



Staging Plan

**Cumberland West Mental Health Services Relocation
(CWMHSR)**



Document Administration

Revision No.	Date	Issued To	Remarks
V0.1	November 2023	Internal TSA	Draft - For review
V0.2	December 2023	TSA/Hi/PCA	Final
V0.3	February 2024	TSA/Hi/PCA	Rev.1

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Document Control

File location:

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1. Introduction

1.1 Background

In May 2022, the NSW Government announced their commitment to delivering the new \$460 million integrated Mental Health Complex at Westmead Health Precinct.

Health Infrastructure working in partnership with Western Sydney Local Health District is planning to build a new Integrated Mental Health Complex (IMHC) at Westmead to transform mental health services across western Sydney and deliver improved care for patients in response to state and national mental healthcare reforms. The new complex will deliver world-class care and transform mental health services across Western Sydney.

The Integrated Mental Health Complex at Westmead is located within the Westmead Health Precinct, approximately 1.5km north-west of the Parramatta Central Business District (CBD), the primary metropolitan centre of Western Sydney. The site is legally described as Lot 1 DP1194390 and Lot 4 DP 1077852, with works proposed in the central part of the precinct.

The development was approved by the Minister of Planning on the 8 December 2023 (State Significant Development (SSD- 44034342)) and involves:

- New multi-level hospital facility to a height of approximately 10 storeys
- New link bridge connecting to the existing central acute services building
- Minor alterations to the existing road network within the hospital campus
- Site preparation including bulk earth works, tree removal, cut and fill
- Inground building services works and utility adjustments, including service diversions
- Building foundation works
- Wayfinding and signage
- Landscape works.

1.2 Statutory Context

The Project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold in Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).

An application for consent was lodged with the Department of Planning and Environment (the Department) in May 2023 along with an accompanying Environmental Impact Statement. Consent was granted on 8 December 2023 under Section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act), SSD 44034342, subject to a set of Conditions of Consent.

This Staging Report should be read in conjunction with the approved SSD 44034342 conditions of consent.

2. Purpose of the Staging Report

Condition A9 states that the Project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary.

This Staging Report has been prepared to facilitate the staged construction of the Project. Table 1 sets out how this Report has addressed the requirements relating to staging has been addressed.

Reference	Condition	Report Section
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Certifier for approval. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, 14 days before the commencement of operation of the first of the proposed stages of operation).	
A10	A Staging Report prepared in accordance with condition <u>A9</u> must: <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	

3. Staging

This section details the Project’s proposed approach to staging of construction and operations of the project, in accordance with the conditions detailed in Schedule 2 of SSD 44034342.

3.1 Construction Staging

The project works considered under this application will be delivered in two (2) separate stages (early and main works) as per table below. All staging under this staging report has been named to correspond generally to the intended split of Crown Certificates, however this may need to be staged further or adjusted should design or construction progress limit the ability for a Crown Certificate to be issued for the full scope of a Stage. The Project lifetime is projected to be approximately 3 years.

Stage	Scope	Target Program ¹
Early and Main Works - IMHC		
Early Works	<p><u>Milestone 4:</u></p> <ul style="list-style-type: none"> • Bulk earthworks and Piling • Retention structures. • HV conduit installation. • Diesel tank installation. • Trenching for inground hydraulic. • Stormwater works. • Bioretention basin • Tree removal 	<ul style="list-style-type: none"> • Tender and Award – Jul 23 • Construction Commence – Q1 2024 • Construction Complete – Q4 2024
Main Works	<ul style="list-style-type: none"> • Integrated Mental Health Complex (IMHC). • Link bridge and connectivity back into the CASB • IMHC Back of House loading dock. • Internal road alterations and upgrades • Hard and soft landscaping works (including short stay parking access) 	<ul style="list-style-type: none"> • Detailed Design – Q4 2022 • Part 5 – Q3 2023 • Tender and Award – Q2 2024 • Construction Commence – Q4 2024 • Construction Complete – Q4 2026 • Relocation – Q1 2027

It is envisaged that the Main Works stage of the project may be further broken down into construction stages for Crown Design Verification Certificates (CDVC) such as:

¹ Dates noted above are indicative and may be impacted by changes to construction completion due to weather and obtaining necessary approvals. Each stage will not commence operations until the requisite approvals have been obtained.

- Full Structure - CDVC,
- Architectural and Services - CDVC,
- Facade - CDVC,
- Landscaping – CDVC

Should further sub-staging of Main Works package occur, the appointed MW contractor will inform and update this staging report to be re-issued to the Project Certifier for their review and endorsement in accordance with the requirements of the Conditions of Consent.

