and the Newcastle Private Hospital. The purpose of the DWN meetings is to communicate the likely impacts of proposed works on existing campus occupants/ users, nominate appropriate controls to address the impacts and obtain their approval prior to the commencement of those works.

Helicopter operation including access and approach considerations

AviPro's 'Aviation Impact Statement', that was included within the Environmental Impact Statement (EIS) for the Project notes that the construction of the new Acute Services building will not impact operations from the existing Helicopter Landing Site (HLS) located at the John Hunter Hospital. A worst-case estimation shows that tower crane position will not be an impediment to existing HLS operations. Standard obstacle/obstruction lighting to the crane(s) will provide an adequate additional level of safety and assure ongoing, existing HLS operations during construction.

AviPro's 'Aviation Impact Statement' also notes that should it be necessary to operate from the existing HLS and the new heliport concurrently, this will not be a problem. The respective approach and departure paths are compatible. Pilots will separate themselves by radio from one another in the same way as they do at uncontrolled aerodromes and at emergency retrieval sites in the field where more than one helicopter attends.

Other Developments in the area

Transport for NSW is planning to extend the Newcastle Inner City Bypass between Rankin Park and Jesmond, for a length of 3.4 kilometres. The project received environmental approval from the minister of planning in February 2019 and early works have begun with the construction of a shared path bridge across Newcastle Road.

The anticipated construction impacts and construction traffic management measures are outlined in the Traffic and Transport Assessment (Aurecon 2016) and Supplementary Traffic and Transport Assessment (April 2018).

The assessments indicate that the majority of construction traffic movements are expected to be contained within the project's construction boundary with the exception of deliveries to site, disposal of waste and construction worker travel.

The assessment indicates that the Newcastle Inner City Bypass development is expected to generate up to 50 two-way vehicle trips along Lookout Road at its frontage to John Hunter Health Campus during the AM and PM road

network peak periods during peak construction. This results in an approximate one per cent increase in overall traffic volumes and is not expected to affect the level of service at the intersections servicing these roads.

Notwithstanding, traffic generated by the JHHIP enabling and main works will be minimised during peak periods, particularly during construction of the Bypass, to ensure the development does not exasperate the existing constrained conditions.

Additionally, Health Infrastructure and Transport for NSW have established a Bypass/ JHHIP Project Interface Control Group which meet on a regular basis to discuss and address items including but not limited to interface management, traffic and pedestrian management, programme including peak construction activities and accumulative impacts/ management measures, noise and vibration coordination management and soil and water management.

Consultation with City of Newcastle Council and review of approved or planned development in the area indicates there are no other major developments planned that may contribute to cumulative construction traffic along Lookout Road. Regular meetings have also been established with the Newcastle City Council to up-to-date on any approved or planned development in the area.

