



SHOALHAVEN HOSPITAL REDEVELOPMENT

SDMH - Staging Report - SSD-35999468

Revision: F

Date: 15th January 2024

REVISIONS

Draft issues of this document are identified as Revision 1, 2, 3, etc. Upon initial issue (generally Contract Award), this will be changed to an alphabetical revision. Revisions will continue at Revision A, B, C etc.

Rev	Date	Prepared By	Reviewed By	Approved By	Remarks
1	19/01/2023	Charlie McLeod			Draft for review
2	01/02/2023	Charlie McLeod			Updated to include landscaping as 6 th stage
3	04/05/2023	Charlie McLeod			Updated Staging
A	11/05/2023	Charlie McLeod			Issued For Construction
B	19/07/2023	Charlie McLeod			Updated comment on B22
C	22/09/2023	Richard Ingall			Updated comment on B22 for CC3 Parking
D	06/10/2023	Richard Ingall			Update to Civil staging to satisfy B34 & B35
E	29/11/2023	Richard Ingall			Update to B9/10 & D17 staging
F	15/01/2024	Richard Ingall			Update to B15 staging

Table of Contents

REVISIONS	2
1 INTRODUCTION	4
1.1 Background	4
1.2 The Project	5
1.3 Statutory Context	5
1.4 Purpose	6
1.5 Need and Justification	6
1.6 Management of Cumulative Impacts	7
2 Project Staging	8
2.1 Staging	8
2.2 Compliance Staging	13
3 Appendices	14
3.1 Appendix A - SSD-35999468 Conditions of Consent Matrix	14

1 INTRODUCTION

1.1 Background

The Shoalhaven District Hospital Redevelopment (SDHR) will redefine healthcare for the Illawarra South Coast. This contemporary health hub will deliver expanded and integrated health facilities for the Illawarra Shoalhaven Local Health District (ISLHD) and provide high-quality services locally to reduce the need to transfer patients to Wollongong and Sydney. The new building will increase bed and treatment spaces and strengthen all levels of health, research and education offered in the ISLHD.

The new building is situated along the banks of the Shoalhaven River we be built upon the Nowra Recreation Park on the south-eastern boundary of the existing hospital. As shown in figure 1, to the north of the new hospital is the existing Shoalhaven Memorial Hospital, to the east is Shoalhaven Street, to the south is North Street and to the west is Scenic Drive.