3.2 Operations

Staging of requirements relating to operations is not proposed within this revision of the Staging Report. All requirements to be complied with prior to and during operations will be complied with in full as stated by the conditions, unless otherwise approved by the Certifier through an update to this Staging Report.

Should staged operations be proposed, then this Staging Report will be updated and resubmitted to the Certifier no later than 14 days prior to the commencement of operation of the first of the proposed stage of operation as per condition A9.

3.3 Scope of works outside this Staging Report

In addition to the construction stages detailed above, the below work packages are currently underway on site. The below packages were subject to separate planning approvals and are noted within this report for completeness.

- Fit out of area in the CASB at Westmead Hospital for the Consultation Liaison (C&L) service to support in reach mental health services.
- the commissioning of a new Psychiatric Emergency Care Centre (PECC), co-located with the Emergency Department at Westmead (Central Acute Services Building).

Stage	Scope	Target Program ²
Refurbishment of existing Westmead Hospital Assets (under Exempt Development approvals)		
PECC	Fitout CASB Level 01 cold shell for PECC	<ul style="list-style-type: none"> • Construction Complete – Q1 2025
Consultant Liaison Offices	Fitout CASB – Level 02 cold shell for Consultant Liaison Offices	<ul style="list-style-type: none"> • Relocation – Q2 2025
Early Works in relation to IMHC (ongoing - under REF approval)		
Early Works (Milestones 1-3)	<ul style="list-style-type: none"> • Milestone 1: Construction of the P14 Car Park ramp and associated access control along with associated works. • Milestone 2: Services diversions including private sewer and trade waste, Sydney Water sewer, water main, LV, 	<ul style="list-style-type: none"> • Tender and Award – Q3 2023 • Construction Complete – Q4 2024

² Dates noted above are indicative and may be impacted by changes to construction completion due to weather and obtaining necessary approvals.

	communications fibre cabling and lighting and associated works.	
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| | <ul style="list-style-type: none"> • Milestone 3: Demolition of the BIRS, WRPO and Casuarina Lodge buildings and associated works. | |
|--|---|--|

4. Managing Compliance & Potential Impacts

4.1 Approach

Management of environmental issues and compliance with the conditions of consent relating to operations will be achieved through the implementation of Project management plans, periodic reviews and Independent Auditing.

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

Once this Staging Report is approved, the Project must be staged in accordance with the staging set out in this document. Upon appointment of the Main Works contractor, the staging plan and other management plans detailed below may be revisited and updated to reflect any changes and further detailing in methodology and execution.

4.2 Management Plans

A number of management plans are required by the Project conditions of consent and are to be developed in accordance with the relevant contractors management systems (including EMS), conditions of consent requirements, relevant standards and guidelines and best practice.

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

The key management plans applicable to construction stages include (but are not limited to):

- Construction Environmental Management Plan (condition of consent B12) and sub-plans:
- Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B13)
- Construction Noise and Vibration Management Sub-Plan (condition of consent B14)
- Construction Waste and Management Sub-Plan (condition of consent B15)
- Construction Soil and water Management Sub-Plan (condition of consent B16)
- Construction Flood and Emergency Management Sub-Plan (condition of consent B17).

These plans will be prepared for both early and main works particularly if the contractors differ between packages. Updates to the documents may also occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

Management of environmental issues and compliance with the Project's Conditions of Consent will be achieved through implementation of the management plans required by the consent.

The key management plans applicable to operations include (but are not limited to):

- Green Travel Plan (Condition of Consent D17 & D18)
- Stormwater Operation and Maintenance Plan (Condition of Consent D20)

- Operational Waste Management Plan (Condition of Consent D23), and;
- Operational Flood Emergency Management Plan (Condition of Consent D30 & D31).

To note, operations have not been staged under this revision to the Staging Report. Refer to Section 3.2 above.

4.3 Training and periodic review

Regular training is critical in ensuring the Project workforce understands and is committed to achieve compliance with the consent. In accordance with condition A24, the Project team will ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the Project.

Further, periodic review of Project documentation is key in ensuring that plans, strategies, and programs required under the consent are adequate, fit for purpose and effective. In accordance with conditions A30 and A31, the Project team will review the strategies plans and programs required under the consent within three months of:

- the submission of an incident report under condition A25;
- the submission of an Independent Audit under condition C41 or C43;
- the approval of any modification of the conditions of this consent; or
- the issue of a direction of the Planning Secretary under condition A3 which requires a review,

the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.

Following the review, if necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.

4.4 Auditing

Independent Audits provide a valuable tool in ensuring compliance is achieved and opportunities for improvement are realised.

As required by condition of consent C41, Independent Audits will be implemented on the Project in accordance with the Department's Independent Audit Post Approval Requirements. The Independent Audits assess compliance with the conditions of consent, along with the adequacy and implementation of Project plans, the handling and reporting of incidents and complaints and the environmental performance of the Project. Each Independent Audit report shall be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary, in accordance with condition C45.