4. Appendices

4.1 Appendix A – John Hunter Hospital Innovation Precinct Staging Matrix

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
PART A - ADMINISTRATIVE CONDITIONS						
Obligation to Minimise Harm to the Environment						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; and (d) in accordance with the approved plans in the table below:	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	Where written direction is received.
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Limits of Consent						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Note only	n/a	n/a	n/a	
Prescribed Conditions						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Planning Secretary as Moderator						
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	Where dispute with public authority arises
Evidence of Consultation						
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
Staging						
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	4-weeks prior to the commencement of the Stage	n/a	n/a	n/a	
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	4-weeks prior to the commencement of the Stage	n/a	n/a	n/a	
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Staging, Combining and Updating Strategies, Plans or Programs						
A13	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 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).	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Newcastle Inner City Bypass						
A17	The Applicant must identify potential impact of traffic from operation of the new facilities, as well as investigate opportunities and risk mitigation strategies, in consultation with the Newcastle Inner City Bypass / John Hunter Hospital steering committee, to minimise the impact of the Acute Services Building commencing operation prior to the completion of the Newcastle Inner City Bypass.	n/a	Prior to operation	n/a	n/a	
A18	Should the Newcastle Inner City Bypass Rankin Park to Jesmond road works approved as part of State Significant Infrastructure approval SSI 6888 not be completed by the commencement of operations of the Acute Services Building, the Applicant must identify appropriate management measures (such as ensuring there is no uplift in clinical activity, staggered staff start and finish times and modified visiting hours) to minimise traffic growth on the John Hunter Hospital Campus during peak periods to the satisfaction of the Planning Secretary. These measures must be implemented until the completion of the Newcastle Inner City Bypass Rankin Park to Jesmond Road works.	n/a	Prior to operation	n/a	n/a	
Proposed Northern Road						
A19	Prior to the commencement of construction of Stage 2, the biodiversity impact associated with the additional clearing of vegetation necessary to upgrade the existing fire trail to a standard required for a future access road to the eastern part of the hospital precinct must be investigated by an accredited biodiversity assessor and suitably qualified engineer and the findings provided to the Planning Secretary for endorsement.	n/a	n/a	n/a	Prior to commencement of construction	
A20	In the event the net additional clearance of vegetation required to upgrade the existing fire trail as determined under condition A19 has a lesser biodiversity impact compared to Stage 2 (the second stage eastern extension of the proposed Northern Road), the future eastern extension of the proposed Northern Road to Jacaranda Drive must be realigned generally along the existing fire trail (subject to necessary adjustments to facilitate adequate sight distance) and the revised drawings must be submitted to the satisfaction of the Planning Secretary.	n/a	n/a	n/a	Prior to commencement of construction	
A21	If the future eastern extension of the proposed Northern Road to Jacaranda Drive is required to be realigned generally along the existing fire trail as required by conditions A19 and A20, a revised Biodiversity Development Assessment Report for the realigned Northern Road must be provided to the Planning Secretary prior to any works for Stage 2.	n/a	n/a	n/a	Prior to commencement of construction	
Structural Adequacy						
A22	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.	Throughout the stage	Throughout the stage	Throughout the stage	n/a	
External Walls and Cladding						
A23	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	n/a	Throughout the stage	Throughout the stage	n/a	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
External Materials						
A24	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	n/a	Throughout the stage	Throughout the stage	n/a	
Applicability of Guidelines						
A25	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A26	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Monitoring and Environmental Audits						
A27	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Access to Information						
A28	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent 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 and publicly available for 12 months after the commencement of operations.	Prior to the commencement of construction and throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
Compliance						
A29	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Incident Notification, Reporting and Response						
A30	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A31	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Non-Compliance Notification						
A32	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A33	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.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A34	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Revision of Strategies, Plans and Programs						
A35	Within three months of: (a) the submission of a compliance report under condition A38; (b) the submission of an incident report under condition A31; (c) the submission of an Independent Audit under conditions C37 to C38; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A36	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Compliance Reporting						
A37	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A38	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
A39	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
A40	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION						
Notification of Commencement						
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Prior to commencement of construction	n/a	n/a	n/a	
B2	If the construction or operation of the development is to be 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.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
Certified Drawings						
B3	Prior to the commencement of each stage of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent for that stage of the development.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
External Walls and Cladding						
B4	Prior to the commencement of construction of the external walls and cladding, 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.	n/a	Prior to commencement of construction	Prior to commencement of construction	n/a	
Protection of Public Infrastructure						
B5	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Prior to commencement of construction	n/a	n/a	Prior to commencement of construction	
Unexpected Contamination Procedure						
B6	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B16 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.	Prior to commencement of construction	n/a	n/a	Prior to commencement of construction	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
Ecologically Sustainable Development						
B7	Prior to the commencement of construction of each stage of the development, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Issue F, prepared by EMF Griffiths and dated 9 April 2021) relevant to that stage of the development have been incorporated into the design of the development.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
B8	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
Outdoor Lighting						
B9	Prior to commencement of external lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
Demolition						
B10	Prior to the commencement of demolition for each stage of the development, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) for that stage must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
B11	Prior to any demolition commencing, additional investigations be made by the asbestos removalist in areas not accessible at the time of the assessment and all Asbestos Containing Material likely to be disturbed by those works should be removed in accordance with relevant codes of practices, compliance codes and legislation.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
Existing Helipad / Helicopter Operations During Construction						
B12	Prior to the erection of cranes on the site or any structures that may obstruct helicopter flight paths, existing helipad / helicopter operations at the existing hospital are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations to and from the existing helipad at the site during construction. A report summarising the outcome of the review must be submitted to the Certifier and Planning Secretary.	n/a	Prior to commencement of construction	n/a	n/a	
Proposed Helipad Design						
B13	Prior to the construction of the approved helipad, a report 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 approved helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.	n/a	Prior to construction of helipad	n/a	n/a	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
Proposed Helipad Operations						
B14	Prior to the construction of the approved helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the approved helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifier and a copy submitted to the Planning Secretary and Council.	n/a	Prior to construction of helipad	n/a	n/a	
Environmental Management Plan Requirements						
B15	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
Construction Environmental Management Plan						
B16	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 for information. 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) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Biodiversity Management Plan incorporating the Minimisation and Mitigation Measures in the Biodiversity Development Assessment Report, prepared by Umwelt (Australia) Pty Ltd revision 6 dated 21 October 2021; (e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18); (f) Construction Noise and Vibration Management Sub-Plan (see condition B19); and (g) Construction Waste Management Sub-Plan (see condition B20).	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Management Plan/s may need to be updated prior to the commencement of each Stage
B17	The Applicant must not commence construction of the development until a copy is submitted to the Planning Secretary.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
B18	The 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) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) signage at the entrance of any bushland tracks affected by construction activities to ensure pedestrians and cyclists accessing the tracks are aware of any temporary closures or diversions as a result of construction activities; (iv) initiatives such as park and ride, shuttle bus services and encourage carpooling to ensure that construction workers have a dedicated off-site parking area and transportation to the works site, ensuring workers do not park in local streets; (v) how the use the Lookout Road / Kookaburra Circuit signalised intersection for construction access would be discouraged where possible and the alternatives of Lookout Road / Jacaranda Drive and the future Newcastle Inner City Bypass be considered in the first instance. Where this is not possible additional measures to specifically address the safety of pedestrians and the movement of operational traffic including staff, visitors and emergency vehicles through this intersection; (vi) heavy vehicle routes, access and parking arrangements; (vii) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, in accordance with the latest version of AS 2890.2; and (viii) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Management Plan/s may need to be updated prior to the commencement of each Stage
B19	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels (c) vibration surveys be carried out of each key vibration-generating-activity / equip.; (d) at the relevant on campus buildings (including but not limited to the existing JHH, HMRI, Private Hospital) and other hospital campus areas where sensitive equipment is operated, that the equipment-specific vibration criteria are set and managed accordingly; (e) vibration assessment at the commencement of operations for each vibration generating activity to determine whether the existence of significant vibration levels justifies a more detailed investigation. Site law tests will help determine allowable working distances from structures to manage vibration; (f) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (g) include strategies that have been developed with the community for managing high noise generating works; (h) describe the community consultation undertaken to develop the strategies in condition B19(g); (i) include a complaints management system that would be implemented for the duration of the construction; and (j) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B15.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Management Plan/s may need to be updated prior to the commencement of each Stage

