

MSCP - SSDA Conditions of Approval - Reporting & Monitoring Schedule

Project Name: CHW Stage 2 Enabling Works - Combined Civils

Project No.: WENAB2

Unique ID	Compliance requirement	Timing	Responsibility	Monitoring/Recording Methodology																																																																												
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.	At all times	HI, SCHN, PwC & FCC	Monitoring records Site inspection Records (Daily/Weekly HSEQ Inspections) Management Plan reviews Audit Results & Close Outs																																																																												
Terms of Consent																																																																																
A2	<p>The development may only be carried out:</p> <p>a) in compliance with the conditions of this consent;</p> <p>b) in accordance with all written directions of the Planning Secretary;</p> <p>c) generally in accordance with the EIS and the Response to Submissions; and</p> <p>d) in accordance with the approved plans in the table below:</p> <table><tr><th colspan="4">Architectural drawings prepared by <i>Billard Leece Partnership</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>CHW-AR-DG- MCP-DA007</td><td>C</td><td>SITE PLAN – EXISTING</td><td>21.12.2020</td></tr><tr><td>CHW-AR-DG- MCP-DA008</td><td>D</td><td>SITE PLAN – DEMOLITION</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA009</td><td>D</td><td>SITE PLAN – PROPOSED ROOF LEVEL</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA031</td><td>F</td><td>PARKING LEVEL – P1 PLAN</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA032</td><td>F</td><td>PARKING LEVEL – TYPICAL PLAN LEVELS P2 – P7</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA038</td><td>E</td><td>PARKING LEVEL – P8 PLAN</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA039</td><td>D</td><td>PARKING LEVEL – ROOF PLAN</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA012</td><td>D</td><td>SITE SECTIONS AND ELEVATIONS</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA040</td><td>J</td><td>ELEVATIONS – SHEET 01</td><td>23.07.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA041</td><td>H</td><td>ELEVATIONS – SHEET 02</td><td>23.07.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA050</td><td>G</td><td>SECTIONS – SHEET 01</td><td>23.07.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA051</td><td>G</td><td>SECTIONS – SHEET 02</td><td>23.07.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA060</td><td>C</td><td>FAÇADE TYPES</td><td>22.06.2021</td></tr><tr><td>CHW-AR-SC- MCP-DA092</td><td>C</td><td>SCHEDULE – MATERIAL AND LEGEND</td><td>22.06.2021</td></tr></table> <table><tr><th colspan="4">Landscape drawings prepared by <i>MCGREGOR COXALL</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>CHW-LD-DG- MSCP-SD101</td><td>7</td><td>SCHEMATIC DESIGN – MSCP PLAN</td><td>15.06.2021</td></tr></table>	Architectural drawings prepared by <i>Billard Leece Partnership</i>				Dwg No.	Rev	Name of Plan	Date	CHW-AR-DG- MCP-DA007	C	SITE PLAN – EXISTING	21.12.2020	CHW-AR-DG- MCP-DA008	D	SITE PLAN – DEMOLITION	22.06.2021	CHW-AR-DG- MCP-DA009	D	SITE PLAN – PROPOSED ROOF LEVEL	22.06.2021	CHW-AR-DG- MCP-DA031	F	PARKING LEVEL – P1 PLAN	22.06.2021	CHW-AR-DG- MCP-DA032	F	PARKING LEVEL – TYPICAL PLAN LEVELS P2 – P7	22.06.2021	CHW-AR-DG- MCP-DA038	E	PARKING LEVEL – P8 PLAN	22.06.2021	CHW-AR-DG- MCP-DA039	D	PARKING LEVEL – ROOF PLAN	22.06.2021	CHW-AR-DG- MCP-DA012	D	SITE SECTIONS AND ELEVATIONS	22.06.2021	CHW-AR-DG- MCP-DA040	J	ELEVATIONS – SHEET 01	23.07.2021	CHW-AR-DG- MCP-DA041	H	ELEVATIONS – SHEET 02	23.07.2021	CHW-AR-DG- MCP-DA050	G	SECTIONS – SHEET 01	23.07.2021	CHW-AR-DG- MCP-DA051	G	SECTIONS – SHEET 02	23.07.2021	CHW-AR-DG- MCP-DA060	C	FAÇADE TYPES	22.06.2021	CHW-AR-SC- MCP-DA092	C	SCHEDULE – MATERIAL AND LEGEND	22.06.2021	Landscape drawings prepared by <i>MCGREGOR COXALL</i>				Dwg No.	Rev	Name of Plan	Date	CHW-LD-DG- MSCP-SD101	7	SCHEMATIC DESIGN – MSCP PLAN	15.06.2021	At all times	Note	Pre-Construction Compliance Report. Record of written direction. Management Plans and Sub Plans. Drawing register & checks of approved plans.
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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>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;</p> <p>b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	At all times	Note	Record of writen direction. Record of implementation of any written direction and or response to written direction.																																																																												
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.	At all times	Note	Noted.																																																																												
Limit of Consent																																																																																
A5	This consent lapses five years after the date of consent unless work is physically commenced.	At all times	Note	Front Page of SSD10434896 with date and evidence of date construction commenced.																																																																												
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.	At all times	Note	Compliance with the BCA (Crown Certificate received for current works). Erection of signs (not relevant). Residential building work (not relevant). Entertainment venues (not relevant). Signage for max number of persons in venues (not relevant for construction). Shoring and adjoining properties (not relevant – no shoring or adjoining properties).																																																																												
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.	At all times	HI	Record of written direction.																																																																												
Evidence of Consultation																																																																																
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>b) provide details of the consultation undertaken including:</p> <p>i. the outcome of that consultation, matters resolved and unresolved; and</p> <p>ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	At all times	HI, PwC & FCC	Record and date of consultation/communication with council, TfNSW, stakeholders, utility providers.																																																																												
Staging																																																																																
	The project may be constructed and operated in stages. Where compliance with conditions is required																																																																															