The undertaking of Independent Audits for the Project will not be impacted by implementing a staged approach, as proposed in this Report.

4.5 Cumulative Impact

Impacts associated with the delivery and operations of the Project are anticipated to be unchanged as a result of the proposed construction staging and remain the same as those assessed by the Department prior to consent.



The Project would continue to manage the potential impacts through implementation of the Project plans, strategies and protocols identified within the conditions of consent. These are summarised in Section 4.2 above.

Appendix A – Staging Matrix

Ref.	Condition	Applicable Stage	Responsibility	Comments																																																																																																																																				
PART A - ADMINISTRATIVE CONDITIONS																																																																																																																																								
	Obligation to Minimise Harm to the Environment																																																																																																																																							
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Triggered in Early Works and applies throughout the development.																																																																																																																																				
	Terms of Consent																																																																																																																																							
A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="background-color: #e0e0e0;">Architectural Plans prepared by Jacobs</th> </tr> <tr> <th style="width: 25%;">Dwg No.</th> <th style="width: 5%;">Rev</th> <th style="width: 55%;">Name of Plan</th> <th style="width: 15%;">Date</th> </tr> </thead> <tbody> <tr><td>IMHC-AR-DG-0161</td><td>5</td><td>PRE-DEVELOPMENT SITE PLAN - SSSA</td><td>06/04/23</td></tr> <tr><td>IMHC-AR-DG-0120</td><td>13</td><td>SITE PLAN - PROPOSED</td><td>06/04/23</td></tr> <tr><td>IMHC-AR-DG-1600</td><td>4</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 0</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1601</td><td>4</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 1</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1602</td><td>4</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 2</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1603</td><td>4</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 3</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1604</td><td>4</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 4</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1605</td><td>4</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 5</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1606</td><td>5</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 6</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1607</td><td>5</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 7</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1608</td><td>4</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 8</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1609</td><td>4</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 9</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1610</td><td>4</td><td>PROPOSED FLOOR PLAN - SSSA - LEVEL 10</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-1611</td><td>4</td><td>PROPOSED FLOOR PLAN - SSSA - ROOF</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-4001</td><td>11</td><td>ELEVATION - NORTH & SOUTH</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-4002</td><td>11</td><td>ELEVATION - EAST & WEST</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-4010</td><td>10</td><td>ELEVATION - B1-B5</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-4100</td><td>10</td><td>SECTION - NORTH SOUTH</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-4101</td><td>10</td><td>SECTION - CASB LINK</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-4102</td><td>8</td><td>SECTION - NORTHERN COURTYARDS</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-4103</td><td>11</td><td>SECTION - ENTRY & CORRIDOR</td><td>23/11/22</td></tr> <tr><td>IMHC-AR-DG-7910</td><td>4</td><td>MATERIAL BOARD - FACADE</td><td>23/11/22</td></tr> </tbody> </table> <table border="1" style="width: 100%; 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IMHC-LS-DG-0130	5	LANDSCAPE PLAN LEVEL 3	14/02/23																																																																																																																																					
IMHC-LS-DG-0140	5	LANDSCAPE PLAN LEVEL 4	14/02/23																																																																																																																																					

	IMHC-LS-DG-0150	5	LANDSCAPE PLAN LEVEL 5	14/02/23			
	IMHC-LS-DG-0160	5	LANDSCAPE PLAN LEVEL 6	14/02/23			
	IMHC-LS-DG-0170	5	LANDSCAPE PLAN LEVEL 7	14/02/23			
	IMHC-LS-DG-0180	5	LANDSCAPE PLAN LEVEL 8	14/02/23			
	IMHC-LS-DG-0190	5	LANDSCAPE PLAN LEVEL 9	14/02/23			
	Landscape Report prepared by Site Image						
	Dwg No.	Rev	Name of Plan	Date			
	0027	J	PLANTING SCHEDULE GROUND FLOOR	25/09/23			
	0028	J	PLANTING SCHEDULE GREEN ROOF & COURTYARDS	25/09/23			
	0029	J	PROPOSED TREES	25/09/23			
0030	J	EXISTING TREES	25/09/23				
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.			Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.			Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.	
Limits of Consent							
A5	This consent lapses five years after the date of consent unless work is physically commenced.			Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with post EW	
Prescribed Conditions							
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.			Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.	
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.			Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.	
Evidence of Consultation							
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.	
Staging							
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Certifier for approval. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the			Early Works (EW) and Main Works (MW)	TSA / Contractors	The Staging report would be required to be submitted prior to the issue of Crown Certificate and/or CDVCs for MW. Staging Report is expected to be resubmitted to PCA once MW Contractor is onboarded	