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
B20	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; and (b) information regarding the recycling and disposal locations.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Management Plan/s may need to be updated prior to the commencement of each Stage
Construction Parking						
B21	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site (or alternative off-site arrangement for workers), including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
Soil and Water						
B22	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; (b) divert existing clean surface water around operational areas of the site; and (c) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
B23	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
B24	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
Operational Noise – Design of Mechanical Plant and Equipment						
B25	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant noise criteria as recommended in Section 5 of the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the relevant noise criteria as recommended in Section 5 of the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio.	n/a	Prior to installation of mechanical plant and equipment	Prior to installation of mechanical plant and equipment	n/a	
Biodiversity						
B26	The number and classes of ecosystem credits and species credits (like-for-like) required for Phase 1 as set out in the BAM Biodiversity Credit Report contained in Appendix F of the Biodiversity Development Assessment Report prepared by Umwelt (Australia) Pty Ltd, revision 6, dated 21 October 2021, must be retired prior to the commencement of construction of Stage 1 of the development,	Prior to commencement of construction	n/a	n/a	n/a	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
B27	The number and classes of ecosystem credits and species credits (like-for-like) required for Phase 2 as set out in the BAM Biodiversity Credit Report contained in Appendix F of the Biodiversity Development Assessment Report prepared by Umwelt (Australia) Pty Ltd, revision 6, dated 21 October 2021, must be retired prior to the commencement of construction of Stage 2 of the development, unless a revised Biodiversity Development Assessment Report is approved by the Planning Secretary. Where a revised Biodiversity Development Assessment Report is approved, ecosystem credits and species credits must be retired in accordance with the revised Biodiversity Development Assessment Report and any approval from the Planning Secretary.	n/a	n/a	n/a	Prior to commencement of construction	
B28	The requirement to retire like-for-like ecosystem credits and species credits in condition B26 and B27 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	Prior to commencement of construction	n/a	n/a	Prior to commencement of construction	
B29	Evidence of the retirement of credits in satisfaction of condition B26 and B27 or payment to the Biodiversity Conservation Fund for each stage must be provided to the Planning Secretary prior to commencement of construction that would impact biodiversity values in each stage.	Prior to commencement of construction	n/a	n/a	Prior to commencement of construction	
B30	With the agreement of the Planning Secretary, the Applicant may adjust the staging of credit retirement. Any adjustments must be approved in writing and will require the retirement of the relevant credits prior to the corresponding impact on that ecosystem or species.	Prior to commencement of construction	n/a	n/a	Prior to commencement of construction	
Northern Road						
B31	Prior to the commencement of road works, the Applicant must demonstrate to the Certifier that the design of the proposed 'Eastern Link' Road - MC 04 permits the continued use of the existing shared pathway (cyclist/pedestrian) that traverses the John Hunter Hospital Campus travelling north to Jesmond Park and Newcastle Road. The design drawings demonstrating adequate connection must be submitted to Council and the drawings must address any issues raised by Council.	Prior to commencement of construction	n/a	n/a	n/a	
B32	If any approved civil drawings need to be revised to address any concerns raised by Council, the revised civil drawings must be submitted to the satisfaction of the Planning Secretary prior to the commencement of road works.	Prior to commencement of construction	n/a	n/a	n/a	
Operational Waste Storage and Processing						
B33	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	n/a	Prior to commencement of construction	n/a	n/a	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
Operational Access, Car Parking and Service Vehicle Arrangements						
B34	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 900 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, must be in accordance with the latest version of AS 2890.2.	Prior to commencement of construction	Prior to commencement of construction	n/a	Prior to commencement of construction	
Public Domain Works						
B35	Prior to the commencement of any footpath, or public domain works, the Applicant must engage appropriately qualified consultant(s), experienced in the preparation of the design 'for public domain streetscape works and consult with Council and other relevant stakeholders and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of appropriate Australian Standards and other relevant industry guidelines, including addressing pedestrian management. The Applicant must submit evidence of consultation for each stage to the Certifier.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
Subsidence Advisory NSW (SA NSW)						
B36	The Applicant must obtain SA NSW approval under section 22 of the Coal Mine Subsidence Compensation Act 2017 prior to commencement of construction.	Prior to commencement of construction	Prior to commencement of construction	n/a	n/a	
PART C DURING CONSTRUCTION						
Site Notice						
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	Prior to commencement of construction	
Operation of Plant and Equipment						
C2	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.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Demolition						
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B10.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
Construction Hours						
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.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing rating background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6am and 7am, Mondays to Fridays inclusive; (b) between 7am and 8am, Saturdays; and (b) between 1pm and 5pm, Saturdays.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police, or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C7	Notification of such construction activities, as referenced in condition C6, must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Implementation of Management Plans						
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Construction Traffic						
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site for an approved on-street work zone before stopping.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Hoarding Requirements						
C11	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
No Obstruction of Public Way						
C12	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.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
Construction Noise Limits						
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition C4 and C5.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C15	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.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Vibration Criteria						
C16	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).	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C17	The limits in conditions C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B19 of this consent.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Tree Protection						
C18	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or is required in an emergency to avoid the loss of life or damage to property; (b) all trees immediately adjacent to the approved disturbance area must be protected at all times during construction in accordance with Council's tree protection requirements. Any tree, which is damaged or removed during construction due to an emergency, must be replaced; (c) all trees on the site that are not approved for removal are to be retained and must be suitably protected during construction as per the recommendations of the Aboricultural Impact Assessment, dated 12 May 2021, prepared by Aborsafe; (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater; (e) an arborist is to be engaged to implement tree protection measures for the hollow bearing trees and other native trees to be retained on site; and (f) all project materials must be stored in cleared areas of the site.	Throughout the stage	Throughout the stage	n/a	Throughout the stage	
Air Quality						
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
C20	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Imported Fill						
C21	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Throughout the stage	Throughout the stage	n/a	Throughout the stage	
Disposal of Seepage and Stormwater						
C22	Adequate provisions must be made to collect and discharge stormwater drainage during construction and details are to be provided to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Emergency Management						
C23	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Stormwater Management System						
C24	Within three months of the commencement of construction of any civil stormwater infrastructure works or Phase 1B – Main works, 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 design in the Civil Design Report and Structural Statement NL191366 Revision H dated 14 May 2021, prepared by Northrop; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (e) ensure that discharged stormwater from the proposed development does not increase post catchment runoff; and (f) include details of the proposed scour protection at each culvert outlet in consultation with Council to ensure the stability of the downstream waterways.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Aboriginal Cultural Heritage						
C25	The Applicant must advise its employees and contractors that it is an offence under section 86 of the National Parks and Wildlife Act 1979 to harm or desecrate an Aboriginal object unless that harm or desecration is the subject of an Aboriginal Heritage Impact Permit or approved management plan.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
Unexpected Finds Protocol – Aboriginal Heritage						
C26	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Unexpected Finds Protocol – Historic Heritage						
C27	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Waste Storage and Processing						
C28	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.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C30	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.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C31	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.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C32	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Outdoor Lighting						
C33	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Independent Environmental Audit						
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
C36	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least four week's notice, to the Applicant of the date or timing upon which the audit must be commenced.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 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.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C38	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C39	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.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Asset Protection Zones						
C40	At the commencement of construction works and in perpetuity to ensure ongoing protection from the impact of bushfires, Asset Protection Zones (APZs) must be provided in accordance with the Bushfire Assessment Report (reference: 1940 JHHIP), prepared by Bushfire Planning Australia, dated 2 March 2021 as shown on Figure 13: Required Asset Protection Zones.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C41	The APZs required in condition C40 are to be extended to include all lands to the southeast of the proposed Acute Services Building for a distance of 60 metres. When establishing and maintaining an inner protection area (IPA) the following requirements apply in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019: (a) tree canopy cover should be less than 15% at maturity; (b) trees at maturity should not touch or overhang the building; (c) lower limbs should be removed up to a height of 2m above the ground; (d) tree canopies should be separated by 2 to 5m; (e) preference should be given to smooth barked and evergreen trees; (f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (g) shrubs should not be located under trees; (h) shrubs should not form more than 10% ground cover; (i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation; (j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and (k) leaves and vegetation debris should be removed.	Throughout the stage	Throughout the stage	n/a	n/a	
C42	The water quality and stormwater detention basins located to the north of the Acute Services Building are to be replanted using species of a type and density which are commensurate with a grassland as described in Appendix 1 of Planning for Bush Fire Protection 2019	Throughout the stage	n/a	n/a	n/a	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
Utilities and Services						
C43	The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019: (a) reticulated water is to be provided to the development where available; (b) fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005; (c) hydrants are and not located within any road carriageway; (d) reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads; (e) fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005; (f) all above-ground water service pipes are metal, including and up to any taps; (g) where practicable, electrical transmission lines are underground; (h) where overhead, electrical transmission lines are proposed as follows: (i) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and (ii) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines. (i) reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used; (j) all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; (k) connections to and from gas cylinders are metal; polymer sheathed flexible gas supply lines are not used; and (l) above-ground gas service pipes are metal, including and up to any outlets.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Construction Standards						
C44	Construction of the Acute Services Building must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bush fire prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.	n/a	Throughout the stage	n/a	n/a	
Access						
C45	Public access roads must comply with general requirements of Table 6.8b of Planning for Bush Fire Protection 2019.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C46	A 10m vegetation buffer is to be provided within the site, on either side of the east-west road link. The planting in the buffer is to be limited to species type and density commensurate with the grassland vegetation formation, as described by Appendix 1 of Planning for Bush Fire Protection 2019.	Throughout the stage	n/a	n/a	Throughout the stage	
Bush Fire Asset Protection Zone Planning						
C47	The Asset Protection Zone is to be selectively cleared to achieve 15 per cent maximum canopy coverage. The 11 moderate retention value trees identified within the APZ numbered 57, 596, 599, 602, 603, 604, 605, 607, 701, 805 and 807 in the Arboricultural Impact Assessment, prepared by Arborsafe (C91951), dated 2 May 2021, must be reviewed by the Bushfire Consultant and Ecologist as to the most suitable to retain while being in line with the bushfire requirements prior to the commencement of tree removal.	Throughout the stage	n/a	n/a	n/a	