A9	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).	Prior to Construction	HI & PwC	Staging Report. Record keeping for communications with the Planning Secretary, Department.
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.	Prior to Construction	HI & PwC	Staging Report. Record keeping for communications with the Planning Secretary, Department.
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	At all times	HI, PwC & FCC	Noted.
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.	At all times	HI, PwC & FCC	Noted.
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).	At all times	HI, PwC & FCC	Record keeping of communications with the Planning Secretary, Department. Updated plans and tracked changes/records.
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.	At all times	HI, PwC & FCC	Record keeping of communications with the Planning Secretary, Department.
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.	Prior to Construction	Note	Record keeping of communications with the Planning Secretary, Department.
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.	At all times	Note	Record keeping of communications with the Planning Secretary, Department.
Structural Adequacy				
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	During Construction	FCC	Application for construction certificate. Engineering and design plan reviews.
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Condition not applicable to Stage 1 Early Works.		
External Materials				
A19	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.	Condition not applicable to Stage 1 Early Works.		
Site Contamination				
A20	Remediation approved as part of this development consent must be carried out in accordance with the <i>Remediation Action Plan</i> (RAP), dated 9 February 2021, prepared by JBS&G, or any updated RAP, prepared by a Certified Contaminated Land Consultant.	During Construction	FCC	Weekly site inspection reports prepared by JBS&G. Waste tracking register including material imports. Clearance certificates. Asbestos monitoring.
Applicability of Guidelines				
A21	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.	At all times	Note	Record keeping of communication with the Planning Secretary, Department. Management Plans and Sub Plans.
A22	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.	At all times	Note	Record keeping of communication with the Planning Secretary, Department. Management Plans and Sub Plans.
Applicability of Guidelines				
A23	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. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide</i>	At all times	HI, PwC & FCC	Monitoring records - noise, vibration, dust, asbestos. Incident reports & records of notification. Audit reports. Record keeping of communication with Planning Secretary
Access to Information				