TSA	proposed stages of construction (or if only staged operation is proposed, 14 days before the commencement of operation of the first of the proposed stages of operation).			
A10	A Staging Report prepared in accordance with condition A9 must: (f) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (g) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (h) specify how compliance with conditions will be achieved across and between each of the stages of the project; (i) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (j) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Early Works (EW) and Main Works (MW)	TSA / Contractors	The Staging report would only be required to be submitted prior to the issue of Crown Certificate and then only resubmitted if the staging report is amended or updated to reflect modified staging. Staging Report is expected to be resubmitted to PCA once MW Contractor is onboarded
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	Early Works (EW) and Main Works (MW)	TSA / Contractors	This condition will be complied with in full throughout construction.
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Early Works (EW) and Main Works (MW)	TSA / Contractors	This condition will be complied with in full throughout construction.
	Staging, Combining and Updating Strategies, Plans or Programs			
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Early Works (EW) and Main Works (MW)	TSA / Contractors	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Early Works (EW) and Main Works (MW)	TSA / Contractors	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Early Works (EW) and Main Works (MW)	TSA / Contractors	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Early Works (EW) and Main Works (MW)	TSA / Contractors	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report
	Structural Adequacy			
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i>	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition will be complied with in full throughout construction.

TSA	<ul style="list-style-type: none"> Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development. 			
	External Walls and Cladding			
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Main Works	MW Contractor	This condition will be complied with during Main Works stage of works
	External materials			
A19	<p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <ol style="list-style-type: none"> the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; the quality and durability of any alternative material is the same standard as the approved external building materials; and a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it, if requested. 	Main Works	MW Contractor	This condition will be complied with during Main Works stage of works
	Applicability of Guidelines			
A20	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.	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
A21	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.	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
	Monitoring and Environmental Audits			
A22	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
	Access to Information			
A23	<p>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:</p> <ol style="list-style-type: none"> make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; 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; 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; a summary of the current stage and progress of the development; contact details to enquire about the development or to make a complaint; 	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.

TSA	<ul style="list-style-type: none"> (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 <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>			
Compliance				
A24	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.	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
Incident Notification Reporting and Response				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
Non-Compliance Notification				
A27	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
A28	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.	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
Revision of Strategies, Plans and Programs				
A30	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of an incident report under condition A26; (b) the submission of an Independent Audit under condition C40 or C42; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	This condition will be complied with in full throughout construction.
Social Impact Mitigation				
A32	The recommended mitigation measures outlined in Sections 8 and 9 of the Social Impact Assessment prepared by Ethos Urban dated 17 August 2023 are to be implemented for the life of the project.	Note	WSLHDWSLHD	This condition will be complied with during Operation
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				

B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Early Works (EW) and Main Works (MW)	HI/TSA	This condition will be complied with in full throughout construction.
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Early Works (EW) and Main Works (MW)	HI/TSA	This condition will be complied with in full throughout construction.
	Certified Drawings			
B3	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Certified structural drawings will be submitted to the Certifier prior to commencement of each stage.
	External Walls and Cladding			
B4	Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.	Main Works	MW Contractor	This condition will be complied with during Main Works stage of works
	Pre-Construction Dilapidation Report – Protection of Public Infrastructure			
B5	Prior to the commencement of any construction, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested. 	Early Works	EW Contractor	
	Ecologically Sustainable Development			
B6	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report prepared by Steensen Varming and dated 24 November 2022, have been incorporated into the design of the development.	Main Works	MW Contractor	Correspondence from Certifier as to incorporation of relevant ESD initiatives into design to be received prior to MW
B7	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Main Works	MW Contractor	A letter from the certifier that the project has obtained a minimum of 60 points to be obtained prior to MW
	Outdoor Lighting			
B8	Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Main Works	MW Contractor	Evidence will be submitted to the Certifier prior to the installation of lighting during MW
	Demolition			
B9	Prior to the commencement of construction, if demolition is proposed, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies throughout all stages during construction.
	Existing Helipad / Helicopter Operations During Construction			
B10	Prior to the commencement of above ground (main works) construction, the Applicant must make arrangements for the helipad / helicopter operations at the campus to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and	Main Works	MW Contractor	This condition applies prior to MW

