



CAMPBELLTOWN HOSPITAL REDEVELOPMENT – Stage 2 SSD 9241

**COMPLIANCE MONITORING AND REPORTING PROGRAM**

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Revision	Date	Prepared By	Reviewed By	Description
V0	23/05/2019	TJ	DL	For issue



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## 1. Introduction

Campbelltown Hospital is located 51km south-west of Sydney CBD and is approximately 19.3 hectares in size bounded by Appin Road to the east and Therry Road to the south. The location is presented in Figure 1.



**Figure 1: Campbelltown Hospital location (modified from *Campbelltown Hospital Redevelopment Stage 2 State Significant Development Assessment Report*, Department 2019 and GoogleEarth 2019)**

The Campbelltown Hospital Redevelopment Stage 2 (the Project), is to provide capacity to meet the increasing health service demands of a growing and changing local population.

The Project comprises of:

- Demolition of existing structures
- Construction of new multistorey Clinical Services Building (CSB) with rooftop Helipad
- A new multistorey weather protected connection between the main hospital buildings; and
- Associated works including access alterations, access, parking, tree removal and landscaping

The Project was granted consent under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 18 February 2019 (State Significant Development 9241) subject to a number of conditions.

The Project will be constructed within the environment of an operating hospital. The Project, will be constructed in a single stage (comprising two Construction Certificates), with construction expected to commence on or around 17 June 2019 (subject to pre-construction requirements being satisfied) and be complete in 2023.

## 2. Purpose and scope

SSD 9241 Schedule 2 CoC B42 requires the development and submission of a Compliance Monitoring and Reporting Program prepared in accordance with the Department of Planning and Environment (the Department) document entitled *Compliance Reporting Post Approval Requirements* (2018).

Condition B42 states:

*No later than **two weeks** before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.*

*Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).*

*The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and Certifying Authority in writing at least seven days before this is done.*

The *Compliance Reporting Post Approval Requirements* (2018) requires that the Compliance Monitoring and Reporting Program include:

- A Compliance Monitoring and Reporting Schedule which identifies the required frequency of compliance monitoring and reporting; and
- A Compliance Table which identifies the compliance requirements as per the conditions of consent, the compliance monitoring methodology and the type of data or evidence to be collected in order to demonstrate compliance.

This Program has been prepared in accordance with the first part of CoC B42 and the *Compliance Reporting Post Approval Requirements* (2018).

### 3. Compliance Monitoring and Reporting Schedule

Table 1 presents the schedule of Compliance Reporting frequency to be undertaken and reported to the Department during the carrying out of the development, in accordance with CoC B42 and B43 and the *Compliance Reporting Post Approval Requirements* (2018).

**Table 1: Schedule of Compliance Monitoring and Reporting**

Report	Timing <sup>1</sup>	Anticipated Lodgement Date <sup>3</sup>
Pre-Construction Compliance Report	Prior to commencement of construction	No later than 17 <sup>th</sup> June 2019
Construction Compliance Report #1	26 weeks intervals from date of commencement of Construction	No later than 16 <sup>th</sup> December 2019
Construction Compliance Report #2	26 weeks intervals from date of commencement of Construction	No later than 15 <sup>th</sup> June 2020
Construction Compliance Report #3	26 weeks intervals from date of commencement of Construction	No later than 14 <sup>th</sup> December 2020
Construction Compliance Report #4	26 weeks intervals from date of commencement of Construction	No later than 14 <sup>th</sup> June 2021
Construction Compliance Report #4	26 weeks intervals from date of commencement of Construction	No later than 13 <sup>th</sup> December 2021
Construction Compliance Report #5	26 weeks intervals from date of commencement of Construction	No later than 13 <sup>th</sup> June 2022
Construction Compliance Report #6	26 weeks intervals from date of commencement of Construction	No later than 12 <sup>th</sup> December 2022
Construction Compliance Report #7	26 weeks intervals from date of commencement of Construction	No later than 12 <sup>th</sup> June 2023
Construction Compliance Report #8	26 weeks intervals from date of commencement of Construction	No later than 11 <sup>th</sup> December 2023
Pre-Operational Compliance Report	Prior to the commencement of operation <sup>2</sup>	No later than 17 <sup>th</sup> June 2023
Operations Compliance Reports	At intervals, no greater than 52 weeks from the date of commencement of operation for the duration of operation	No later than 17 <sup>th</sup> June 2024 and every 52 weeks onwards <sup>4</sup>

**Note <sup>1</sup>:** Notification for commencement of construction is 17 June 2019

**Note <sup>2</sup>:** Works are assumed to be completed in 2023 (4-year duration)

**Note <sup>3</sup>:** The anticipated date of Compliance Reporting is the approximate date nominated for lodgment of the Compliance Reports and may vary according to any changes in date of commencement of Construction and date of commencement of Operation.



**Note <sup>4</sup>:** CoC B43 provides that, notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.

## 4. Compliance Table

The *Compliance Reporting Post Approval Requirements* (2018) requires that the Program must contain a Compliance Table that:

- identifies the requirements in all conditions of consent that must be complied with during each phase of the development, referred to as a “compliance requirement” in this document;
- sets out the compliance monitoring methodology that must be used to assess compliance with each compliance requirement; and
- sets out the type of data or evidence that is to be collected to assess whether compliance has been achieved.

The prescribed information that must be captured in Compliance Table is outlined in Table 2.

**Table 2: Compliance Table Descriptor**

Heading	Description
<b>Unique ID</b>	A compliance requirement must be given the same ID as that of the relevant condition of consent, for example, “condition A1.” Where there are multiple compliance requirements in a condition of consent, these must be separately identified, for example, “Schedule 3, condition 1, part A”.
<b>Compliance Requirement</b>	The Compliance Table must set out each compliance requirement. Where a condition of consent contains multiple compliance requirements, each compliance requirement must be set out in a separate line in the Compliance Table.
<b>Timing for Compliance</b>	The Compliance Table must set out when each compliance requirement is to be met. This may be specified in the relevant condition of consent, for example, “before construction,” in which case the Table must replicate the time specified. If the relevant condition of consent does not specify a time at which a compliance requirement is to be met, the most appropriate time for compliance must be stated, for example, “at all times” or “during rehabilitation.” <b>Note:</b> “At all times” refers to <i>prior to Construction, During Construction, Prior to Operation and During Operation</i> .
<b>Monitoring Methodology<sup>1</sup></b>	Details of the methods to be used to monitor compliance with each compliance requirement must be set out in the Compliance Table. If conditions of consent expressly require a specific monitoring method, that method must be adopted in the Compliance Table. If no monitoring method is specified, the proponent must determine which method is to be used and document this in the Compliance Table. <b>Note:</b> Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act.
<b>Evidence<sup>1</sup></b>	The evidence to be collected and relied upon to assess compliance with each compliance requirement must be set out in the Compliance Table. Examples of verifiable evidence include:



Heading	Description
	<ol style="list-style-type: none"><li>1. correspondence;</li><li>2. documents;</li><li>3. photographs;</li><li>4. site, vehicle and equipment inspection records;</li><li>5. quality assurance and other endorsement/approval records;</li><li>6. GIS figures and associated shapefiles;</li><li>7. monitoring data and analysis; and</li><li>8. delivery records, invoices and receipts.</li></ol> <p>Proponents must also provide details of the evidence collected where it is relevant to the determination of whether or not compliance has been met.</p>

**Note<sup>1</sup>:** *The Compliance Reporting Post Approval Requirements (2018) states that the Compliance Table may be left blank at the time of submission as the monitoring methodology and evidence to be collected may be unknown at that time*

Refer to Appendix A for the Compliance Table.