A24	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 Construction until completion of all works under this consent	HI	Project website. Website upload tracker spreadsheet/system.
Compliance				
A25	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.	At all times	FCC	Project induction presentation. Management plans included in minor contract templates. Subcontractor compliance checklist and onboarding.
Incident Notification, Reporting and Response				
A26	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.	At all times	HI, PwC & FCC	Incident reporting and register. Record of communication with Planning Secretary, Department.
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	At all times	HI, PwC & FCC	Incident reporting and register. Record of communication with Planning Secretary, Department.
Non-Compliance Notification				
A28	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.	At all times	HI, PwC, FCC & BMG	Record of communication with Planning Secretary, Department.
A29	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.	At all times	HI, PwC, FCC & BMG	Record of communication with Planning Secretary, Department.
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	HI, PwC, FCC & BMG	Noted.
Revision of Strategies, Plans and Programs				
A31	Within three months of: a) the submission of a compliance report under condition A36; b) the submission of an incident report under condition A27; c) the submission of an Independent Audit under condition C40 or C41; 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.	At all times	HI, PwC & FCC	Record of communication with Planning Secretary, Department. Management Plans and Sub Plans. Revision tracker for Management Plans & Sub Plans.
A32	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. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	At all times	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department. Record of communication/submission to the certifier.
Compliance Reporting				
A33	No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A34, must be submitted to the Planning Secretary and the Certifier.	Prior to Construction	FCC	Record of communication/submission with Planning Secretary, Department. Record of communication/submission to the certifier. Monitoring & reporting schedule spreadsheet.
A34	Table 1 of the Compliance Reporting Post Approval Requirements is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is: a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction; b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.	Prior to Construction	FCC	Pre Construction Compliance report. Record of communication/submission with Planning Secretary, Department.
A35	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Prior to Construction	HI, PwC & FCC	Pre Construction Compliance report. Record of communication/submission with Planning Secretary, Department.
A36	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.	Prior to Construction	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department.

A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	At all times	HI & PwC	Project website. Website upload tracker spreadsheet/system.
A38	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.	Condition not applicable to Stage 1 Early Works.		
Landscape Plan Limitation				
A39	The relocated playground to the south of the Galleria path shown on the landscape plan referenced in condition A2 is displayed indicatively and is excluded from this approval. Any proposed works on this playground area are subject to a separate approval (if required).	Condition not applicable to Stage 1 Early Works.		
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 Construction	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department.
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 Construction	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department.
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Prior to Construction	FCC	Record of communication/submission to the certifier. IFC drawings & design certificate.
External Walls and Cladding				
B4	Prior to the commencement of façade construction, 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.	Condition not applicable to Stage 1 Early Works.		
Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must: a) consult with and obtain relevant approvals from the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Prior to Construction	HI, PwC & FCC	Dilapidation survey reports. Record of communication/submission to the Planning Secretary, Certifier, Council & asset owners.
Pre-Construction Dilapidation Report				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Prior to Construction	HI, PwC & FCC	Dilapidation survey reports. Record of communication/submission to the Certifier, Council & adjoining properties (Westmead Health Precinct).
Outdoor Lighting				
B7	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting being 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 lighting install	FCC	Record of communication/submission to the certifier.
Ecologically Sustainable Development				
B8	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that ESD initiatives recommended by the ESD report (Ref No. 197087 S02 MSCP, prepared by Steensen Varming, dated 27.01.2021) have been incorporated into the design of the development and that compliance is achieved in accordance with the Health Infrastructure Engineering Services Guidelines (incorporating Design Guidance Note No. 058).	Prior to Construction	HI, PwC & FCC	Record of communication/submission to the certifier. Staging Report.
Demolition				
B9	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	Prior to Construction	FCC	Record of communication/submission to the certifier. Demolition Works Plan.
Environmental Management Plan Requirements				
B10	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Note:</i> · The <i>Environmental Management Plan Guideline</i> is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval · The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Prior to Construction	FCC	Noted. CEMP and Sub Plans.
Construction Environmental Management Plan				
B11	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;	Prior to Construction	FCC	CEMP and Sub Plans. Record of submission to Planning Secretary and Certifier.