TSA	recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the campus. A report summarising the outcome of the review, any recommendations, and any proposed actions must be submitted to the Certifier.			
Environmental Management Plan Requirements				
B11	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • The <i>Environmental Management Plan Guideline</i> is available on the <i>Planning Portal</i> at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The <i>Planning Secretary</i> may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	<p>Management plans will be developed prior to Early Works and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
Construction Environmental Management Plan				
B12	<p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; <p>(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);</p> <p>(d) Construction Noise and Vibration Management Sub-Plan (see condition B14);</p> <p>(e) Construction Waste Management Sub-Plan (see condition B14(h));</p> <p>(f) Construction Soil and Water Management Sub-Plan (see condition B16);</p> <p>(g) Construction Flood Emergency Management Plan (see condition B17).</p>	Early Works (EW) and Main Works (MW)	EW and MW Contractors	<p>The CEMP will be developed prior to Early Works and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
B13	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail:</p> <ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s). 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	<p>The CTPMSP will be developed prior to Early Works and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>

B14 ISA	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B14(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B11. 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	<p>The Construction Noise and Vibration Management Sub-Plan will be developed prior to Early Works and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
B15	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results. 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	<p>The CWMSP will be developed prior to Early Works and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
B16	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication <i>Managing Urban Stormwater: Soils & Construction</i> (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water. (e) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (f) detail all off-site flows from the site; and (g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI. 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	<p>The CWMSP will be developed prior to Early Works and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
B17	<p>The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EHG); (c) include details of: <ul style="list-style-type: none"> (i) the flood emergency responses for both construction phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors. 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	<p>The Construction Flood Emergency Management Sub-Plan will be developed prior to Early Works and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
B18	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	<p>The Driver Code of Conduct will be developed prior to Early Works and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction. All</p>

TSA	(b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.			subsequent revisions, if any are required will also align with the relevant guidelines.
	Construction Parking			
B19	Prior to the commencement of any construction, the Applicant must provide sufficient construction vehicle parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	
B20	Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be published on the Applicant's website in accordance with condition A34. This condition cannot be staged.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	The CWTS will be developed prior to Early Works and will be prepared in accordance with the relevant guidelines. The CWTS will apply to all stages of construction. The CWTS may be updated or resubmitted subject to Main Works contractor appointment
	Flood Management and Mitigation			
B21	Prior to the commencement of the relevant construction stage, the Applicant must provide evidence from a suitably qualified civil or structural engineer to the Certifier confirming that: (a) all habitable floor levels are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard and that the clinical facilities and essential plant are above the PMF level, and that the development achieves the required flood planning levels outlined in Integrated Mental Health Complex Flood Impact Assessment SSD-44034342, prepared by Arup, dated 10 October 2023. (b) any structures below the PMF level will be constructed from flood compatible building components having regard to the hydrodynamic forces from moving flow and the hydrostatic forces applied by still-water during any period of flood inundation and/or submerging events. (c) the structural integrity of the building has been designed to ensure safe and secure shelter-in-place of vulnerable persons as outlined in the Site Flood Emergency Response Plan prepared by ARUP dated 10 October 2023, both during the PMF flood event and after the PMF flood event until flood waters have receded and it is safe to leave the building.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Evidence to be provided by Arup and structural engineer of the appointed contractors to Certifier.
B22	The evidence required under condition B21 is to be made available to the Planning Secretary with seven days upon request.	Early Works (EW) and Main Works (MW)	HI/TSA	Note
	Operational Noise – Design of Mechanical Plant and Equipment			
B23	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the 'Noise and Vibration Impact Assessment' prepared by Acoustic Logic dated 25 August 2023 must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project specific noise levels identified in the 'Noise and Vibration Impact Assessment' prepared by Acoustic Logic and dated 25 August 2023.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Compliance of detail design drawings with noise limits specified by the condition will be demonstrated prior to the installation of mechanic plant and equipment associated with each relevant construction stage of works
	Operational Access, Car Parking and Service Vehicle Arrangements			
B24	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 27 additional on-site visitor car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6 (2009); and	Main Works	MW Contractor	

TSA	(b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.			
	Site Contamination			
B26	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Early Works (EW) and Main Works (MW)	HI/TSA	A NSW EPA-accredited Site Auditor will be engaged prior to Early Works and for the duration of works relating to soil or groundwater contamination.
	Geotechnics and piling			
B27	The construction drawings must incorporate the recommendations set out in the Geotechnical Investigation prepared by JKGeotechnics dated 25 July 2022 (where applicable) in relation to excavation support, ground anchors, footings, piles and excavation or piling below the groundwater table (if relevant).	Early Works	EW Contractor	
PART C - DURING CONSTRUCTION				
	Site Notice			
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	A site notice will be prominently displayed at the boundaries of the site during all construction stages of the Project.
	Operation of Plant and Equipment			
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	All construction plant and equipment will be maintained in a proper and efficient condition during all construction stages of the Project.
	Demolition			
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B9.	Early Works (EW)	EW Contractor	
	Construction Hours			
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6 and C8
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6am and 7am, and 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6 and C8
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6 and C8