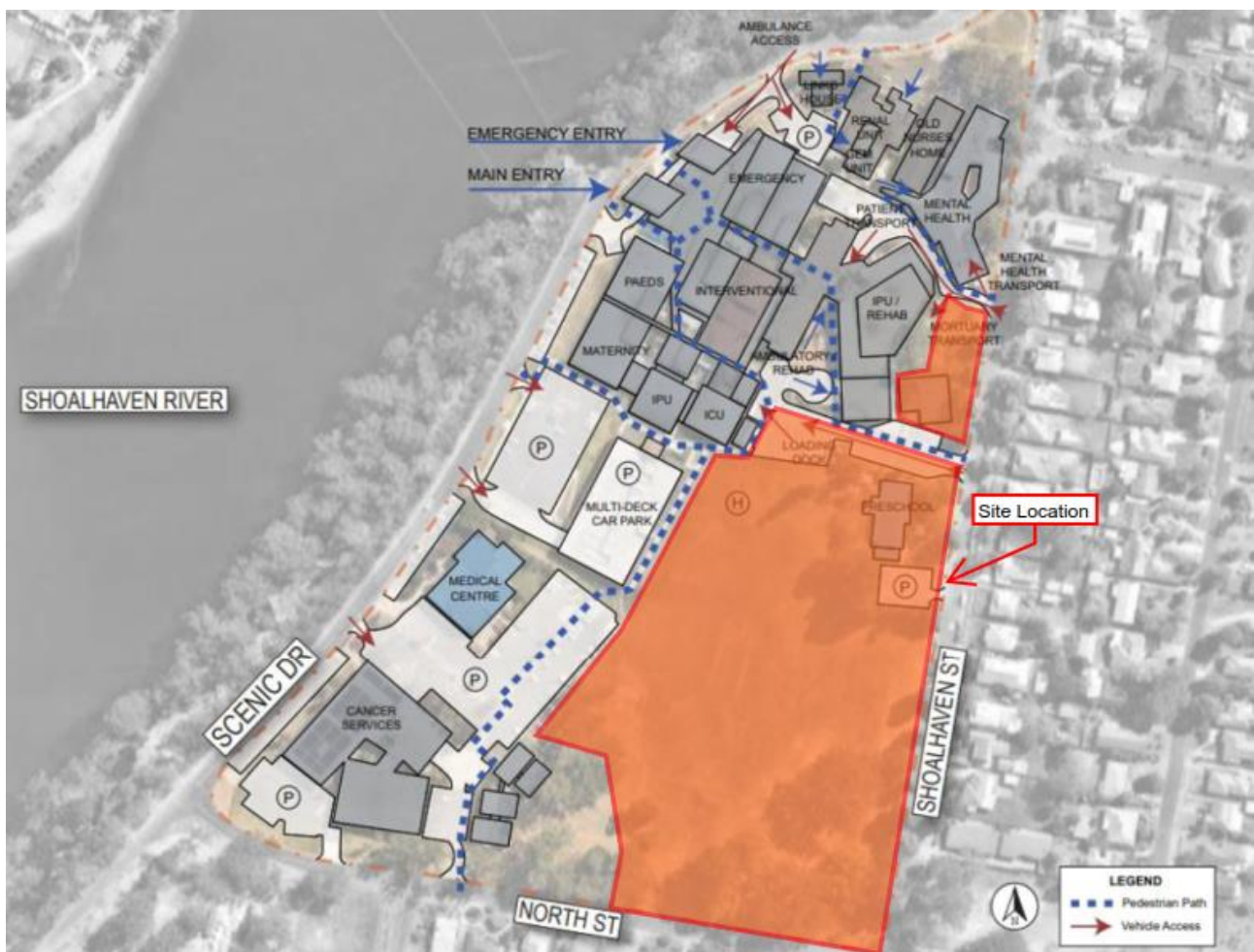


Figure 1 Shoalhaven Hospital Site Location

1.2 The Project

The 7-storey green star building comprises a site area of 29,600m². The project will have an indicative building footprint of approximately 8,680m², whilst the remaining 20,920m² will comprise of ground plane access, public domain, and landscaping works. The project includes:

- A new emergency department (ED) and emergency short-stay unit to improve patient flow and reduce wait times
- New state-of-the-art intensive care unit (ICU)
- Theatres and endoscopy procedure rooms, doubling capacity
- A dedicated cardiology inpatient unit (IPU), coronary care unit and catheterisation lab
- A new vascular surgery service and expanded orthopaedic, general surgery and urology services
- Overnight surgical IPUs and a dedicated day surgery unit
- New medical IPUs for specialties including gastroenterology, respiratory, oncology, endocrinology and general medicine
- A new acute mental health IPU
- A psychiatric emergency care centre for emergency and crisis response adjacent to the ED
- An expanded acute stroke unit collocated with a dedicated rehabilitation service to ensure early access to rehabilitation and minimise functional loss
- A new nuclear medicine department to support expanded clinical services including cancer, cardiology and respiratory care
- A new MRI service to provide improved diagnostic capacity
- Expanded medical imaging including CT, X-ray, ultrasound and mammography to support clinical services
- Significant increase in aged care capacity in a dedicated ward
- A sub-acute geriatric evaluation and management service
- A dedicated palliative care facility
- A new paediatric assessment unit which will provide additional capacity for day presentations and short-stay admissions
- A specialist rehabilitation unit for a range of conditions including stroke, orthopaedics, brain and spine injuries
- Expanded outpatient departments for follow up and management of admitted and non-admitted services
- Helipad on top of the new building with direct access to ICU and ED
- Link bridge to the existing Shoalhaven Memorial Hospital

1.3 Statutory Context

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

1.4 Purpose

This Staging Report has been prepared to facilitate the staging requirements in accordance with the SSD Consent Conditions – SSD-35999468, dated 12 January 2023. The following conditions have been included within Appendix A, Part A – Administrative Conditions, in relation to staging of construction:

A9. The project may be constructed in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report must be prepared and submitted to the satisfaction of the Certifier. The Staging Report must be submitted to the Certifier no later than one month before the commencement of construction of the first of the proposed stages.

A10. A Staging Report prepared in accordance with condition A9 must:

- a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish.
- b) specify how compliance with conditions will be achieved across and between each of the stages of the project; and
- c) 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 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.

1.5 Need and Justification

Staging represents the most efficient way in which to deliver this complex Health Infrastructure project, minimise the impact on existing Shoalhaven Hospital operations, and to maximise positive outcomes for the community.

Implementation of this Staging Report enables design elements to evolve, be refined and optimized prior to their implementation or their potential impact occurring. It maximises opportunities for best practice design elements to be incorporated at an appropriate time in project delivery.

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

Its implementation avoids early construction activities (such as earthworks and structures) being delayed until 100% design of late-stage construction activities (such as mechanical ventilation or public domain works) occurs. This maximises project delivery opportunities and provides the greatest potential to minimize construction duration, where possible, to the benefit of the surrounding community and to the hospital.

1.6 Management of Cumulative Impacts

John Holland recognises that communication, consultation, and collaboration are essential in creating positive, targeted, and meaningful community engagement outcomes for the SDHR.

We work closely with the Shoalhaven Council, Nowra Local Aboriginal Land Council, Emergency Services and Shoalhaven Memorial Hospital to coordinate construction in the health hub.

A regular interface and disruptive works meeting will be held with the project stakeholders to identify any possible disruptive works that may impact visitors, staff, and patients. These meetings will assist with management of contractors and stakeholders to ensure coordination is maintained between all works across the precinct and the varying interfaces. A three-monthly program will be developed, coordinated, and implemented to ensure business continuity and public safety is not compromised.

Our construction staging and methodology approach has been prepared by our delivery team to ensure that the safety and wellbeing of construction workers, patients, staff, and the community is always the number one priority.

Proactive and transparent communications and engagement across relevant precinct partners and stakeholders underpins our delivery approach. John Holland will be:

- Providing project information on a scheduled basis, including monthly reporting.
- Providing project information such as recorded noise levels on an as-needs basis to enable Health Infrastructure and SDMH to respond to enquiries and complaints.
- Coordinating community letterbox drops with HI and the SDMH for localised power shutdowns or other disruptions.
- Attending and participating in stakeholder and community meetings to provide project information and updates.