**Appendix A: Compliance Table**

**SSD 9241 Conditions of Consent**

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments																																																																																																																								
Schedule 2   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	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training	Monitoring records, Site Inspection Records Environmental Action Registers, Incident reports, Management plan/s review tracking Audit results and close outs																																																																																																																								
Terms of Consent																																																																																																																												
A2	<div>The development may only be carried out:<div>(a) in compliance with the conditions of this consent;</div><div>(b) in accordance with all written directions of the Planning Secretary;</div><div>(c) generally in accordance with the EIS and Response to Submissions;</div><div>(d) in accordance with the approved plans in the table below:</div><table><tr><th colspan="4">Architectural Drawings prepared by <i>Billard Leece Partnership Pty Ltd</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SSD-01-002</td><td>G</td><td>Plan – Site Plan – Demolition</td><td>07/11/2018</td></tr><tr><td>SSD-01-003</td><td>L</td><td>Plan – Site Plan Proposed Works</td><td>07/11/2018</td></tr><tr><td>SSD-02-003</td><td>G</td><td>Plan – Site Access Proposed</td><td>07/11/2018</td></tr><tr><td>SSD-03-020</td><td>G</td><td>Plan – Proposed – L03 – Roadworks – Sheet 1</td><td>07/11/2018</td></tr><tr><td>SSD-03-021</td><td>E</td><td>Plan – Proposed – L03 – Roadworks – Sheet 2</td><td>07/11/2018</td></tr><tr><td>SSD-03-000[H]</td><td></td><td>Plan – Level L00</td><td>30/10/2018</td></tr><tr><td>SSD-03-001[H]</td><td></td><td>Plan – Level L01</td><td>30/10/2018</td></tr><tr><td>SSD-03-002[J]</td><td></td><td>Plan – Level L02</td><td>30/10/2018</td></tr><tr><td>SSD-03-003[H]</td><td></td><td>Plan – Level L03</td><td>30/10/2018</td></tr><tr><td>SSD-03-004[H]</td><td></td><td>Plan – Level L04</td><td>30/10/2018</td></tr><tr><td>SSD-03-005[H]</td><td></td><td>Plan – Level L05</td><td>30/10/2018</td></tr><tr><td>SSD-03-006[H]</td><td></td><td>Plan – Level L06</td><td>30/10/2018</td></tr><tr><td>SSD-03-007[H]</td><td></td><td>Plan – Level L07</td><td>30/10/2018</td></tr><tr><td>SSD-03-008[H]</td><td></td><td>Plan – Level L08</td><td>30/10/2018</td></tr><tr><td>SSD-03-009[H]</td><td></td><td>Plan – Level L09</td><td>30/10/2018</td></tr><tr><td>SSD-03-010[H]</td><td></td><td>Plan – Level L10</td><td>30/10/2018</td></tr><tr><td>SSD-03-011[J]</td><td></td><td>Plan – Level L11</td><td>30/10/2018</td></tr><tr><td>SSD-03-012[J]</td><td></td><td>Plan – Level L12</td><td>30/10/2018</td></tr><tr><td>SSD-04-001</td><td>H</td><td>Sections – Sheet 1</td><td>30/10/2018</td></tr><tr><td>SSD-04-002</td><td>H</td><td>Sections – Sheet 2</td><td>30/10/2018</td></tr><tr><td>SSD-04-003</td><td>G</td><td>Sections – Sheet 3</td><td>30/10/2018</td></tr><tr><td>SSD-04-006</td><td>G</td><td>Elevations – North &amp; West</td><td>30/10/2018</td></tr><tr><td>SSD-04-007</td><td>G</td><td>Elevations – South &amp; East</td><td>30/10/2018</td></tr><tr><td>SSD-04-013</td><td>B</td><td>Material Schedule</td><td>05/09/2018</td></tr></table><table><tr><th colspan="4">Landscape Plans prepared by <i>Arcadia Landscape Architecture</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>LA01</td><td>F</td><td>Landscape Masterplan</td><td>November</td></tr><tr><td>LA-ARC-LA02</td><td>C</td><td>Landscape Graphic Masterplan</td><td>September 2018</td></tr></table></div>	Architectural Drawings prepared by <i>Billard Leece Partnership Pty Ltd</i>				Dwg No.	Rev	Name of Plan	Date	SSD-01-002	G	Plan – Site Plan – Demolition	07/11/2018	SSD-01-003	L	Plan – Site Plan Proposed Works	07/11/2018	SSD-02-003	G	Plan – Site Access Proposed	07/11/2018	SSD-03-020	G	Plan – Proposed – L03 – Roadworks – Sheet 1	07/11/2018	SSD-03-021	E	Plan – Proposed – L03 – Roadworks – Sheet 2	07/11/2018	SSD-03-000[H]		Plan – Level L00	30/10/2018	SSD-03-001[H]		Plan – Level L01	30/10/2018	SSD-03-002[J]		Plan – Level L02	30/10/2018	SSD-03-003[H]		Plan – Level L03	30/10/2018	SSD-03-004[H]		Plan – Level L04	30/10/2018	SSD-03-005[H]		Plan – Level L05	30/10/2018	SSD-03-006[H]		Plan – Level L06	30/10/2018	SSD-03-007[H]		Plan – Level L07	30/10/2018	SSD-03-008[H]		Plan – Level L08	30/10/2018	SSD-03-009[H]		Plan – Level L09	30/10/2018	SSD-03-010[H]		Plan – Level L10	30/10/2018	SSD-03-011[J]		Plan – Level L11	30/10/2018	SSD-03-012[J]		Plan – Level L12	30/10/2018	SSD-04-001	H	Sections – Sheet 1	30/10/2018	SSD-04-002	H	Sections – Sheet 2	30/10/2018	SSD-04-003	G	Sections – Sheet 3	30/10/2018	SSD-04-006	G	Elevations – North & West	30/10/2018	SSD-04-007	G	Elevations – South & East	30/10/2018	SSD-04-013	B	Material Schedule	05/09/2018	Landscape Plans prepared by <i>Arcadia Landscape Architecture</i>				Dwg No.	Rev	Name of Plan	Date	LA01	F	Landscape Masterplan	November	LA-ARC-LA02	C	Landscape Graphic Masterplan	September 2018	At all times	Design plan update reviews	IFC design plans  Note: Evidence collected elsewhere would also demonstrate compliance with this condition
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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) implementation of any actions or measures contained in any such document referred to in (a) above.				At all times	-	Record of Written 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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				At all times	Cross check the most recent non superseded controlled document against document control system for being the latest version.	Document Control Drawing reference and refence of controlled drawing series.																																																																																								
Limits of Consent																																																																																															
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.				At all times	Check of consent date and date of construction commencement	Front page of SSD 9241 with date and evidence of date construction commenced. Note: ‘Construction’ as defined by SSD 9241																																																																																								
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	Observation Application for construction certificates	Part 6, Division 8A of the EPAA Construction Certificate issuance																																																																																								