TSA	<ul style="list-style-type: none"> (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. 			
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
C8	<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"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6 and C8
C9	<p>Construction activities relating to internal fit-out works may be undertaken outside of the hours in condition C4 and C5 if required, provided that:</p> <ul style="list-style-type: none"> (a) management and mitigation measures are implemented in accordance with the practices outlined in Noise and Vibration Impact Assessment prepared by Acoustic Logic and dated 25 August 2023. (b) the façade near where the works are being conducted is entirely closed during extended construction hours. (c) deliveries for the internal fit-out works are undertaken during the approved construction hours in condition C4. 	Main Works	MW Contractor	
	Implementation of Management Plans			
C10	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Early Works (EW) and Main Works (MW)	EW and MW Contractors	All construction stages of the Project will be undertaken in accordance with the most recent version of the CEMP.
	Construction Traffic			
C11	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	
	Hoarding Requirements			
C12	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application. 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Hoarding for all construction stages of the Project will comply with this condition.
	No Obstruction of Public Way			
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	The public way will not be obstructed during any stage of the Project.
	Construction Noise Limits			
C14	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	All construction stages will be undertaken in accordance with the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009).
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 C4.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.

C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
	Vibration Criteria			
C17	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Vibration intensive works may occur during all construction stages, however potential vibration caused by relevant works will be limited to the requirements of condition C17, unless otherwise specified in the CNVMP.
C18	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 C17.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Where vibratory compactors are used closer than 30 metres from residential buildings, these works will be subject to vibration monitoring. Where the vibration criteria specified in condition C17 is exceeded, vibratory plant will be shut down
C19	The limits in conditions C17 and C18 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Potential vibration caused by relevant construction works will be limited to the requirements of condition C17, unless otherwise specified in the CNVMP.
	Tree Protection			
C20	For the duration of the construction works: (a) all trees on the site that are not approved for removal must be suitably protected during construction; and (b) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	All construction stages of the Project will comply with the tree protection requirements of condition C20.
	Air Quality			
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
C22	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
	Imported Fill			
C23	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition will apply to the importation of VENM, ENM and other fill materials approved by the EPA, during all construction stages of the Project.
	Disposal of Seepage and Stormwater			

C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Provisions to collect and discharge stormwater drainage will be implemented during all construction stages of the Project. Prior written approval will be obtained from Council, except in the event of an emergency stormwater discharge.
	Emergency Management			
C25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Emergency Management training will be provided to all employees and contractors during all construction stages of the Project.
	Stormwater Management System			
C26	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must: <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in Appendix HH to the EIS ('Civil Design Report and Integrated Water Management Plan', prepared by Arup and dated 14 December 2022) were appropriate; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines. 	Early Works	EW Contractor	This condition will be satisfied within three months of the commencement of Early Works
	Aboriginal Cultural Heritage			
C27	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Comber Consultants and dated 5 October 2022.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
	Unexpected Finds Protocol – Aboriginal Heritage			
C28	In the event that surface disturbance identifies a new Aboriginal object: <ul style="list-style-type: none"> (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary. 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
	Unexpected Finds Protocol – Historic Heritage			
C29	If any unexpected archaeological relics are uncovered during the work, then: <ul style="list-style-type: none"> (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary. 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
	Waste Storage and Processing			
C30	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.

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).	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
C32	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.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
C33	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	This condition applies to and will be complied with for all construction stages and throughout development.
	Outdoor Lighting			
C35	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Main Works	MW Contractor	All external lighting for construction will be constructed and maintained in accordance with this condition.
	Site Contamination			
C36	Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i> ; (b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and (c) the recommendations of the Remedial Action Plan prepared by JBS&G and dated 25 November 2022 (60807/139612 Rev 7).	Early Works (EW) and Main Works (MW)	EW and MW Contractors	Site investigation and subsequent reports will be undertaken prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments.
C37	The unexpected finds procedure within the Remedial Action Plan prepared by JBS&G and dated 25 November 2022 (60807/139612 Rev 7) must be updated following results of further site investigations undertaken in accordance with condition C35 and implemented throughout duration of project work.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	The unexpected finds procedure within the RAP will be updated following site investigations in accordance with C35 and implemented throughout all construction stages and throughout development.
C38	Remediation of the site must be carried out in accordance with the Remedial Action Plan prepared by JBS&G and dated 25 November 2022 (60807/139612 Rev 7) and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	All remediation will be carried out in accordance with the RAP for all construction stages and throughout development to the satisfaction of the Site Auditor.
C39	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Early Works (EW) and Main Works (MW)	EW and MW Contractors HI/TSA responsible for EPA-accredited Site Auditor appointment and deliverables	All remediation will be carried out in accordance with the RAP for all construction stages and throughout development to the satisfaction of the Site Auditor.
C40	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	All remediation will be carried out in accordance with the RAP for all construction stages and throughout development to the satisfaction of the Site Auditor.
	Independent Environmental Audit			
C41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	Independent environmental audits will be undertaken in accordance with conditions C40 – C45 during all stages of the Project (6 monthly during construction).
C42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Early Works (EW) and Main Works (MW)	HI/TSA	Proposed independent auditors will be agreed prior to the commencement of an Independent Audit.