A Construction Traffic and Pedestrian Management Plan (CTPMP) has been developed for the project to outline the proposed methodology for working within an operational hospital environment and maintaining pedestrian traffic and vehicular traffic to entries. The management plan outlines vehicle and pedestrian movements of the project as per the staging approach indicated in this report. The report will also satisfy several SSD Consent Conditions, including B21 – Driver Code of Conduct, B22 – Construction Parking, B26 – Construction Access Arrangements & B27 – Operational Access, Car Parking and Service Vehicle Arrangements.

Alongside the CTPMP, a Construction Access Arrangement Strategy (Consent Condition B26) has been developed detailing travel options and the provision of secure storage facilities for tools on site in order to minimise private vehicle travel and demand for parking in nearby public and residential streets. This strategy and overall project philosophy is to encourage the use of public transport for travel to and from the worksite. These management plans consider and respond to local context and the existing hospital.

John Holland will provide onsite parking for trades during the early works and bulk excavation phase to satisfy condition B22. Initially, car spaces will be available onsite, but as civil works progress, these spaces will be removed, and trades will be directed to park in alternate facilities. To avoid any additional strain on-street parking, the top level of the multideck carpark will be utilised by John Holland for site management, while allocating on-site car parking spaces during the early works project phases. Sufficient parking spaces will be provided for worker parking, which will meet the demand of the project's early phases during construction of CC1, CC2 and CC3 works. The site parking has been reviewed and assessed as adequate by TTW (traffic consultants).

John Holland is finalising parking arrangements with adjacent land owners with the intention contractor parking for the project will be setup from October onwards.

The SDHR site will always be separated from the public by chain wire fencing and A class hoardings to ensure the protection of the public, hospital staff, neighbours, and vehicles. All re-routing of pathways for both pedestrian and vehicles will have appropriate signage and be developed through consultation with the relevant parties to ensure minimal disturbance to the area.

The JH project team understands the challenging nature of the redevelopment and the constraint of managing major construction works adjacent and within an operational hospital environment and the non-negotiable requirement of no disruptions to hospital ‘business continuity’. By allowing staging to occur, we are benefitting in lower peak workforce, less congestion on public transport and impact on the local community.

We will foster a hospital-focused culture across our construction team through staff and subcontractor communications, inductions, and training. We will also respond to any concerns about construction impacts as they arise, implementing alternative or additional mitigation measures where necessary, and support the communication activities organised by HI and the project communication officer.

2 Project Staging

2.1 Staging

The Shoalhaven Hospital Redevelopment will be constructed in 6 stages, as set out in the table below. These stages of works have been split to reflect compliance obligations against consent conditions relative to the authority approvals / consultation requirements and scopes of works to be carried out.

Stage No.	Proposed works	Duration	Forecast Start Date	Forecast Finish Date
Stage 1	Demolition / Tree Clearing / Civil Works New Roadway BOC Delivery Area	4 months	May 2023	Aug 2023
Stage 2	Bulk Excavation, Piling	3 months	Aug 2023	Oct 2023
Stage 3	Footings, Inground Services & level 00	4 months	Oct 2023	Dec 2023
Stage 4	Superstructure (level L1-L4)	6 months	Dec 2023	June 2024
Stage 5	Superstructure (level L5-L7)	5 months	April 2024	Aug 2024
Stage 6	Façade and Fitout & Services	11 months	Mar 2024	Jan 2025
Stage 7	Landscaping and External Works	8 months	Feb 2025	Sep 2025