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
				Site signage
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	-	Record of Written direction
Long Service Levy				
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Prior to Construction	Payment of the Levy	Receipt details of payment made
Legal Service Levy				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	At all times	-	Advice or Notice communications to the consent authority that show involvement with the Planning Secretary
Evidence of Consultation				
A10	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.	At all times	System for recording consultation details and tracking issues raised/ resolved/ not resolved/ efforts made to resolve	Existence of system for recording and tracking consultation details and issues. Records form the system showing included are the details listed in (b) i. & ii. Cross check dates of consultation against dates of subject documentation submissions.
Staging, Combining and Updating Strategies, Plans or Programs				
A11	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	At all times	Optional	If have enacted this Condition, record of strategy, plan or program submitted to Planning Secretary for staging, combining and updating strategies.
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Prior to Construction	Filing System for communications with the Planning Secretary, Department	If agreed, Communication record of Planning Secretary agreement confirmation
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	At all times	Filing Approvals issued by the Planning Secretary	If approved, Communication record of Planning Secretary Approval
Demolition				
A14	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the	Prior to Demolition Works	Filing System for submissions to Certifying authority	Record and date of submitting work plans and statement of compliance to Certifying Authority.

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
	safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works			
Structural Adequacy				
A15	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.	Construction	Application for construction and occupation certificates Engineering and Design Plan Reviews	Construction and Occupation Certificate issuance
External Walls and Cladding				
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	At all times	Engineering and Design Plan Reviews	Construction and Occupation Certificate issuance
Design and Construction for Bush Fire				
A17	Water, electricity and gas services are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	Prior to Construction	Engineering and Design Plan Reviews	Construction and Occupation Certificate issuance
Applicability of Guidelines				
A18	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.  However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, Protocol, Standard or policy, or a replacement of them.	At all times	-	-
Monitoring and Environmental Audits				
A19	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, compliance reporting and independent auditing.	At all times	Monitoring or audit methodology statements	Monitoring reports Audit reports
Access to Information				
A20	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	Prior to Construction until completion of all works under this consent	Website upload tracker spreadsheet / system	Check of Website for public access to all the information and documents listed in A20 (a).  Check against document control to ensure uploaded information and documents are the most up to date.



Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.			
Compliance				
A21	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	Training systems and record Keeping System for training conducted.  Details of need to comply with Consent Conditions included into Contract/s template.  Consent Conditions included in Induction presentation.	Training records  Template for contracts  Induction content.
Advisory Notes				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents	At all times	-	Copies of license, permits, approvals and consents
<b>Schedule 2   Part B   PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
Notification of Commencement				
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.  If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to Construction and Prior to Operation	Record Keeping System for communications with the Planning Secretary, Department	Record and date check of Written notification to the Department.
Certified Drawings				
B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: a. the relevant clauses of the BCA; and b) this development consent.	Prior to Construction	Record Keeping System for communications with the Certifier	Record and date check of Submitting the drawings to the Certifier.  Record and date check of Communication from the Certifier confirming satisfaction/ no further action required.  Structural Engineer CV for qualification check.
Reflectivity				
B3	The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Prior to Construction	Record Keeping System for communications with the Certifier	Record and date check of Submitting Report/ Statement to the Certifying Authority.
External Walls and Cladding				
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.  The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to Construction	Record Keeping System for communications with the Certifier  Record Keeping for communications with the Planning Secretary, Department	Record and date check of Submitting documented compliance evidence to the Certifying authority.  Record and date check of providing copy of the above Submission, to the Planning Secretary.
Protection of Public Infrastructure				

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
B5	Before the commencement of construction, the Applicant must (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Prior to Construction	Record Keeping for Consultation/ Communications with Service Owners/ Providers  Record Keeping for communications with the Certifier  Record Keeping System for communications with the Planning Secretary, Department	Record of date check of consultation details with Service owners/ providers.  Copy of Dilapidation report and check content complies with B5(b)  Record and date check of submissions of dilapidation report to: Planning Secretary, Certifying Authority and Council.
Site Contamination				
B6	Following demolition works, further investigation of building footprints is to be undertaken in accordance with the Detailed Site Investigation prepared by Douglas Partners dated August 2018. A report outlining the findings of the investigations and a review of the report by a NSW EPA accredited Site Auditor are to be submitted to the satisfaction of the Certifying Authority. Should the investigations identify that remediation works are required, a Remediation Action Plan (RAP) is to be prepared and reviewed by a NSW EPA accredited Site Auditor to confirm that the RAP is appropriate.	Construction	Record Keeping for communications with the Certifier	Record and date check of submission of the investigation findings Report with Site Auditor Review, to the Certifying Authority.  Copy of RAP (if required by the report findings).  Copy of review of RAP by Site Auditor.
B7	Within one month of the completion of remediation works (where required) the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the ongoing use as a hospital and be provided to the satisfaction of the Certifying Authority.	Construction and Prior to Re-occupation of relevant site area post remediation works	Record Keeping for communications with the Certifier	Record of Submission of Site Audit Report with Site Audit Statement (by Site Auditor), verifying reoccupation, to the Certifying Authority  Record and date check of Communication from the Certifier confirming satisfaction/ no further action required.
Unexpected Contamination Procedure				
B8	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B30 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Prior to Construction	Management Plans	Copy of Approved Procedure as part of the Approved CEMP in accordance with B30.  Check Procedure contains details in B8
Utilities and Services				
B9	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to Construction	Record Keeping for Consultation/ Communications with Service Owners/ Providers	Copy dates of relevant Approvals
B10	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Prior to Construction	Record Keeping for Consultation/ Communications with Service Owners/ Providers	Copy of written advice from Service owner/provider that states satisfactory arrangements have been made to ensure provisions of adequate services.
Community Communication Strategy				
B11	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.  The Community Communication Strategy must: a. identify people to be consulted during the design and construction phases; b. set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Prior to Construction	Management Plans  Record Keeping System for communications with the Planning Secretary, Department	Copy of Community Communication Strategy detailing requirements listed in B11. Record of submission to the Planning Secretary.  Record and date check of submitting the Community Communication Strategy, to the Planning Secretary.  Record and date check of Approval of the Community Communication Strategy, received by Planning Secretary



Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
	<p>c. provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>d. set out procedures and mechanisms:</p> <ol style="list-style-type: none"> <li>through which the community can discuss or provide feedback to the Applicant;</li> <li>through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ol> <p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p> <p>Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.</p>			
Ecologically Sustainable Development				
B12	Prior to the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.	Prior to Construction	<p>Record Keeping for communications with the Certifier</p> <p>Record Keeping System for communications with the Planning Secretary, Department</p>	<p>Record and date check of submitting the evidence of registration, to the Planning Secretary.</p> <p>OR</p> <p>Copy of NSW Health Engineering Services Guidelines updated to demonstrate equivalency with an accredited rating scheme and Record of Planning Secretary Satisfaction.</p>
Outdoor Lighting				
B13	Prior to commencement of construction, all outdoor lighting during construction within the site must comply with AS 1158. 3.1 :2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must also comply with any recommendations of the review undertaken under Condition B39 to ensure the ongoing safe operation of the existing helipad on the site. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Prior to Construction	Record Keeping for communications with the Certifier	<p>Copy of Records/ Certificates of Compliance with AS listed in B13 and of compliance with Recommendation from review under B39.</p> <p>Record and date check of submitting the above records/ Certificated to the Certifying Authority.</p> <p>Record and date check of Communication from the Certifier confirming satisfaction/ no further action required.</p>
Access for People with Disabilities				
B14	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the 8CA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Prior to Construction	Record Keeping for communications with the Certifier	<p>Copy of Records/ Certificates of Compliance with AS listed in B14.</p> <p>Record and date check of submitting the above records/ Certificated to the Certifying Authority.</p> <p>Copy of certified plans showing the requirements are referenced.</p>
Mechanical Ventilation				
B15	All mechanical ventilation systems must be designed in accordance with Part F4. 5 of the 8CA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and AS/NZS 3666.1 :2011 Air handling and water systems of buildings• Microbial control to	Prior to Construction	Record Keeping for communications with the Certifier	Copy of mechanical ventilation system designs showing compliance with AS/NZS listed in B15.

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
	ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.			Record and date check of submitting the above records/ Certificated to the Certifying Authority.  Record and date check of Communication from the Certifier confirming satisfaction/ no further action required.
Roadworks and Access				
B16	Prior to the commencement of construction of the relevant work, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed Therry Road access to the development is designed to accommodate the turning path of the largest vehicle accessing the site.	Prior to Construction	Record Keeping for communications with the Relevant Road Authorities	Record and date check of submitting Therry Road access design plans, to the relevant Roads Authority.  Record and date check of Communication from the relevant roads Authority confirming satisfaction/ no further action required.
B17	Prior to the commencement of construction of the relevant work, the Applicant must submit design plans to the satisfaction of Certifying Authority which demonstrate that the proposed internal roads to be traversed by bus services are bus capable as specified by TfNSW.	Prior to Construction	Record Keeping for communications with the Certifier	Record and date check of submitting Designs detailing proposed internal roads to be traversed by bus services bus services are bus capable as specified by TfNSW, to the Certifying Authority.  Record and date check of Communication from the Certifier confirming satisfaction/ no further action required.
Car Parking and Service Vehicle Layout				
B18	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) the 52 on-site car parking spaces to be provided in the development are designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Prior to Construction	Record Keeping for communications with the Certifier	Record and date check of submitting Copies of Compliance with requirements listed in B18, to the Certifying Authority.  Record and date check of Communication from the Certifier confirming satisfaction/ no further action required
Road Design and Traffic Facilities				
B19	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Prior to Construction	Design plans	Approval from roads authority
B20	The new Appin Road access must be designed and constructed in accordance with RMS requirements including the following: (a) The deceleration lane on Appin Road must be designed to meet RMS requirements and be certified by a suitably qualified practitioner. The design must be in accordance with AUSTROADS and other Australian Codes of Practice. Certified copies of the civil design plans must be submitted to RMS for approval prior to the commencement of road or pavement construction works. (b) Swept path plans must be provided for the largest vehicles accessing the site from Appin Road for RMS review. The access must cater for the simultaneous entry I exit of vehicles. If the access is used for construction access, additional turning paths must be provided (c) for the largest construction vehicles accessing the site (d) A 3. 5-metre-wide strip of land along the full length of the deceleration lane must be dedicated as public road at no cost to RMS prior to the commencement of road or pavement construction works.	Prior to Construction	Design plans and reports	RMS statement of adequacy of plans and reports

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
	<p>(e) The Applicant is responsible for all public utility adjustment or relocation works necessitated by the Appin Road works and as required by the various public utility authorities and I or their agents.</p> <p>(f) The Applicant must carry out works to remove the existing deceleration lane and vehicular crossing to Appin Road at no cost to RMS.</p> <p>(g) The Applicant must enter into a Works Authorisation Deed for the Appin Road works.</p> <p>(h) A plan checking fee and lodgment of a performance bond are required from the</p> <p>(i) Applicant prior to the release of the approved road design plans by RMS.</p> <p>(j) A Road Occupancy Licence must be obtained from the Transport Management Centre for any works that may impact on traffic flows on Appin Road during construction activities.</p> <p>(k) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system must be submitted to RMS for approval prior to the commencement of any road construction or associated drainage works.</p> <p><b>Note:</b> The Works Authorisation Deed will need to be executed prior to RMS's assessment of the detailed civil design plans. The plan checking fee will be payable, and a performance bond may be required before RMS approval is issued.</p>			
End-of-Trip Facilities				
B21	<p>Compliance with the following requirements for end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <p>(a) the provision of end-of-trip facilities for staff in accordance with the Response to Submissions;</p> <p>(b) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>(c) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>	Prior to Construction	<p>Design plans and reports</p> <p>Submission of construction certificate application</p>	Construction certificate issuance
Public Domain Works				
B22	<p>Prior to the commencement of any footpath or public domain works (where proposed), the Applicant must consult with Council and I or RMS and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council and I or RMS, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.</p>	Prior to Construction	<p>Project planning meetings / program / forecasts</p> <p>Design plans and reports</p> <p>Submission of construction certificate application</p>	<p>Submission record to Council / RMS and Council approval</p> <p>Submission record to Certifying Authority</p> <p>Construction certificate issuance</p>
Stormwater Management System				
B23	<p>Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS as modified in the Response to Submissions;</p> <p>(c) be in accordance with applicable Australian Standards;</p> <p>(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.</p>	Prior to Construction	<p>Design plans and reports</p> <p>Submission of construction certificate application</p>	Construction certificate issuance
Flood Management				
B24	<p>Prior to the commencement of construction (excluding demolition), evidence must be provided to the satisfaction of the Certifying Authority that flood mitigation measures set out in the Response to Submissions have been implemented.</p>	Prior to Construction	<p>Flood study, design plans and reports</p> <p>Submission of construction certificate application</p>	Construction certificate issuance
Operational Noise – Design of Mechanical Plant and Equipment				
B25	<p>Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Report prepared by ARUP dated 27 July 2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures</p>	Prior to Construction	<p>Acoustic report review, design plans and reports</p> <p>Submission of construction certificate application</p>	Construction certificate issuance