C43	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Early Works (EW) and Main Works (MW)	HI/TSA	Independent environmental audits will be undertaken in accordance with conditions C40 – C45 during all stages of the Project, unless the timing is altered by the Planning Secretary.
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C42 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors)	Independent environmental audits will be undertaken in accordance with conditions C40 – C45 during all stages of the Project.
C45	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Early Works (EW) and Main Works (MW)	HI/TSA	Independent environmental audits will be undertaken in accordance with conditions C40 – C45 during all stages of the Project. Each Audit Report will be submitted within 2 months of the associated audit site inspection.
C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Early Works (EW) and Main Works (MW)	ALL (HI/TSA/Contractors) Note	Independent environmental audits will be undertaken in accordance with conditions C40 – C45 during all stages of the Project.
	Water Take and Licensing			
C47	In the event groundwater is intercepted during construction, any take is to be appropriately licenced (unless eligible for an exemption under the Water Management Regulation 2018).	Early Works (EW) and Main Works (MW)	EW and MW Contractors	
	Geotechnical Investigation			
C48	The recommendations outlined within the Geotechnical Investigation prepared by JKGeotechnics dated 25 July 2022 must be adhered to throughout the construction process.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	The recommendations outlined within the Geotechnical Investigation prepared by JKGeotechnics dated 25 July 2022 will be adhered to throughout the construction process
PART D - PRIOR TO COMMENCEMENT OF OPERATION				
	Notification of Occupation			
D1	At least one month before commencement of any operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	HI/TSA	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	External Walls and Cladding			
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D3	A copy of the documentation given to the Certifier must be made available on the Applicant's website within seven days after the Certifier accepts it.	Main Works	HI/TSA	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Works as Executed Plans			
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Warm Water and Cooling Systems			

D5	The installation of warm water systems and water-cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Outdoor Lighting			
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: <ul style="list-style-type: none"> (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. 	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Mechanical Ventilation			
D7	Prior to commencement of operation, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with: <ul style="list-style-type: none"> (a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW. 	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Operational Noise – Design of Mechanical Plant and Equipment			
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B24 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project specific noise levels identified in the ' <i>Noise and Vibration Impact Assessment</i> ' prepared by Acoustic Logic and dated 25 August 2023.	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Fire Safety Certification			
D9	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Flood management and Mitigation – Engineering Certification/Validation			
D10	Prior to the commencement of occupation, a Structural Inspection Certificate or other form of written certification from a suitably qualified civil or structural engineer must be submitted to the Certifier which certifies that the constructed building meets each of the design requirements specified in condition B21.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D11	The evidence required under condition D10 is to be made available to the Planning Secretary within seven days upon request.	Early Works (EW) and Main Works (MW)	HI/TSA	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Post-construction Dilapidation Report – Protection of Public Infrastructure			
D12	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: <ul style="list-style-type: none"> (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within seven days when requested. 	Early Works (EW) and Main Works (MW)	EW and MW Contractors	To be complied in the event damage to public infrastructure.

TSA				
	Repair of Public Infrastructure			
D13	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i></p>	Early Works (EW) and Main Works (MW)	EW and MW Contractors	To be complied in the event damage to public infrastructure.
	Road Damage			
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development must be met in full by the Applicant.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	To be complied in the event damage to public infrastructure.
	Bicycle Parking and End-of-Trip Facilities			
D15	<p>Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, secure bicycle parking and end-of-trip facilities must be made available for use and the following details submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) the location of a minimum 30 staff and visitor bicycle parking spaces; (b) confirmation that the layout, design and security of the bicycle facilities complies with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities – Bicycle parking, and that they are located in easy to access, well-lit areas that incorporate passive surveillance; (c) the location of end-of-trip facilities for staff; and (d) evidence that appropriate pedestrian and cyclist advisory signs are provided. <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant</i></p>	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Pedestrian Crossing Facilities			
D16	Prior to commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, any proposed pedestrian crossings must be installed on surrounding roads in accordance with the relevant design standards and warrants of the relevant road authority.	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Green Travel Plan			
D17	<p>Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, a Green Travel Plan (GTP) must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy published on the Applicant's website after the Certifier accepts it. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with Parramatta City Council and (Sydney Coordination Office) Transport for NSW; (b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and recommended timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include any measures to promote and support the implementation of the plan, including roles and responsibilities for those anticipated to be involved in the implementation of the GTP; and (e) include details regarding the recommended methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and any requirement for travel surveys to identify travel behaviours of users of the development. 	To be complied with prior to any operations, unless approved through an update to this Staging Report.	ALL (HI / TSA/ MW Contractor) in consultation with WSLHD	