2.1.1 Stage 1: Demolition / Tree Clearing / Civil Works

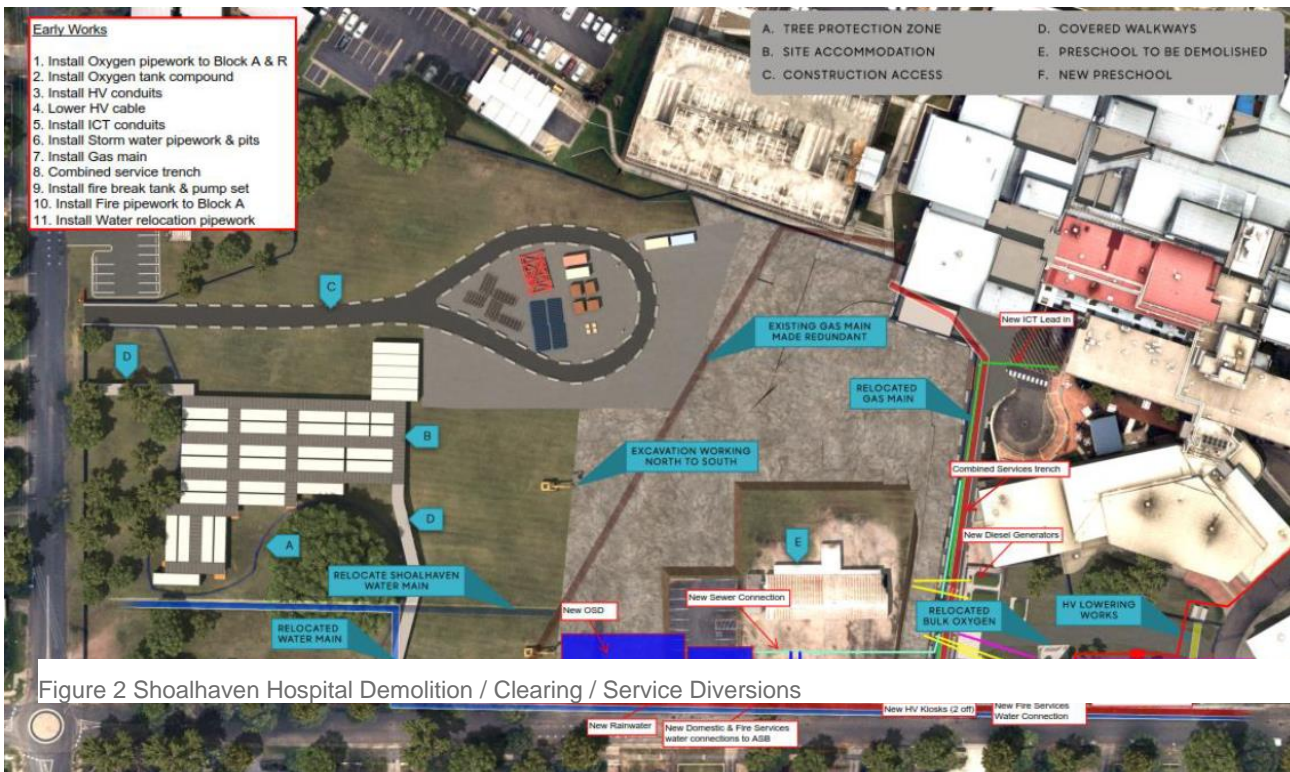


Figure 2 Shoalhaven Hospital Demolition / Clearing / Service Diversions

2.1.2 Stage 2: Bulk Excavation & Piling



Figure 3 Shoalhaven Hospital Bulk Excavation

2.1.3 Stage 3: Footings Inground Services & L00



Figure 4 Shoalhaven Hospital Piling and Concrete Footings

2.1.4 Stage 4: Superstructure (Level 1 – Level 4)



Figure 5 Shoalhaven Hospital Superstructure L1 – L4 Inc. Service Rough In

2.1.5 Stage 5: Superstructure (Level 5 – Level 7)



Figure 6 Shoalhaven Hospital Superstructure L4 - L5 Inc. Service Rough In

2.1.6 Stage 6: Façade and Fitout & Services Rough in



Figure 7 Shoalhaven Hospital Façade and Fitout

2.1.7 Stage 7: Landscaping and External Works



Figure 8 Shoalhaven Hospital Landscaping and External Works

2.2 Staging Clarifications

During CC7 landscaping & External works the finalisation of the stormwater design including the infiltration basin, stormwater quality improvement devices will be certified by a professional Engineer to comply with Water Sensitive Urban Design Measure “Infiltration Swales and Basins”. This has originally been noted in CC3 however; this information will not be finalised/certified until the design finalisation of complete system (entire site) has been complete. The above statement is in consideration of Conditions B34 & B35 outlined within the SSDA.

2.3 Compliance Staging

All Part B ‘Prior to Commencement of Construction’ and Part C ‘During Construction’ Conditions of Consent (CoC’s) will be adhered to specific to the relevant stage of works, in accordance with the staged programme. A summary of which stage each CoC will be satisfied under is attached, refer to Appendix A – SSD-35999468 Conditions of Consent Matrix.

Completion of the project delivery is expected in 2026. This Staging Report does not seek to alter the timing of any Part D - Prior to Occupation or Commencement of Use or Part E - Post Occupation CoCs. This Staging Report may be updated in future to confirm the timing for altered staging for Operation (Occupation) of the project. If this requirement arises, the report would be resubmitted to the Planning Secretary in accordance with the approved CoC’s.



Figure 9 Shoalhaven Hospital Looking South from Shoalhaven Road

3 Appendices

3.1 Appendix A - SSD-35999468 Conditions of Consent Matrix

Development Consent SSD-35999468			Documentation Submission Date						
Reference	Shoalhaven Hospital Conditions of Consent		15-Jun-23	3-Aug-23	20-Sep-23	24-Nov-23	1-Dec-23	23-Jan-24	22-Mar-24
			CC1	CC2	CC3	CC4	CC5	CC6	CC7
1 Part A - Administrative Conditions									
2 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.	X	X	X	X	X	X	X
4 Terms of Consent									
A2.		The development may only be carried out:							
a)		in compliance with the conditions of this consent;	X	X	X	X	X	X	X
b)		in accordance with all written directions of the Planning Secretary;	X	X	X	X	X	X	X
c)		generally in accordance with the EIS and Response to Submissions;	X	X	X	X	X	X	X
d)		in accordance with the approved plans in the table below:	X	X	X	X	X	X	X
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;	X	X	X	X	X	X	X
b)		any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	X	X	X	X	X	X	X
c)		the implementation of any actions or measures contained in any such document referred to in (a) above.	X	X	X	X	X	X	X
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	X	X	X	X	X	X	X
15 Limits of Consent									
A5.		This consent lapses five years after the date of consent unless work is physically commenced.	X	X	X	X	X	X	X
17 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.	X	X	X	X	X	X	X
19 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 is binding on the parties.	X	X	X	X	X	X	X
21 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 as required; and	X	X	X	X	X	X	X
b)		provide details of the consultation undertaken including:	X	X	X	X	X	X	X
i)		the outcome of that consultation, matters resolved and unresolved; and	X	X	X	X	X	X	X
ii)		details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	X	X	X	X	X	X	X
27 Staging									
A9.		The project may be constructed in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report must be prepared and submitted to the satisfaction of the Certifier. The Staging Report must be submitted to the Certifier no later than one month before the commencement of construction of the first of the proposed stages.	X						
A10.		A Staging Report prepared in accordance with condition A9 must:							
a)		if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	X						
b)		specify how compliance with conditions will be achieved across and between each of the stages of the project; and	X						
c)		set out mechanisms for managing any cumulative impacts arising from the proposed staging.	X						
A11.		Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	X						
A12.		Where construction 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.	X						
36 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);	X						
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	X						
c)		update any strategy, plan (including management plan, architectural or design plan), or program required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	X						
A14.			X						
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.	X						
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.	X						
44 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> • <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> • <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</i>		X	X	X	X	X	X
46 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.						X	
External Material									