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments								
	have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Report.											
Biodiversity												
B26	<p>Prior to carrying out development that will impact on biodiversity values, the class and number of ecosystem credits in Table 1 must be retired to offset the residual biodiversity impacts of the development.</p> <p><b>Table 1 Ecosystem credits required to be retired</b></p> <table><tr><th>Plant community type</th><th>Vegetation formation</th><th>Area to be impacted</th><th>Credits required</th></tr><tr><td>850 - Grey Box - Forest Red Gum grassy woodland on shale of the Cumberland Plain, Sydney Basin Bioregion</td><td>Coastal Valley Grassy Woodlands</td><td>0.12</td><td>3</td></tr></table>	Plant community type	Vegetation formation	Area to be impacted	Credits required	850 - Grey Box - Forest Red Gum grassy woodland on shale of the Cumberland Plain, Sydney Basin Bioregion	Coastal Valley Grassy Woodlands	0.12	3	Prior to Construction	Ecological assessment and survey Biodiversity offset strategy	Offset report Commercial arrangement with landholder Biodiversity Conservation Fund payment
Plant community type	Vegetation formation	Area to be impacted	Credits required									
850 - Grey Box - Forest Red Gum grassy woodland on shale of the Cumberland Plain, Sydney Basin Bioregion	Coastal Valley Grassy Woodlands	0.12	3									
B27	The requirement to retire credits in condition B26 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	Prior to Construction	Ecological assessment and survey Biodiversity offset strategy	Offset report Commercial arrangement with landholder Biodiversity Conservation Fund payment								
B28	Evidence of retirement of credits or payments to the Biodiversity Conservation Fund in satisfaction of condition B26 must be provided to the Planning Secretary for approval prior to carrying out development that will impact on biodiversity values.	Prior to Construction	Ecological assessment and survey Biodiversity offset strategy	Submission of evidence of payment to Planning Secretary Planning Secretary Approval								
Environmental Management Plan Requirements												
B29	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>i. the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>ii. any relevant limits or performance measures and criteria; and</p> <p>iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>i. impacts and environmental performance of the development;</p> <p>ii. effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>ii. complaint;</p> <p>iii. failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p> <p><b>Note:</b> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	Prior to Construction	Management Plan review	Management Plan compliance tables and authorisation Approval from designated approver (Certifying Authority, Planning)								
Construction Environmental Management Plan												

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
B30	<p>The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) Details of: <ul style="list-style-type: none"> <li>i. hours of work;</li> <li>ii. 24-hour contact details of site manager;</li> <li>iii. management of dust and odour to protect the amenity of the neighbourhood;</li> <li>iv. stormwater control and discharge;</li> <li>v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>vi. groundwater management plan including measures to prevent groundwater contamination;</li> <li>vii. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</li> <li>viii. community consultation and complaints handling;</li> <li>ix. measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B39.</li> </ul> </li> <li>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B32);</li> <li>(c) Construction Noise and Vibration Management Sub-Plan (see condition B33);</li> <li>(d) Construction Waste Management Sub-Plan (see condition B34);</li> <li>(e) Construction Soil and Water Management Sub-Plan (see condition B35);</li> <li>(f) Flood Emergency Response Sub-Plan (see condition B36);</li> <li>(g) an unexpected finds protocol for contamination and associated communications procedure;</li> <li>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</li> <li>(i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and</li> </ul>	Prior to Construction	Management Plan review	<p>Management Plan compliance tables and authorisation</p> <p>Approval from designated approver (Certifying Authority)</p>
B31	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Prior to Construction	Pre-construction compliance report	<p>Date of notification of commencement of construction</p> <p>Date in letter of approval from Certifying Authority</p>
B32	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council, RMS and TfNSW;</li> <li>(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;</li> <li>(d) detail heavy vehicle routes, access and parking arrangement;</li> <li>(e) ensure all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping;</li> <li>(f) include a Driver Code of Conduct to: <ul style="list-style-type: none"> <li>i. minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>ii. minimise conflicts with other road users;</li> <li>iii. minimise road traffic noise; and</li> <li>iv. ensure truck drivers use specified routes;</li> </ul> </li> <li>(g) include a program to monitor the effectiveness of these measures; and</li> <li>(h) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</li> </ul>	Prior to Construction	Management Plan review	<p>Evidence of author qualifications and experience</p> <p>Management Plan compliance tables and authorisation</p> <p>Records of consultation</p> <p>Approval from designated approver (Certifying Authority)</p>
B33	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepare by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>(d) include strategies that have been developed with the community for managing high noise generating works;</li> </ul>	Prior to Construction	Management Plan review	<p>Evidence of author qualifications and experience</p> <p>Management Plan compliance tables and authorisation</p> <p>Approval from designated approver (Certifying Authority)</p>

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
	(e) describe the community consultation undertaken to develop the strategies in condition 816(d); and (f) include a complaints management system that would be implemented for the duration of the construction.			
B34	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Prior to Construction	Management Plan review	Management Plan compliance tables and authorisation Approval from designated approver (Certifying Authority)
B35	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) 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); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	Prior to Construction	Management Plan review	Management Plan compliance tables and authorisation Consultation records Approval from designated approver (Certifying Authority)
B36	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (c) include details of: i. the flood emergency responses for the construction 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.	Prior to Construction	Management Plan review	Management Plan compliance tables and authorisation Approval from designated approver (Certifying Authority)
Construction Worker Transportation Strategy				
B37	Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the satisfaction of the Certifying Authority. The Strategy must detail measures to ensure that construction traffic associated with the development does not utilise nearby public and residential streets or public parking facilities. The Strategy must detail the provision of sufficient parking facilities for construction workers as set out in the Response to Submissions in combination with other measures proposed to encourage travel modes which do not result in additional demand for parking.	Prior to Construction	Pre-construction compliance report Strategy review	Management Plan compliance tables and authorisation Approval from designated approver (Certifying Authority) Date of notification of commencement of construction Date in letter of approval from Certifying Authority
Construction and Demolition Waste Management				
B38	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Prior to Construction	CTPMSP review	Management Plan compliance tables and authorisation Records of consultation Approval from designated approver (Certifying Authority)
Existing Helipad / Helicopter Operations During Construction				
B39	Prior to the commencement of construction, helipad I helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders.	Prior to Construction	Design plans and reports Design reviews	Evidence of reviewer qualifications and experience Review report



Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
	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 I or flight paths where required to ensure safe ongoing helicopter operations at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority.			Submission of review report to Certifying Authority
Proposed Helipad Design				
B40	Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.	Prior to Construction	Design plans and reports Design reviews	Evidence of author qualifications and experience Authorised design report Submission of report to Certifying Authority Approval from Certifying Authority
Proposed Helipad Operations				
B41	Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Department and Council.	Prior to Construction	Design plans and reports Design reviews	Evidence of reviewer qualifications and experience Consultation records Review report Submission of review report to Certifying Authority, Department and Council Approval from Certifying Authority
Compliance Reporting				
B42	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.  Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).  The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Prior to Construction	Development and implementation of this Program  Compliance report preparation and review	Evidence of date notified for commencement of construction under CoC B1 Compliance Monitoring and Reporting Program date Submission date to Program to Certifying Authority and Department Compliance Report authorization and date Website publish date
B43	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operation	-	Planning Secretary approval of cessation
<b>Schedule 2   Part C   DURING CONSTRUCTION</b>				
Approved Plans to be On-site				
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Construction	-	Plans available on site
Site Notice				
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: i. minimum dimensions of the notice must measure 841 mm x 594 mm (A 1) with any text on the notice to be a minimum of 30-point type size;	Construction	Observation	Site signage