	<ul style="list-style-type: none"> 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) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site. e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B12); f) Construction Noise and Vibration Management Sub-Plan (see condition B13); g) Construction Waste Management Sub-Plan (see condition B14); and h) Construction Soil and Water Management Sub-Plan (see condition B15). 			
B12	<p>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:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; d) detail the measures that are to be implemented to mitigate adverse impacts to the Parramatta Light Rail (PLR) Project; e) provide a description and route map for vehicles involved in spoil removal, material delivery and machine floatage; f) provide the estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements; g) ensure that turning areas within the site allow the forward entry and egress of construction vehicles; h) outline the location of construction site entrances and exits (controlled by a certified traffic controller), proposed work zones, proposed crane standing areas, vehicle loading / unloading points, truck layover zones, storage areas and on-site construction worker parking; and i) detail the proposed staging and the process for managing temporary road closures associated with the realignment of Redbank Road. 	Prior to Construction	FCC	CTPMSP. Record of submission to Planning Secretary and Certifier.
B13	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B13(d); f) include a complaints management system that would be implemented for the duration of the construction; and g) 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 B13. 	Prior to Construction	FCC	CNVMS. Record of submission to Planning Secretary and Certifier.
B14	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> 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; b) information regarding the management of asbestos; and c) information regarding the recycling and disposal locations. 	Prior to Construction	FCC	CWMSP. Record of submission to Planning Secretary and Certifier.
B15	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, in consultation with Council; b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); e) detail all off-site flows from the site; and f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100-year ARI. 	Prior to Construction	FCC	CSWMSP. Record of submission to Planning Secretary and Certifier.
B16	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes. 	Prior to Construction	FCC	CTPMSP. Record of submission to Planning Secretary and Certifier.
Construction Parking				
B17	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Prior to Construction	FCC	CTPMSP. Record of submission to Planning Secretary and Certifier.
Soil and Water				
B18	Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	Prior to Construction	FCC	Site inspection records (daily & weekly HSE Inspection checklists. Site Establishment Checklist.
B19	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 Construction	FCC	Site inspection records (daily & weekly HSE Inspection checklists. Site Establishment Checklist.
Flood Management				

B20	<p>Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:</p> <p>a) flood warning and notification procedures for construction workers on site; and</p> <p>b) evacuation and refuge protocols.</p>	Prior to Construction	FCC	FERSP. Project Emergency Response Plan.
B21	<p>Prior to the commencement of construction, the Certifier must be satisfied that all habitable floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.</p>	Condition not applicable to Stage 1 Early Works.		
B22	<p>Prior to the commencement of construction, the Certifier must be satisfied that the structures below the Probable Maximum Flood Level are constructed from flood compatible building components.</p>	Prior to Construction	FCC	Structural Design Statement. Record of submission to certifier.
Operational Noise – Design of Mechanical Plant and Equipment				
B23	<p>Prior to installation of mechanical plant and equipment:</p> <p>a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Acoustics Report Ref: 44311- 1, dated 15.06.2021 and prepared by Stantec must be undertaken by a suitably qualified person; and</p> <p>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 recommended operational noise identified in the Acoustics Report Ref: 44311-1.</p>	Condition not applicable to Stage 1 Early Works.		
Landscaping				
B24	<p>Prior to the commencement of landscaping works, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifier. The plan must:</p> <p>a) detail the location, species, maturity and height at maturity of plants to be planted on-site;</p> <p>b) include species (trees, shrubs and groundcovers) indigenous to the local area;</p> <p>c) include the planting of trees with a pot container of 100 litres or greater;</p>	Condition not applicable to Stage 1 Early Works.		
Construction Access Arrangements				
B25	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>a) all vehicles must enter and leave the Site in a forward direction;</p> <p>b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</p> <p>c) that the proposed design demonstrates that safety issues in areas with shared vehicles and pedestrian access have been managed safely, applying best practice in road design and traffic management, as considered in Austroads, Transport for NSW Guidelines and the Australian Standards.</p>	Prior to Construction	FCC	CTPMSP. Swept path analysis and statement from civil/traffic engineer. Record of submission to Certifier.
Operations Access, Car Parking and Service Vehicle Arrangements				
B26	<p>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:</p> <p>a) all vehicles must enter and leave the site in a forward direction;</p> <p>b) all driveways and internal access ramps are to be designed in accordance with the latest version of AS 2890.1;</p> <p>c) the exit ramp concrete barrier must be tapered to ensure sufficient pedestrian visibility with appropriate traffic calming devices and lighting designed for the adjacent pedestrian crossing in accordance with the latest versions of AS 2890.1 and AS 1158;</p> <p>d) the minimum 996 on-site car parking spaces for use during operation of the development are to be designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>e) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.</p>	Condition not applicable to Stage 1 Early Works.		
Contamination				
B27	<p>Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.</p>	Prior to Construction	HI & PwC	Evidence of engagement (Variation approval).
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>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:</p> <p>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;</p> <p>b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>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</p> <p>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.</p>	At all times	FCC	Photo evidence.
Operation of Plant and Equipment				
C2	<p>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.</p>	At all times	FCC	Plant pre-start checklists. Plant verification checklists. Subcontractor onboarding documentation. Asset register.
Demolition				
C3	<p>Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B9.</p>	At all times	FCC & subcontractor.	Demolition works plan (subcontractor). HSE Task Observation inspections.
Construction Hours				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	At all times	FCC & subcontractors.	CEMP and Sub Plans. Project Induction Presentation. Complaints register.