A19.		The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:											X	
	a)	The alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;											X	
	b)	the quality and durability of any alternative material is the same standard as the approved external building materials; and											X	
	c)	a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it.											X	
50	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.	X	X	X	X	X	X	X	X	X	X	X	X
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.	X	X	X	X	X	X	X	X	X	X	X	X
53	Monitoring and Environmental Audits													
A22.		Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	X	X	X	X	X	X	X	X	X	X	X	X
55	Access to Information													
A23.		At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:												
a)		make the following information and documents (as they are obtained or approved) publicly available on its website:	X	X	X	X	X	X	X	X	X	X	X	X
i)		the documents referred to in condition A2 of this consent;	X	X	X	X	X	X	X	X	X	X	X	X
ii)		all current statutory approvals for the development;	X	X	X	X	X	X	X	X	X	X	X	X
iii)		all approved strategies, plans and programs required under the conditions of this consent;	X	X	X	X	X	X	X	X	X	X	X	X
iv)		regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	X	X	X	X	X	X	X	X	X	X	X	X
v)		a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	X	X	X	X	X	X	X	X	X	X	X	X
vi)		a summary of the current stage and progress of the development;	X	X	X	X	X	X	X	X	X	X	X	X
vii)		contact details to enquire about the development or to make a complaint;	X	X	X	X	X	X	X	X	X	X	X	X
viii)		a complaints register, updated monthly;	X	X	X	X	X	X	X	X	X	X	X	X
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	X	X	X	X	X	X	X	X	X	X	X
x)		any other matter required by the Planning Secretary; and	X	X	X	X	X	X	X	X	X	X	X	X
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.	X	X	X	X	X	X	X	X	X	X	X	X
69	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.	X	X	X	X	X	X	X	X	X	X	X	X
71	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.	X	X	X	X	X	X	X	X	X	X	X	X
A26.		Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2	X	X	X	X	X	X	X	X	X	X	X	X
74	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.	X	X	X	X	X	X	X	X	X	X	X	X
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.	X	X	X	X	X	X	X	X	X	X	X	X
A29.		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	X	X	X	X	X	X	X	X	X	X	X	X
78	Revision of Strategies, Plans and Programs													
A30.		Within three months of:												
a)		the submission of a compliance report under condition A26	X	X	X	X	X	X	X	X	X	X	X	X
b)		the submission of an Independent Audit under condition C39 or C41;	X	X	X	X	X	X	X	X	X	X	X	X
c)		the approval of any modification of the conditions of this consent; or	X	X	X	X	X	X	X	X	X	X	X	X
d)		the issue of a direction of the Planning Secretary under condition A3 which requires a review,	X	X	X	X	X	X	X	X	X	X	X	X
		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.	X	X	X	X	X	X	X	X	X	X	X	X
A31.		If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	X	X	X	X	X	X	X	X	X	X	X	X
96	Part B - Prior to Commencement of Construction													
97	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.	X	X	X	X	X	X	X	X	X	X	X	X
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.	X	X	X	X	X	X	X	X	X	X	X	X
100	Certified Drawings													
B3.		Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	X											
102	External Walls and Cladding													
B4.		Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.											X	
104	Pre-Construction Dilapidation Report – Protection of Public Infrastructure													
B5.		Prior to the commencement of construction, the Applicant must:	X											
a)		consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	X											