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
	<ul style="list-style-type: none"> <li>ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period;</li> <li>iii. the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</li> <li>iv. the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</li> </ul>			
Operation of Plant and Equipment				
C3	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> <li>(a) maintained in a proper and efficient condition; and</li> <li>(b) operated in a proper and efficient manner.</li> </ul>	Construction	Plant on boarding processes	Plant prestart checks and authorisations Evidence of plant operator competence (tickets, licences etc).
Demolition				
C4	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	Early works Demolition and During Construction	Demolition plans and reviews	Evidence of reviewer / authorisers qualifications Statement of compliance
Construction Hours				
C5	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</li> <li>(b) between 5am and 3pm, Saturdays.</li> </ul> <p>Preparatory activities (but no construction work) may also be undertaken from 6.30am Monday to Fridays and from 7am on Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	Construction	<p>Observation</p> <p>Inductions and training</p> <p>Inspections</p>	<p>Daily diaries</p> <p>Inspection checklists</p> <p>Induction and records</p> <p>Pre-starts and records</p> <p>Toolboxes and records</p>
C6	<p>Activities may be undertaken outside of the hours in condition C5 if required:</p> <ul style="list-style-type: none"> <li>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>(c) where the works are inaudible at the nearest sensitive receivers; or</li> <li>(d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.</li> </ul> <p>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards</p>	Construction	<p>Works planning / programming</p> <p>Out of Hours Noise assessments</p>	<p>Out of Hours Noise assessments</p> <p>Out of Hours Works approvals</p> <p>Notification to residents</p>
C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>(a) 9am to 12pm, Monday to Friday;</li> <li>(b) 2pm to 5pm Monday to Friday; and</li> <li>(c) 9am to 12pm, Saturday</li> </ul>	Construction	<p>Observation</p> <p>Inductions and training</p> <p>Inspections</p>	<p>Daily diaries</p> <p>Inspection checklists</p> <p>Induction and records</p> <p>Pre-starts and records</p> <p>Toolboxes and records</p>
Implementation of management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction	<p>Observation</p> <p>Inductions and training</p> <p>Inspections</p> <p>Audits</p> <p>Monitoring</p>	<p>Daily diaries</p> <p>Inspection checklists</p> <p>Induction and records</p> <p>Pre-starts and records</p> <p>Toolboxes and records</p>



Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
				Monitoring records Audit reports
Construction Traffic				
C9	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Construction	Observation Inductions and training Inspections Audits	Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records Audit reports
Road Occupancy License				
C10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction	Works planning / programming	Road Occupancy Licence
Safe Work Requirements				
C11	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Construction	Works planning / programming Observation Surveillance	Fencing / hoarding Signage Surveillance records
Hoarding Requirements				
C12	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Construction	Works planning / programming Observation	Lack of / or prompt removal of graffiti etc Hoarding approval
No Obstruction of Public Way				
C13	The public way (outside of an approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Construction	Works planning / programming TCP TMP Observation	TCP TMP Complaints register
Construction Noise Limits				
C14	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction	Processes set out in the CNVMP	Monitoring records Inspection reports Noise assessments Complaints register
C15	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 C5.	Construction	Observation Inductions and training Inspections	Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records
C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Construction	Plant onboarding process Observation	Observation

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Construction	Processes set out in the CNVMP	Monitoring records Inspection reports Noise assessments Complaints register
Vibration Criteria				
C18	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction	Processes set out in the CNVMP	Monitoring records Inspection reports Vibration assessments Complaints register Dilapidation reports
C19	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 C18.	Construction	Works planning / programming Observation	Monitoring records Inspection reports Vibration assessments Complaints register Dilapidation reports
C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B33 of this consent.	Construction	Processes set out in the CNVMP	Monitoring records Inspection reports Vibration assessments Complaints register Dilapidation reports
Tree Protection				
C21	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment prepared by Ecological Australia dated 7 December 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Construction	Works planning / programming Environmental constraint mapping Observation	Tree protection zones in place Inspection reports Dilapidation reports Council approval to trim / remove Evidence of Arborist qualification Reports presenting works occurring within TPZ.
Dust Minimisation				
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction	Weather monitoring Works planning / programming Observation Inspection	Weather alerts Inspection reports
C23	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Construction	Works planning / programming Observation Inspection	Inspection reports Construction lot close out reports

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
Air Quality Discharges				
C24	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site	Construction	Equipment on board review Observation	Equipment specification sheets and manuals Installation and maintenance records
Erosion and Sediment Control				
C25	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.	Construction	Erosion and Sediment Control Plan Observation Inspection	Erosion and Sediment Control Plan Inspection and maintenance records
Imported Soil				
C26	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department or Certifying Authority upon request.	Construction	Material tracking system Observation	Truck load counts Truck dockets Waste material tracking register Material test reports EPA approvals
Disposal of Seepage and Stormwater				
C27	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	Construction	Works planning / programming Erosion and Sediment Control Plan Observation Inspection	EPA approval Sucker truck dockets Dewater permits
Unexpected Finds Protocol - Aboriginal Heritage				
C28	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Construction	Observation Inductions and training Inspections	Unexpected finds protocol Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records Incident reports Evidence of expert qualification AHIMS registration Consultation with RAPs OEH approval to recommence
Unexpected Finds Protocol – Historic Heritage				
C29	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Construction	Observation Inductions and training Inspections	Unexpected finds protocol Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records Incident reports Management Strategy OEH approval to recommence
Waste Storage and Processing				
C30	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction	Observation Inspections	Inspection reports Complaints register

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
C31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction	Works planning / programming CWMSP Waste tracking system	Waste classification reports Waste register Tip dockets S143 notices.
C32	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Construction	Works planning / programming Observation Inspection	Inspection reports
C33	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.	Construction	Works planning / programming Erosion and Sediment Control Plan Observation Inspection	Sucker truck dockets Dewater permits Wash bay
Handling of Asbestos				
C34	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.	Demolition/ Construction	HAZMAT report CWMSP	Asbestos removal permit Waste classification reports Waste register Tip dockets
Independent Environmental Audit				
C35	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Prior to works	Pre-construction compliance report	Submission to and approval from Planning Secretary (including date of approval) Independent Audit Program and date Independent Audit and date
C36	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Prior to works and During Construction	Pre-construction compliance report	Independent Audit Program and date Date of notified commencement of construction under CoC B1.
C37	Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.  In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	At all times	Independent Audit Program	Independent Audit Program Independent Audit
C38	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C36 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	At all times	Independent Audit Program Independent Audit	Independent Audit Program Independent Audit
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C38(a) of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	At all times	Compliance reporting Independent Audit Website periodic review	Submission of Audit Report to Department and Certifying Authority and date of submission Date of publication on website Date of notification of publication to Department and Certifying Authority