C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: between 1pm and 5pm, Saturdays.	At all times	FCC & subcontractors.	CEMP and Sub Plans. Project Induction Presentation. Complaints register.
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.	At all times	FCC & subcontractors.	CEMP and Sub Plans. Project Induction Presentation. Complaints register. Meeting Minutes & evidence of notifications to stakeholders.
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.	At all times	HI, PwC & FCC	Meeting Minutes & evidence of notifications to stakeholders.
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.	At all times	FCC & subcontractors.	CNVMS. Project Induction Presentation. Complaints Register.
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	At all times	FCC & subcontractors.	HSE Task Observation inspections. Site inspections (daily & weekly HSE inspection checklists). Monitoring records (noise, vibration, dust & asbestos) and tracking registers. Erosion & Sediment Control Plans. Plant verification checklist and asset register. Subcontractor onboarding and compliance checklists. Pre-starts and tool box talks.
Construction Traffic				
C10	All construction 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 or an approved on-street work zone before stopping, unless directed by traffic control.	At all times	FCC & subcontractors.	CTPMSP. Site inspections (daily & weekly HSE inspections). Evidence of stakeholder notifications and Disruption Notices. Complaints register.
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 other than for the purpose of fulfilling functions of a health services facility; 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.	At all times	FCC	Site inspections (daily & weekly HSE inspections).
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.	At all times	FCC	Site inspections (daily & weekly HSE inspections). Evidence of stakeholder notifications and Disruption Notices.
Construction Noise Limits				
C13	The development must achieve the construction noise management levels during construction as detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	At all times	FCC	CNVMS. Noise Monitoring records and tracking spreadsheet.
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4, unless allowed by Condition C5.	At all times	HI, PwC & FCC	CNVMS. Project induction Presentation. Complaints Register. Evidence of stakeholder notifications.
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.	At all times	FCC	CNVMS. Plant verification checklists.
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 <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	At all times	FCC	CNVMS. Vibration monitoring records and tracking spreadsheet.
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	At all times	FCC	CNVMS. Site inspections (daily & weekly HSE inspection checklists).
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B13 of this consent.	At all times	FCC	CNVMS.
Tree Protection				
C19	For the duration of the construction works: a) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment, prepared by Tree Management Strategies, dated 20.01.2020; and b) 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.	At all times	FCC	Environmental Control Map. Site inspections (daily & weekly HSE inspection checklists). Arboricultural Impact Assessment. Pre-Clearance Survey.
Air Quality				

C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	At all times	FCC	Site inspections (daily & weekly HSE inspection checklists). Project Induction Presentation. Pre-starts and tool box talks. HSEQ Task Observations. Dust monitoring records and tracking spreadsheet.
C21	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.	At all times	FCC	Site inspections (daily & weekly HSE inspection checklists). Project Induction Presentation. Pre-starts and tool box talks. HSEQ Task Observations. Dust monitoring records and tracking spreadsheet.
Soil and Water				
C22	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	At all times	FCC	Environmental Control Map. Site inspections (daily & weekly HSE inspection checklists).
Imported Fill				
C23	The Applicant must: a) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW 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.	At all times	FCC	JBS&G weekly inspection reports. Waste tracking register (including imported materials). Imported material reports (including sampling and approvals) by JBS&G.
Disposal of Seepage and Stormwater				
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction 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.	At all times	FCC	Environmental Control Plan. Water discharge form and testing records.
Emergency Management				
C25	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.	At all times	FCC	FERSP. Project Emergency Response Plan. Emergency Response Drill and Debrief.
Stormwater Management System				
C26	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the EIS; c) be in accordance with applicable Australian Standards; and d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.	Within 3 months of commencement of construction	FCC	Civil design certificate. Evidence of submission to the certifier.
Unexpected Finds Protocol – Aboriginal Heritage				
C27	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 shall only recommence with the written approval of the Planning Secretary.	At all times	FCC	CEMP. Unexpected Finds Procedure. Project induction presentation. Evidence of consultation with the relevant parties.
Unexpected Finds Protocol – Historical Heritage				
C28	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.	At all times	FCC	CEMP. Unexpected Finds Procedure. Project induction presentation. Evidence of consultation with the relevant parties.
Waste Storage and Processing				
C29	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.	At all times	FCC	CEMP and sub plans. Site inspections (daily & weekly HSE inspection checklists). HSEQ Task Observations.
C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	At all times	FCC	CEMP and sub plans. Waste classifications. Waste tracking register.
C31	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.	At all times	FCC	CEMP and sub plans. Site inspections (daily & weekly HSE inspection checklists). HSEQ Task Observations. Project induction presentation.
C32	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.	At all times	FCC	CEMP and sub plans. Waste tracking register. JBS&G weekly inspection reports.