	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;	X																		
108	c)	submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	X																		
	d)	provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	X																		
111	Pre-Construction Survey – Adjoining Properties																				
112	B6.	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	X																		
113	B7.	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	X																		
114	B8. b)	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:	X																		
112	a)	provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;	X																		
113	b)	submit a copy of the Pre-Construction Survey Report to the Certifier; and	X																		
	c)	provide a copy of the Pre-Construction Survey Report to the Planning Secretary within seven days when requested	X																		
111	Ecologically Sustainable Development																				
112	B9	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, Revision 2, dated 11/05/22) have been incorporated into the design of the development.																		X	
112	B10.	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 45 points in accordance with the ESD Evaluation Tool.																		X	
124	Outdoor Lighting																				
	B11.	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.																		X	X
126	Demolition																				
127	B12.	Prior to the commencement of construction, 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 and Planning Secretary.	X																		
126	Helipad Design																				
127	B13.	Prior to the construction of the helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifier which states that the design of the helipad incorporates the relevant details outlined in the Civil Aviation Safety Authority publication Advisory Circular AC 139R-01 v1.0 Guidelines for heliports -design and operation and other relevant National and International guidelines.																		X	
126	Helipad Operations																				
	B14	Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority publication Advisory Circular AC 139R-01 v1.0 Guidelines for heliports -design and operation and other relevant National and International guidelines.																		X	
	B15	A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifier and a copy submitted to the Planning Secretary and Council prior to the commencement of construction																		X	
128	Environmental Management Plan Requirements																				
129	B16	Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</i> <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
130	Construction Environmental Management Plan																				
	B17	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following:																			
132	a)	Details of:																			
133	i)	hours of work;																		X	
134	ii)	24-hour contact details of site manager;																		X	
	iii)	Temporary site office arrangement;																		X	
135	iv)	management of dust and odour to protect the amenity of the neighbourhood;																		X	
136	v)	stormwater control and discharge;																		X	
137	vi)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;																		X	
138	vii)	groundwater management plan including measures to prevent groundwater contamination;																		X	
139	viii)	external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and																		X	
	b)	an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;																		X	
	c)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;																		X	
	d)	Construction Traffic and Pedestrian Management Sub-Plan (see condition B18);																		X	
	e)	Construction Noise and Vibration Management Sub-Plan (see condition B19);																		X	
	f)	Construction Waste Management Sub-Plan (see condition B20);																		X	
146	B18	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	X																		
147	a)	be prepared by a suitably qualified and experienced person(s);	X																		
148	b)	be prepared in consultation with Council and TfNSW;	X																		
	c)	detail:	X																		
	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;	X																		
	ii)	measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;	X																		
	iii)	heavy vehicle routes, access and parking arrangements;	X																		
	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	X																		

		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).	X						
		vi)	Any temporary access roads or footpaths from Shoalhaven Streets to the existing loading dock must comply with the CTPMSP.	X						
151	B19.		The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	X						
152	a)		be prepared by a suitably qualified and experienced noise expert;	X						
153	b)		describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	X						
154	c)		describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	X						
155	d)		include strategies that have been developed with the community for managing high noise generating works;	X						
156	e)		describe the community consultation undertaken to develop the strategies in condition B19D	X						
157	f)		include a complaints management system that would be implemented for the duration of the construction; and	X						
	g)									
158			include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B16	X						
159	B20.		The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	X						
	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;	X						
	b)		information regarding the recycling and disposal locations; and	X						
	c)		confirmation of the contamination status of the development areas of the site based on the validation results.	X						
162	B21.		A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	X						
163	a)		minimise the impacts of earthworks and construction on the local and regional road network;	X						
164	b)		minimise conflicts with other road users;	X						
165	c)		minimise road traffic noise; and	X						
166	d)		ensure truck drivers use specified routes.	X						
170	Construction Parking									
	B22		Prior to the commencement of construction, the Applicant must provide sufficient parking facilities ,including for heavy vehicles and for site personnel, to ensure that constru	X	X	X	X			
167	Soil and Water									
	B23.		Prior to the commencement of construction, the Applicant must:	X						
	a)		install erosion and sediment controls on the site to manage wet weather events; and	X						
	b)		divert existing clean surface water around operational areas of the site.	X						
169	B24.		Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	X						
174	Operational Noise – Design of Mechanical Plant and Equipment									
	B25.		Prior to installation of mechanical plant and equipment:						X	
	a)		a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Main Works Noise Impact Assessment dated 2 September 2022 and prepared by Acoustic Logic must be undertaken by a suitably qualified person; and						X	
	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 noise trigger levels identified in the Main Works Noise Impact Assessment prepared by Acoustic Logic and dated 2 September 2022.						X	
176	Construction Access Arrangements									
	B26		Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:	X						
177				X						
178	a)		all vehicles must enter and leave the site in a forward direction;	X						
179	b)		the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and	X						
180	c)		the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	X						
	Operational Access, Car Parking and Service Vehicle Arrangements									
	B27		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:							X
	a)		a minimum of 665 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and							X
	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.							X
	Public Domain Works									
	B28		Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	X						
	Wind									
	B29		Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the mitigation measures recommended within the Pedestrian Wind Environment Statement prepared by ARUP dated 23 June 2022 have been incorporated into the development.							X
	Crime Prevention Through Environmental Design									
	B30		Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the recommendations within the Crime Prevention Through Environmental Design report prepared by Ethos Urban, dated 17 May 2022 have been incorporated into the development.							X
	Tree Protection									
	B30		Prior to the construction of the footpath along Shoalhaven Street, the Applicant must consult with the project Arborist to ensure that Trees 57-60 (as identified in the Arboricultural Development Impact and Tree Protection Report, dated 30 August 2022 prepared by Moore Trees) are suitably protected and retained.	X						
	Flooding									
	B31		Prior to the commencement of construction, a professional engineer (as defined in the National Construction Code) must submit to the satisfaction of the Certifier, certification of the following items:					X		
	a)		all floor levels must be constructed at or above the 2050 scenario local catchment Probable Maximum Flood level as documented in a site-specific flood investigation. The site-specific flood investigation must be submitted to the Certifier for approval.					X		
	b)		any proportion of the structure below the 2050 scenario local catchment Flood Planning Level (2050 scenario 1% Annual Exceedance Probability flood level plus 500mm freeboard) as documented in a site-specific flood investigation must be built from flood compatible materials.					X		
	c)		all electrical installations must be constructed above the 2050 scenario local catchment Flood Planning Level or be able to be isolated prior to a flood event.					X		