No.	SSD Condition	Relevance of Condition to each Construction Stage				
		Stage 1: Enabling Works/ Early Works	Stage 2: Main Works ASB	Stage 3: Main Works Refurb	Stage 4: North Rd Ext'n	General Comments
Service Trench Alignment and Trenching Works						
C48	In the event that excavation is required within the Tree Protection Zones of retained trees identified within this report during preliminary design phases, arborist involvement will be required to ensure works are undertaken in accordance with the Australian Standard AS 4970–2009: Protection of Trees on Development Sites.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C49	Excavation/trenching required within the Tree Protection Zones of retained trees to facilitate service installation should be undertaken using sensitive construction methods such as under boring, manual excavation, hydro-vac or air spade, light machinery with spotter and ground protection.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Proposed Tree Pruning						
C50	In the event pruning work is being undertaken on retained trees it is anticipated that minor pruning only will be required of no greater than 10 per cent of the trees total crown spread. Any pruning undertaken would be for hazard reduction works (i.e. deadwood removal, hanging branches) or minor targeted pruning (i.e. crown lifting, reduction pruning) to facilitate the construction works or access. Larger deadwood with identified cavities will be shortened, retaining the cavities, where branch stability and understorey occupancy allow.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C51	All pruning undertaken is to be completed in accordance with the Australian Standard AS 4373–2007: Pruning of Amenity Trees (Standards Australia, 2007) and undertaken by a suitably qualified arborist (minimum AQF 3 arborist).	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
C52	Reduction pruning should focus on the removal of smaller diameter branches where feasible and remove no greater than 10 per cent of the total crown. Branches no greater than 50mm diameter are to be removed unless specifically approved by the project arborist.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Groundwater						
C53	In the event groundwater is intercepted during construction, the Applicant must ensure that any take is appropriately licensed unless eligible under an exemption.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	
Water Management Act 2000						
C54	All works on waterfront land as defined by the Water Management Act 2000 must be in accordance with the NRAR Guidelines for Controlled Activities on Waterfront Land.	Throughout the stage	Throughout the stage	Throughout the stage	Throughout the stage	