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
C40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Operation	-	Planning Secretary approval for cessation
Incident Notification, Reporting and Response				
C41	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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	Compliance reports Observation Inspections Audits	Incident register and reports Observation Inspections Audits Incident notifications
C42	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 1</b> <b>Note:</b> Appendix 1 as provided in SSD 8640 Development Consent	At all times	Compliance reports Observation Inspections Audits	Incident register and reports Observation Inspections Audits Incident notifications
Non-Compliance Notification				
C43	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	At all times	Compliance reports Observation Inspections Audits	Non-compliance reports Observation Inspections Audits Non-compliance notifications
C44	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	Compliance reports	Non-compliance notifications
C45	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	-	As above
Revision of Strategies, Plans and Programs				
C46	Within three months of: (a) the submission of a compliance report under condition B42; (b) the submission of an incident report under condition C42; (c) the submission of an Independent Audit under condition C39; (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 Department and the Certifying Authority must be notified in writing that a review is being carried out.	At all times	Compliance reporting and reviews	Date of submission or issue of triggers and date of notification of review to Department and Certifying Authority
C47	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.  <b>Note:</b> This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measure to improve the environmental performance of the development.	At all times	-	Certifying Authority direction Submission of updated documents to Certifying Authority (and date) Approval of update from Certifying Authority
Operational Noise – Design of Mechanical Plant and Equipment				

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
C48	<p>Prior to commencement of the installation and associated construction of plant and equipment, a detailed operational noise and vibration impact assessment shall be submitted to the Certifying Authority and the Department. The assessment must:</p> <ul style="list-style-type: none"> <li>(a) prepared by a suitably qualified person.</li> <li>(b) detail the operational noise and vibration sources and activities, including mechanical plant.</li> <li>(c) outline all feasible and reasonable noise and vibration mitigation and management measures to be implemented.</li> <li>(d) demonstrate that noise levels will not exceed the recommended operational noise levels identified in the Acoustic Report prepared by ARUP dated 27 July 2018.</li> </ul> <p>The Applicant must incorporate the noise mitigation recommendations in the Acoustic Report prepared by ARUP dated 27 July 2018 into the detailed design drawings.</p> <p>The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Report.</p>	Construction	<p>Works planning / programming</p> <p>Noise assessment</p>	<p>Noise assessment meeting the requirements</p> <p>Evidence of qualification of assessment author</p> <p>Submission of assessment to Certifying Authority and Department</p> <p>Certifying Authority verification statement</p>
<b>Schedule 2   Part D   PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>				
Notification of Operation				
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to Operation	Pre operations compliance report	Notice of commencement to the Department (and date)
External Walls and Cladding				
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to Operation	Submission of information for occupation certificate	Issuance of Occupation Certificate
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to Operation	Submission of information for occupation certificate	Issuance of Occupation Certificate (and date) Submission of information for occupation certificate to the Department (and date)
Protection of Infrastructure				
D4	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul> <p><b>Note:</b> 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 of this consent</p>	Prior to Operation	Dilapidation reporting	Pre and post dilapidation reports Commercial agreements
Post-construction Dilapidation Report				
D5	<p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.</li> <li>(b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> <li>i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions;</li> </ul> </li> </ul>	Prior to Operation	Works planning / programming	<p>Post dilapidation reports</p> <p>Submission of reports to Certifying Authority and Council</p> <p>Certifying Authority statement of review and written confirmation on damage.</p>

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
	ii. and 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.			
Utilities and Services				
D6	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to Operation	Works planning / programming	Compliance Certificate
Roadworks and Access				
D7	The Applicant must complete the Appin Road and Therry Road access works prior to occupation of the building.	Prior to Operation	Works planning / programming Submission of information for occupation certificate Pre operations compliance report	Construction lot close out Occupation certificate issuance
Works as Executed Plans				
D8	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report Design plan review	Stamped 'works as executed' plans Occupation certificate issuance
Green Travel Plan				
D9	Prior to the commencement of operation of any part of the development, the Applicant must prepare a Green Travel Plan to the satisfaction of the Certifying Authority. The Green Travel Plan must: <ul style="list-style-type: none"> <li>(a) be prepared in consultation with TfNSW;</li> <li>(b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives;</li> <li>(c) include performance targets for reductions in staff travel by car to the site consistent with those assumed in the Parking Demand Study &amp; Traffic Assessment prepared by PTC dated 10 October 2017 included in the Response to Submissions;</li> <li>(d) set out measures to encourage staff to park in dedicated staff car parks; and</li> <li>(e) describe pedestrian and bicycle linkages and end of trip facilities available on-site.</li> </ul>	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	GTP Consultation records with TfNSW
D10	The Applicant must not commence operation until the Green Travel Plan is submitted to the Certifying Authority.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	GTP Occupation certificate issuance
Evacuation and Emergency Planning				
D11	Prior to the operation of the development, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	BFEMEP Occupation certificate issuance
Mechanical Ventilation				
D12	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: <ul style="list-style-type: none"> <li>(a) the BCA;</li> <li>(b) AS 1668.2-2012 The use of air-conditioning in buildings- Mechanical ventilation in buildings and other relevant codes;</li> <li>(c) the development consent and any relevant modifications; and</li> <li>(d) any dispensation granted by the NSW Fire Brigade.</li> </ul>	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	Mechanical plant installation report Occupation certificate issuance
Car Parking Arrangements				



Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
D13	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the building must not occur until evidence to the satisfaction of the Certifying Authority is submitted demonstrating that a minimum of 1865 car parking spaces are available to staff and visitors on the site.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Planning approval for deviation (if any)
D14	Prior to the occupation of the building, a car parking wayfinding strategy shall be submitted to the Certifying Authority which details proposed measures, such as the installation of signage, to advise of, and direct drivers to, the various car parking facilities available across the site.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report Wayfinding strategy review	Wayfinding strategy Occupation certificate issuance
Road Damage				
D15	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report Dilapidation reporting	Pre and post dilapidation reports Damage payment records Occupation certificate issuance
Fire Safety Certification				
D16	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report Observation	Fire Safety Certificate Submission to Certifying Authority and Council Signage
Structural Inspection Certificate				
D17	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. 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: <ul style="list-style-type: none"> <li>(a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and</li> <li>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> <li>(c) person/s authorised to, for the life of the development.</li> </ul>	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	Structural Inspection Certificate or a Compliance Certificate Occupation certificate issuance Statement of satisfaction from Certifying Authority Submission to Certifying Authority and Council
Stormwater Quality Management Plan				
D18	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements.</li> </ul>	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	OMP Occupation certificate issuance
D19	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	OMP Occupation certificate issuance
Warm Water Systems and Cooling Systems				
D20	The installation, 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 Parts 1 and 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.	Prior to Operation and During Operation	Submission of information for occupation certificate Pre operations compliance report Maintenance programming	Installation and maintenance records
Outdoor Lighting				



Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
D21	To ensure that lighting of the building is sympathetic to the suburban environment and does not emphasise the scale of the building, the Applicant must prepare a lighting strategy for the proposed building in consultation with Council. The strategy shall be submitted to the satisfaction of the Certifying Authority prior to the occupation of the building and a copy provided to the Department and Council.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	Lighting strategy Occupation certificate issuance Submission to Department and Council
D22	The Applicant shall ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Prior to Operation	Lighting design review Submission of information for occupation certificate Pre operations compliance report	Lighting strategy Occupation certificate issuance Submission to Department and Council
D23	The Applicant must ensure that the installed lighting associated with the development achieves the objective of not causing distraction to helicopter operations associated with the proposed helipad having regard to the advice of a suitably qualified and experienced aviation professional and relevant National and International guidelines.	Prior to Operation	Lighting design review Submission of information for occupation certificate Pre operations compliance report	Lighting strategy Occupation certificate issuance Submission to Department and Council
D24	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with conditions D21 and D22.	Prior to Operation	Lighting design review Submission of information for occupation certificate Pre operations compliance report	Evidence of reviewing practitioner Reviewing practitioner statement of compliance Occupation certificate issuance Submission to Department and Council
Signage				
D25	Wayfinding signage and signage identifying the location of staff and public car parking must be installed prior to occupation.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report Observation	Issuance of occupation certificate
D26	Bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report Observation	Issuance of occupation certificate
Operational Waste Management Plan				
D27	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/ Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in Section 8 of the EIS.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	OWMP Issuance of occupation certificate Submission to Certifying Authority and Department
Site Audit Report and Site Audit Statement				
D28	Prior to occupation of the building, where required by the unexpected contamination procedure prepared under condition B8 the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	Prior to Operation	Unexpected finds protocol	Incident reports Validation reports SAR SAS
Long Term Environmental Management Plan				
D29	The Applicant must prepare a Long Term Environmental Management Plan (LTEMP), to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary in consultation with EPA;	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	LTEMP review Approval from Planning Secretary Evidence of qualification of author Department endorsement of author Submission to EPA

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
	(b) be submitted to EPA for review and be approved by the Planning Secretary within one month of the completion of remediation works, unless otherwise agreed by the Planning Secretary; and (c) include, but not be limited to: <ol style="list-style-type: none"> <li>a description of the nature and location of any contamination remaining on site;</li> <li>provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell;</li> <li>a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal;</li> <li>a description of the procedures for monitoring the integrity of the containment cell;</li> <li>a surface and groundwater monitoring program;</li> <li>mechanisms to report results to relevant agencies;</li> <li>triggers that would indicate if further remediation is required; and</li> <li>details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.</li> </ol>			
D30	Upon completion of the remediation works, the Applicant must manage the site in accordance with the LTEMP and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report LTEMP	LTEMP EPA notices
Landscaping				
D31	Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: <ol style="list-style-type: none"> <li>detail the number and species of plants to be planted on-site;</li> <li>describe the monitoring and maintenance measures to manage revegetation and landscaping works;</li> <li>be consistent with the Applicant's Management and Mitigation Measures at detailed in the EIS; and</li> <li>be consistent with the landscape plans listed in condition A2(d).</li> </ol>	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	Landscape management plan Issuance of occupation certificate
D32	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority and landscaping is implemented on site.	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	Landscape management plan Issuance of occupation certificate Construction lot close out
Operational Flood Emergency Management Plan				
D33	An Operational Flood Emergency Response Plan (OFEMP) must be prepared in consultation with Council and the NSW State Emergency Service. The OFEMP must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the building and must address, but not be limited to, the following: <ol style="list-style-type: none"> <li>be prepared by a suitably qualified and experienced person(s);</li> <li>address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);</li> <li>include details of:               <ol style="list-style-type: none"> <li>the flood emergency responses for the operational phases of the development;</li> <li>predicted flood levels;</li> <li>flood warning time and flood notification;</li> <li>assembly points and evacuation routes;</li> <li>evacuation and refuge protocols; and</li> <li>awareness training for employees and contractors.</li> </ol> </li> </ol>	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	OFEMP Consultation records with Council and SES Issuance of occupation certificate Evidence of author qualifications
Compliance with Food Code				
D34	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas (where proposed) have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate (where required) to the satisfaction of the Certifying Authority prior to occupation	Prior to Operation	Submission of information for occupation certificate Pre operations compliance report	Evidence of qualification of tradesperson Installation report Issuance of occupation certificate

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
<b>Schedule 2   Part E   POST OCCUPATION</b>				
Operation of Plant and Equipment				
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Operation	TBD	TBD
Community Communication Strategy				
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Operation	TBD	TBD
Operational Noise Limits				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Report prepared by ARUP dated 27 July 2018.	Operation	TBD	TBD
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within six months of occupation of the building to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Acoustic Report. 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.	Operation	TBD	TBD
Unobstructed Driveways and Parking Area				
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.	Operation	TBD	TBD
Green Travel Plan				
E6	The Green Travel Plan required by condition B9 of this consent must be reviewed and updated on an annual basis. The review must consider the performance of the Plan against the specified targets and specify additional measures where required for implementation.	Operation	TBD	TBD
Parking Demand Study				
E7	Within 12 months of the occupation of the building and again at three years from occupation, a parking demand study must be submitted to the Department to verify the parking demand on site estimated in the EIS and Response to Submissions to meet demand generated by the development. Where parking demand is found to exceed the parking capacity of the site, measures should be identified to manage existing demand, improve utilisation of existing on site parking and I or where necessary provide additional parking facilities on site to meet that demand. Evidence of implementation of additional parking measures (where required) must be submitted to the Planning Secretary within 12 months of the conclusion of the study.	Operation	TBD	TBD
Outdoor Lighting				
E8	Notwithstanding Condition D22, 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.	Operation	TBD	TBD
Fire Safety Certificate				

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments
E9	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Operation	TBD	TBD
Landscaping				
E10	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D31 for the duration of occupation of the development.	Operation	TBD	TBD
Hazards and Risk				
E11	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids. Environmental Protection – Participants Manual' if the chemicals are liquids.	Operation	TBD	TBD
E12	In the event of an inconsistency between the requirements of condition E11 (a) and E11 (b), the most stringent requirement must prevail to the extent of the inconsistency.	Operation	TBD	TBD
Dangerous Goods				
E13	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.	Operation	TBD	TBD
Discharge Limits				
E14	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	Operation	TBD	TBD
Bunding				
E15	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection - Participants Manual (Department of Environment and Climate Change, 2007).	Operation	TBD	TBD
Ecological				
E16	Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating unless updated NSW Health Engineering Services Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines, must be provided to the Certifying Authority and the Planning Secretary	Operation	TBD	TBD



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