Flooding - Structural Requirement									
B32			Prior to the commencement of construction, a professional engineer (as defined in the National Construction Code) must submit to the satisfaction of the Certifier, certification that the building and associated structure(s) can withstand forces of local catchment floodwaters including debris and buoyancy forces up to a 2050 scenario Probable Maximum Flood event.			X	X		
Water Sensitive Urban Design Measures - Water Quality, Retention and Reuse									
B33			Prior to the commencement of construction, a detailed design of permanent water quality, retention and reuse devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications. The detailed design is to be issued the Certifier. The stormwater treatment, retention and reuse design must comply with the following:				X		
	a)		stormwater treatment infrastructure must comprise of minimum 210kL rainwater tank (for coolant tower reuse), OceanGuard pit insert baskets, StormFilter proprietary treatment device(s) and raingarden(s) (and infiltration swales) in accordance with the approved stormwater management strategy.				X		
	b)		the WSUD strategy must be able to remove all litter greater than 40mm for flows up to the 4 exceedances per year (EY) event, 80% of Total Suspended Solids (TSS), 45% of Total Nitrogen (TN) and 45% of Total Phosphorus (TP) for the total site area as demonstrated using MUSIC software. The detailed MUSIC model must be provided to Council for information and approved by the Certifier.				X		
	c)		for proprietary treatment devices, documentation from the supplier providing evidence that the proposed device has been appropriately sized for the contributing catchment must be submitted. Documentation from the supplier confirming the recommended MUSIC pollutant reduction targets must also be provided.				X		
Water Sensitive Urban Design Measures - Infiltration Swales and Basins									
B34			Prior to the commencement of construction, a detailed design of infiltration basin stormwater quality improvement devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications is to be prepared in consultation with Council and approved by the Certifier. The infiltration swales and basins' design must comply with the following:						X
	a)		landscape details for the infiltration swales, basins and surrounds are to be included on the Landscape Plan and submitted to the Certifier for approval.						X
	b)		the in-situ soil profile, depth to groundwater, measured infiltration rate (in device location) and details of any potentially contaminated soil and/or groundwater must be identified by a suitability qualified geotechnical engineer and contaminated land consultant and be submitted to Council and the Certifier.						X
	c)		an infiltration asset must have a minimum 0.5m separation between the maximum groundwater level and the base of infiltration media.						X
	d)		the in-situ infiltration rate must exceed the 100mm/hour saturated hydraulic conductivity modelled in MUSIC.						X
Water Sensitive Urban Design Measures - Vegetated Swales									
B35			Prior to the commencement of construction, a detailed design of infiltration basin stormwater quality improvement devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications. The design is to be issued to the Certifier. The vegetated swales design must comply with the following:						X
	a)		side slopes of 1:8 is recommended with a 1:5 maximum side slope permitted.						X
	b)		minimum longitudinal grade of 2%.						X
	c)		maximum longitudinal grade of 5% unless a steeper grade is approved by the Certifier.						X
	d)		maximum Velocity x Depth product of 0.3 m ² /s. Calculations are to be provided to Council for information and the Certifier for approval.						X
	e)		Council's Engineering Design Specification where relevant.						X
Water Sensitive Urban Design Operation and Maintenance Manual									
B36							X		
Water Sensitive Urban Design Checklists									
B37			Compliance checklists are to be prepared by the WSUD Designers and submitted to Council prior to the commencement of construction. The checklists must incorporate all checks and certifications that are required to be carried out during the civil construction phase, asset protection phase, landscape practical completion phase and final compliance inspection prior to final handover to future asset owner.				X		
Internal Road Width									
B38			The width of the internal drop off/pick up area along the Shoalhaven Street frontage is to be widened by 1.13m to the west as indicated on marked up drawing Landscape Plan Ground Level, prepared by Site Image, drawing 103 Rev F and submitted as part of the Response to Submissions. Documentation demonstrating compliance with this requirement must be submitted to the satisfaction of the Certifier prior to the commencement of construction.						X
Crime Prevention Through Environmental Design									
B39			Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the recommendations within the Crime Prevention Through Environmental Design report prepared by Ethos Urban, dated 17 May 2022 have been incorporated into the development.						X
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:	X					
190				X					
191	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;	X					
192	b)		the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;	X					
193	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	X					
194	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.	X					
Operation of Plant and Equipment									
197	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.	X	X	X	X	X	X
198									
Demolition									
199	C3		Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	X					
200									
Construction Hours									
201	C4.		Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	X	X	X	X	X	X
202	a)		between 7am and 6pm, Mondays to Fridays inclusive; and	X	X	X	X	X	X
203	b)		between 8am and 1pm, Saturdays.	X	X	X	X	X	X
204			No work may be carried out on Sundays or public holidays.	X	X	X	X	X	X
	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:	X	X	X	X	X	X
	a)		between 6pm and 7pm, Mondays to Fridays inclusive; and	X	X	X	X	X	X
	b)		between 1pm and 5pm, Saturdays	X	X	X	X	X	X
	C6.		Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:	X	X	X	X	X	X