C33	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.	At all times	FCC	CEMP and sub plans. Site inspections (daily & weekly HSE inspection checklists). HSEQ Task Observations. Project induction presentation. JBS&G weekly inspection reports. Asbestos air monitoring records and register.
Outdoor Lighting				
C34	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.	At all times	FCC	CEMP and sub plans. Site inspections (daily & weekly HSE inspection checklists). Complaints register.
Site Contamination				
C35	The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area post demolition and comply with the following requirements: a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i> ; b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and c) the recommendations of the Remedial Action Plan 56200/131434 (Rev. C) prepared by JBS&G dated 09.02.2021 (or as updated to the satisfaction of the Site Auditor) and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.	At all times	FCC	Detailed Site Investigation Report. JBS&G Weekly Inspection Report.
C36	Remediation of the site must be carried out in accordance with the Remedial Action Plan 56200/131434 (Rev. C) prepared by JBS&G and dated 09.02.2021 and any variations to the Remedial Action Plan 56200/131434 (Rev. C) approved by an NSW EPA-accredited Site Auditor.	At all times	FCC	JBS&G Weekly Inspection Report.
C37	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	At all times	FCC	Evidence of consultation/communication with Site Auditor.
C38	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	At all times	HI & PwC	Detailed Site Investigation Report. JBS&G Weekly Inspection Report.
Independent Environmental Audit				
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit.	Prior to 6 monthly Audits	HI & PwC	Record of communication with Planning Secretary, Department.
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	At all times	HI & PwC	Independent Audit reports.
C41	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 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	At all times	Note	Note.
C42	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 C40 of this consent, or condition C41 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.	At all times	HI, PwC & FCC	Independent Audit reports. Record of submission/response to Planning Secretary, Department. Project Website and tracker of website uploads.
C43	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	At all times	HI, PwC & FCC	Independent Audit reports. Record of submission/response to Planning Secretary, Department.
C44	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.	Condition not applicable to Stage 1 Early Works.		
Redbank Road Roadworks				
C45	All works on the realignment of Redbank Road must be undertaken in accordance with the <i>NRAR Guidelines for Controlled Activities on Waterfront Land</i> , as defined by the <i>Water Management Act 2000</i> .	At all times	FCC	Civil design certificate.
Water Take and Licencing				
C46	In the event groundwater is intercepted during construction, any take is to be appropriately licenced (unless eligible for an exemption under the Water Management Regulation 2018).	At all times	FCC	Evidence of licenced take.
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Condition not applicable to Stage 1 Early Works.		
External Walls and Cladding				
D2	Prior to commencement of operation, 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.	Condition not applicable to Stage 1 Early Works.		
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.	Condition not applicable to Stage 1 Early Works.		
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Condition not applicable to Stage 1 Early Works.		
Outdoor Lighting				