No.	SSD Condition	Relevance of Condition to each Operational Stage					
		Stage 1: Car Park 4	Stage 2: Internal Roads	Stage 3: ASB + Car Park Phase 1 Refurb.	Stage 4: Phase 2 Refurb.	Stage 5: North Road Ext'n	General Comments
PART D PRIOR TO COMMENCEMENT OF OPERATION							
Notification of Occupation							
D1-D32	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.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
External Walls and Cladding							
D2	Prior to commencement of operation of Phase 1B – Main works, the 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.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
D3	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.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
Landscape Management Plan							
D4	Prior to the commencement of operation of each stage of the development, a Landscape Management Plan to maintain the landscaping and vegetation on the site for that stage of the development in accordance with the approved development, must be submitted to the Certifier.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Revegetation Areas							
D5	Prior to the commencement of operation of each stage of the development, the Applicant must submit a Plan with quantitative targets for vegetation outcomes in the revegetation areas between the road and remnant bushland in terms of survival rates; weeds present; and plant cover after a minimum period of two years.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Works as Executed Plans							
D6	Prior to the commencement of operation of each stage of the development, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved for that stage of the development, must be submitted to the Certifier.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Warm Water Systems and Cooling Systems							
D7	The installation of warm water systems and 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 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.	n/a	n/a	Prior to commencement of operation	Prior to commencement of operation	n/a	