D18	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, the nominated employee(s) or representative of the health services facility responsible for implementing the GTP and its ongoing review must be provided to Transport for NSW and the Planning Secretary.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	HI / TSA in consultation with WSLHD	
	Utilities and Services			
D19	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Stormwater Operation and Maintenance Plan			
D20	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Signage			
D21	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D22	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Operational Waste Management Plan			
D23	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); and (c) detail the materials to be reused or recycled, either on or off site.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	HI / TSA in consultation with WSLHD	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Site Contamination			
D24	Prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must: a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contate Assessment and Management (CPSS CSAM) scheme; b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i> ; c) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements; (iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation; (iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP; (v) results of any validation sampling, compared to relevant guidelines/criteria;	Early Works (EW) and Main Works (MW)	EW and MW Contractors	To be complied with prior to any operations, unless approved through an update to this Staging Report.

TSA	(vi) comment on the suitability of the area for the intended land use; and d) be submitted to the Planning Secretary within seven days when requested			
D25	Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition D23 have been met.	To be complied with prior to any operations, unless approved through an update to this Staging Report.		
D26	Where changes are made to the Remedial Action Plan prepared by JBS&G and dated 25 November 2022 (60807/139612 Rev 7), prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Landscaping			
D27	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D28	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	Main Works	MW Contractor	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Constructed Floor Levels			
D29	Prior to the commencement of operation, a certification report prepared by a suitably qualified practitioner engineer (NER) must be submitted to the Certifier, stating that the development has been constructed in accordance with the flood planning levels required by condition B21.	Early Works (EW) and Main Works (MW)	EW and MW Contractors	To be complied with prior to any operations, unless approved through an update to this Staging Report.
	Operational Flood Emergency Management Plan			
D30	Prior the commencement of the operation, the <i>Flood Emergency Management Plan</i> , prepared by Arup, dated 10 October 2023, must be finalised and submitted to the Certifier, and must: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EHG); (c) incorporate the flood emergency response plan measures outlined in <i>Integrated Mental Health Complex Flood Impact Assessment SSD-44034342</i> , prepared by Arup, dated 10 October 2023. (d) include details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and visitors.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	HI / TSA in consultation with WSLHD	
D30	A copy of the Flood Emergency Management Plan (required by condition D30) must be provided to the Planning Secretary within seven days when requested.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	HI / TSA	
PART E - POST OCCUPATION				
	Operation of Plant and Equipment			
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Warm Water Systems and Cooling Systems			
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Operational Noise Limits			

E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the 'Noise and Vibration Impact Assessment' prepared by Acoustic Logic dated 25 August 2023.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) where valid data is collected following the commencement of the development, and: (a) the monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 'Noise and Vibration Impact Assessment' prepared by Acoustic Logic dated 25 August 2023. (b) 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.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Unobstructed Driveways and Parking Areas			
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Car parking			
E6	A minimum of 27 car spaces must be provided on site for visitors and 461 car spaces in carpark P23 for users of the Westmead Integrated Mental Health Complex. If the car parking allocation in P23 carpark changes, the Planning Secretary must be notified prior to these changes and alternative car parking must be identified.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Green Travel Plan			
E7	The Green Travel Plan required by condition D17 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Outdoor Lighting			
E8	Notwithstanding condition D6, 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.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Landscaping			
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D27 for the duration of occupation of the development.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Hazards and Risks			
E10	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
E11	In the event of an inconsistency between the requirements of condition E9(a) and E9(b), the most stringent requirement must prevail to the extent of the inconsistency.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Dangerous Goods			
E12	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for <i>Authorised Officers: Bunding and Spill Management – technical bulletin</i> (EPA, 1997).	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
E13	In the event of an inconsistency between the requirements E11(a) to E11(c), the most stringent requirement must prevail to the extent of the inconsistency.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	

TSA	Discharge Limits			
E14	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Signage			
E15	The lighting/illumination to be used in connection with approved signage affixed to the western and eastern elevations of the IMHC building must comply with the latest version of AS 4282- 2019 - <i>Control of the obtrusive effects of outdoor lighting.</i>	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Environmental Management Plan			
E16	Upon completion of any remediation works, the operator must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) and any on- going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	
	Ecologically Sustainable Development			
E17	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B7 of this consent.	To be complied with prior to any operations, unless approved through an update to this Staging Report.	WSLHD	

Best for Project

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