D5	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <ul style="list-style-type: none"> a) complies with the latest version of <i>AS 4282-2019 - Control of the obtrusive effects of outdoor lighting</i> (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. 	Condition not applicable to Stage 1 Early Works.
Operational Noise – Design of Mechanical Plant and Equipment		
D6	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B23 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended operational noise levels identified in the Acoustics Report Ref: 44311-1.</p>	Condition not applicable to Stage 1 Early Works.
Fire Safety Certification		
D7	<p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	Condition not applicable to Stage 1 Early Works.
Structural Inspection Certificate		
D8	<p>Prior to the commencement of occupation of the new buildings, 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</p> <ul style="list-style-type: none"> 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. 	Condition not applicable to Stage 1 Early Works.
Post-Construction Dilapidation Report		
D9	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 	Condition not applicable to Stage 1 Early Works.
Protection of Public Infrastructure		
D10	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must, prior to the commencement of operation:</p> <ul style="list-style-type: none"> 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 (previously approved by the relevant authority) that needs to be relocated as a result of the development. <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by O of this consent.</i></p>	Condition not applicable to Stage 1 Early Works.
Road Damage		
D11	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>	Condition not applicable to Stage 1 Early Works.
Protection of Property		
D12	<p>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.</p>	Condition not applicable to Stage 1 Early Works.
Redbank Road Roadworks		
D13	<p>Prior to the commencement of operation, the Applicant must complete the realignment of Redbank Road.</p>	Condition not applicable to Stage 1 Early Works.
Car Parking Arrangements		
D14	<p>Prior to the operation of more than 716 car parking spaces within the multi-storey carpark, the construction of the new Paediatric Services Building (proposed under SSD-10349252) must be complete and the building operational, by which time the remaining 280 car parking spaces within the multi-storey carpark can be made available for use.</p>	Condition not applicable to Stage 1 Early Works.
Utilities and Services		
D15	<p>Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i>.</p>	Condition not applicable to Stage 1 Early Works.
Stormwater Operation and Maintenance Plan		
D16	<p>Prior to the commencement of operation, an Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> 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. 	Condition not applicable to Stage 1 Early Works.
Signage		
D17	<p>Prior to the commencement of the multi-storey carparks' operation for staff and visitors, wayfinding signage and signage identifying the location of staff and visitor car parking must be installed.</p>	Condition not applicable to Stage 1 Early Works.
D18	<p>Details of the final building identification signage (design, content and illumination) within the approved signage zones are to be submitted to the satisfaction of the Planning Secretary prior to the installation and display of any signage. The signage is to be installed prior to commencement of operation of the carpark facility.</p>	Condition not applicable to Stage 1 Early Works.
Operational Waste Management Plan		

D19	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: a) detail the type and quantity of waste to be generated during operation of the development; b) describe the disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); and c) detail the materials to be reused or recycled, either on or off site.	Condition not applicable to Stage 1 Early Works.
Site Audit Statement		
D20	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	Condition not applicable to Stage 1 Early Works.
Landscaping		
D21	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	Condition not applicable to Stage 1 Early Works.
D22	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	Condition not applicable to Stage 1 Early Works.
Operational Flood Emergency Management Plan		
D23	Prior to the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: a) is prepared by a suitably qualified and experienced person(s); b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); c) includes details of: i. the flood emergency responses for operational phase of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and vi. awareness training for employees and contractors, and visitors.	Condition not applicable to Stage 1 Early Works.
Crime Prevention through Environmental Design (CPTED)		
D24	Prior to the commencement of the operation, a CPTED compliance statement is to be submitted to the Certifier and a copy provided to the Planning Secretary for information. The statement must be prepared: a) by a suitably qualified and experienced person; and b) detail the lighting and security measures that will be implemented during late night hours of operation.	Condition not applicable to Stage 1 Early Works.
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.	Condition not applicable to Stage 1 Early Works.
Environmental Management Plan		
E2	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D20 and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .	Condition not applicable to Stage 1 Early Works.
Operational Noise Limits		
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustics Report Ref: 44311-1, prepared by Stantec, dated 15.06.2021.	Condition not applicable to Stage 1 Early Works.
E4	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> 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 and traffic noise identified in Acoustics Report Ref: 44311-1, prepared by Stantec and dated 15.06.2021. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Condition not applicable to Stage 1 Early Works.
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.	Condition not applicable to Stage 1 Early Works.
Ecologically Sustainable Development		
E6	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 Applicant demonstrating that the project achieves the minimum number of ESD initiatives as required by condition B8 of this consent.	Condition not applicable to Stage 1 Early Works.
Outdoor Lighting		
E7	Notwithstanding condition D5, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Condition not applicable to Stage 1 Early Works.
Landscaping		
E8	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D21 for the duration of occupation of the development.	Condition not applicable to Stage 1 Early Works.
Operational Waste Management Plan		
E9	The Operational Waste Management Plan for the development must be implemented for the duration of the development and updated annually.	Condition not applicable to Stage 1 Early Works.