No.	SSD Condition	Relevance of Condition to each Operational Stage					
		Stage 1: Car Park 4	Stage 2: Internal Roads	Stage 3: ASB + Car Park Phase 1 Refurb.	Stage 4: Phase 2 Refurb.	Stage 5: North Road Ext'n	General Comments
Outdoor Lighting							
D8	Prior to the commencement of operation of each stage of the development, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with that stage of the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) 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.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Mechanical Ventilation							
D9	Prior to commencement of operation of Phase 1B – Main works, the Applicant 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.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
Operational Noise – Design of Mechanical Plant and Equipment							
D10	Prior to the commencement of operation of Phase 1B – Main works, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B25 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels as recommended in the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
Fire Safety Certification							
D11	Prior to commencement of occupation of Phase 1B – Main works, 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.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
Structural Inspection Certificate							
D12	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings of Phase 1B -Main works, a Structural Inspection Certificate or a Compliance Certificate must be submitted to 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.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Compliance with Food Code							
D13	Prior to the commencement of operation of the relevant parts of any new or refurbished buildings of Phase 1B -Main works, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	n/a	n/a	Prior to commencement of operation	n/a	n/a	

No.	SSD Condition	Relevance of Condition to each Operational Stage					
		Stage 1: Car Park 4	Stage 2: Internal Roads	Stage 3: ASB + Car Park Phase 1 Refurb.	Stage 4: Phase 2 Refurb.	Stage 5: North Road Ext'n	General Comments
Post-construction Dilapidation Report							
D14	Prior to commencement of operation of each stage of the development, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction of that stage. 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 forwarded to Council for information.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Protection of Public Infrastructure							
D15	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Road Damage							
D16	Prior to the commencement of operation of each stage of the development, 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.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Protection of Property							
D17	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Car Parking Arrangements							
D18	Prior to the commencement of operation of Phase 1B – Main works or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that: (a) the car parking facilities on the Site are operational; and (b) a minimum of 900 spaces are provided.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
Bicycle Parking and End-of-Trip Facilities							
D19	Prior to commencement of operation of Phase 1B – Main works, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 48 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) appropriate pedestrian and cyclist advisory signs are to be provided.	n/a	n/a	Prior to commencement of operation	n/a	n/a	

No.	SSD Condition	Relevance of Condition to each Operational Stage					
		Stage 1: Car Park 4	Stage 2: Internal Roads	Stage 3: ASB + Car Park Phase 1 Refurb.	Stage 4: Phase 2 Refurb.	Stage 5: North Road Ext'n	General Comments
Green Travel Plan							
D20	Prior to the commencement of operation, a Green Travel Plan (GTP) must be submitted to the Certifier to promote the use of active and sustainable transport modes for the John Hunter Hospital and a copy be provided to the Planning Secretary for information.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
D21	The GTP must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; (b) incorporate data from available sources, including but not limited to: (i) surveys of staff and visitors and interviews with key staff to find out barriers and facilitators to modal shift; (ii) quantification and analysis of staff shift times and numbers on the site and analysis of workforce residential postcode data to develop effective strategies in response, as well as help to inform service planning considerations; (iii) opal data to note if there has been changes to bus patronage to the John Hunter Hospital in the last five years (noting that the stop at the entrance almost exclusively serves the hospital) with major changes in the bus network during that time; (c) audit the existing bike parking and end-of-trip facilities and how they are used; (d) include aspirational, achievable, sensible and specific mode targets with the aim to increase non-car modes and car occupancy rates; (e) provide details and maps of end-of-trip facilities, access points and site permeability for active travel, including location of all secure bike parking, casual bike parking, showers and lockers; (f) identify and address any gaps in the physical pedestrian and cycling footpaths within the hospital site; (g) develop and plan to cater for future bicycle parking provisions, with allocated spaces that are accessible, secure, sheltered and convenient; (h) investigate the potential of a strategy to target travel between the University of Newcastle and John Hunter Hospital, noting the relationship between the two institutions. This could include promoting the bike route and bus service between the campuses and complimenting these services with shuttle buses and/or fleet bikes (noting that the route 11 bus currently has a frequency of 30 minutes at John Hunter Hospital); (i) consider innovative ways to incorporate public transport and active transport into behavioural norms and the organisational culture for travelling to the hospital, such as: (i) promotion of the benefits of cycling, walking and using active transport for people's health, through information provided by doctors, nurses and allied health staff; (ii) installing a screen with public transport information near reception areas or other appropriate areas for staff and visitors to see when the next buses are arriving and to help avoid waiting at the bus stop longer than necessary; (iii) developing a strategy for staff (such as through flexible working for admin staff and shift times for operating staff) and visitors (through visitors hours) to retime their travel to avoid peak hours where possible; (iv) providing information about the existing numbers of staff working particular shifts, to inform service planning arrangements and optimising of service provision at shift changeover times; (v) considering provision of specific transport for night shift workers (such as shuttle to Broadmeadow station), to address potential barriers around safety and convenience; (vi) identifying and support sustainable transport champions to advocate and model desired behaviours and promote through newsletter or other internal channels;	n/a	n/a	Prior to commencement of operation	n/a	n/a	

No.	SSD Condition	Relevance of Condition to each Operational Stage					
		Stage 1: Car Park 4	Stage 2: Internal Roads	Stage 3: ASB + Car Park Phase 1 Refurb.	Stage 4: Phase 2 Refurb.	Stage 5: North Road Ext'n	General Comments
D21 cont'd	(vii) incentives for active travel including provision of panniers or ergonomic backpack for staff committed to active travel, bike maintenance equipment in end-of-trip facilitates, loanable wet weather gear and lights for emergencies; (j) evaluate potential to reduce the provision of car parking or implement a car parking management system that preferences patient and visitor use over staff use, given the greater ability of staff to travel by other modes and that a well-implemented green travel plan should assist in reducing car demand. Savings from reducing the number of car parking spaces could be hypothecated to incentivise people that choose to travel by non-car modes; (k) include a communications strategy and a completed travel access guide; and (l) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for nominated employees involved in the implementation of the GTP.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
D22	Prior to the commencement of operation, the nominated employee(s) of the health services facility responsible for implementing the GTP and its ongoing review must be provided to Transport for NSW and the Planning Secretary for information.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
Utilities and Services							
D23	Prior to commencement of operation of Phase 1B – Main works, a compliance certificate under the section 50 of the Hunter Water Act 1991 must be obtained from Hunter Water and submitted to the Certifier.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
Stormwater Operation and Maintenance Plan							
D24	Prior to the commencement of operation of each stage of the development, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier for that stage of the development. The SOMP 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.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Signage							
D25	Prior to the commencement of operation of each stage of the development, way-finding signage and signage identifying the location of staff car parking must be installed for that stage of the development.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
D26	Prior to the commencement of operation of each stage of the development, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Operational Waste Management Plan							
D27	Prior to the commencement of operation of Phase 1B – Main works, 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 included in the RtS.	n/a	n/a	Prior to commencement of operation	n/a	n/a	

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Landscaping							
D28	Prior to the commencement of operation of each stage of the development or other timeframe agreed by the Planning Secretary, landscaping of the site as relevant to that stage of the development must be completed in accordance with landscape plan(s) listed in condition A2(d).	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
D29	Prior to the commencement of operation of each stage of the development, all trees adjacent to construction work areas and bush tracks must be inspected to ensure the trees are structurally safe. Any unsafe trees must be removed and replaced.	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	Prior to commencement of operation	
Bushfire - Emergency Evacuation and Management							
D30	Prior to the commencement of operation of Phase 1B – Main works, a Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the: (a) NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; (b) Australian Standard AS 3745:2010 Planning for emergencies in facilities; and, (c) Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
D31	The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
Wind Impacts							
D32	Prior to commencement of operation Phase 1B – Main works, the Applicant must provide a mitigation strategy to reduce wind speeds to the elevated garden in accordance with the recommendations and recommended treatment in the Pedestrian Microclimate CFD Study (W F899-01F04 (Rev 5), dated 17 May 2021, prepared by Windtech Consultants.	n/a	n/a	Prior to commencement of operation	n/a	n/a	
PART E POST OCCUPATION							
Operation of Plant and Equipment							
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	During operation	During operation	During operation	During operation	During operation	
Warm Water Systems and Cooling Systems							
E2	The operation and maintenance of warm water systems and 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.	n/a	n/a	During operation	n/a	n/a	
Operational Noise Limits							
E3	The operator must ensure that noise generated by operation of the development does not exceed the noise limits in project noise trigger levels as recommended in the Noise and Vibration Impact Assessment, dated 13 May 2021, and prepared Acoustic Studio.	n/a	n/a	During operation	n/a	n/a	

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E4	The operator must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise and Vibration Impact Assessment, dated 13 May 2021, and prepared Acoustic Studio. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the operator 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 only where it can be demonstrate that operational noise levels cannot be practicably reduced at the source.	n/a	n/a	During operation	n/a	n/a	
Unobstructed Driveways and Parking Areas							
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	During operation	During operation	During operation	During operation	During operation	
Green Travel Plan							
E6	The Green Travel Plan required by condition D20 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	n/a	n/a	During operation	During operation	n/a	
E7	Any changes to the nominated employee(s) responsible for implementing the GTP must be provided to Transport for NSW and the Planning Secretary prior to the annual review of the GTP.	n/a	n/a	During operation	During operation	n/a	
Ecologically Sustainable Development							
E8	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the operator by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B8 of this consent.	n/a	n/a	During operation	n/a	n/a	
Outdoor Lighting							
E9	Notwithstanding condition D8, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the operator must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	During operation	During operation	During operation	During operation	During operation	
Landscaping							
E10	The operator must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D27 for the duration of occupation of the development.	During operation	During operation	During operation	During operation	During operation	
Revegetated Areas							
E11	The operator must maintain the targets for vegetation outcomes in the revegetation areas between the road and remnant bushland on the site in accordance with the targets set in condition D5 for the duration of occupation of the development.	During operation	During operation	During operation	During operation	During operation	

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Hazard Audit							
E12	Within twelve months after the commencement of operation and every three years thereafter, or at such intervals as the Planning Secretary may agree, the operator must carry out a comprehensive Hazard Audit of the development. The audits must: (a) be carried out at the operator'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.	n/a	n/a	During operation	During operation	n/a	
Hazards and Risk							
E13	The operator 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 Manual' if the chemicals are liquids.	During operation	During operation	During operation	During operation	During operation	
E14	In the event of an inconsistency between the requirements of condition E12(a) and E12(b), the most stringent requirement must prevail to the extent of the inconsistency.	During operation	During operation	During operation	During operation	During operation	
Dangerous Goods							
E15	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	During operation	During operation	During operation	During operation	During operation	
E16	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards	During operation	During operation	During operation	During operation	During operation	
Discharge Limits							
E17	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	During operation	During operation	During operation	During operation	During operation	