		a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or	X	X	X	X	X	X	X
		b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	X	X	X	X	X	X	X
		c)	where the works are inaudible at the nearest sensitive receivers; or	X	X	X	X	X	X	X
		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	X	X	X	X	X	X	X
		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.	X	X	X	X	X	X	X
	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.	X	X	X	X	X	X	X
214	C8.		Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	X	X	X	X	X	X	X
215	a)		9am to 12pm, Monday to Friday;	X	X	X	X	X	X	X
216	b)		2pm to 5pm Monday to Friday; and	X	X	X	X	X	X	X
217	c)		9am to 12pm, Saturday.	X	X	X	X	X	X	X
218	Implementation of Management Plans									
219	C9		The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	X	X	X	X	X	X	X
220	Construction Traffic									
	C10.		All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	X	X	X	X	X	X	X
222	Hoarding Requirements									
223	C11		The following hoarding requirements must be complied with:	X	X	X	X	X	X	X
224	a)		no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	X	X	X	X	X	X	X
	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.	X	X	X	X	X	X	X
225										
226	No Obstruction of Public Way									
227	C12		The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	X	X	X	X	X	X	X
228	Construction Noise Limits									
229	C13.		The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	X	X	X	X	X	X	X
230	C14		The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	X	X	X	X	X	X	X
231	C15		The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	X	X	X	X	X	X	X
232	Vibration Criteria									
233	C16		Vibration caused by construction at any residence or structure outside the site must be limited to:							
234	a)		for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and	X	X	X	X	X	X	X
235	b)		for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	X	X	X	X	X	X	X
236	C17.		Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	X	X	X	X	X	X	X
237	C18		The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	X	X	X	X	X	X	X
238	Tree Protection									
239	C19		For the duration of the construction works	X	X	X	X	X	X	X
240	a)		street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	X	X	X	X	X	X	X
241	b)		all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	X	X	X	X	X	X	X
242	c)		all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Development Impact and Tree Protection Report prepared by Moore Trees Arboricultural Services dated 30 August 2022; and	X	X	X	X	X	X	X
243	d)		if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	X	X	X	X	X	X	X
238	Air Quality									
239	C20.		The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	X	X	X
240	C21.		During construction, the Applicant must ensure that:	X	X	X	X	X	X	X
241	a)		activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;	X	X	X	X	X	X	X
242	b)		all trucks entering or leaving the site with loads have their loads covered;	X	X	X	X	X	X	X
243	c)		trucks associated with the development do not track dirt onto the public road network;	X	X	X	X	X	X	X
244	d)		public roads used by these trucks are kept clean; and	X	X	X	X	X	X	X
245	e)		land stabilisation works are carried out progressively on site to minimise exposed surfaces.	X	X	X	X	X	X	X
246	Soil and Water									
247	C22		All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	X	X	X	X	X	X	X
248	Imported Fill									
249	C23		The Applicant must:	X	X	X	X	X	X	X
250	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;	X	X	X	X	X	X	X
251	b)		keep accurate records of the volume and type of fill to be used; and	X	X	X	X	X	X	X
252	c)		make these records available to the Certifier upon request.	X	X	X	X	X	X	X
253	Disposal of Seepage and Stormwater									
254	C24		Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	X	X	X	X	X	X	X
255	Emergency Management									
256	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.	X	X	X	X	X	X	X
257	Stormwater Management System									
258	C26		Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:	X	X	X	X	X	X	X
258	a)		be designed by a suitably qualified and experienced person(s);	X	X	X	X	X	X	X

261	b)	be generally in accordance with the conceptual design in the civil and stormwater plans prepared by Meinhardt Bonacci, Revision A, dated Feb 22, Drawing No's ASB-DD-DRG- CV-001 to ASB-DD-DRG-CV-080;	X	X	X	X	X	X	X
	c)	be in accordance with applicable Australian Standards; and	X	X	X	X	X	X	X
262	d)	ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	X	X	X	X	X	X	X
263 Aboriginal Cultural Heritage									
264	C27.	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by ecological Australia dated 27 June 2022.	X	X	X	X	X	X	X
263 Unexpected Finds Protocol – Aboriginal Heritage									
	C28	In the event that surface disturbance identifies a new Aboriginal object:	X	X	X	X	X	X	X
	a)	all works must halt in the immediate area to prevent any further impacts to the object(s);	X	X	X	X	X	X	X
	b)	a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;	X	X	X	X	X	X	X
	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;	X	X	X	X	X	X	X
	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	X	X	X	X	X	X	X
	e)	works may only recommence with the written approval of the Planning Secretary.	X	X	X	X	X	X	X
265 Unexpected Finds Protocol – Historic Heritage									
	C29.	If any unexpected archaeological relics are uncovered during the work, then:	X	X	X	X	X	X	X
	a)	all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;	X	X	X	X	X	X	X
	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	X	X	X	X	X	X	X
	c)	works may only recommence with the written approval of the Planning Secretary.	X	X	X	X	X	X	X
267 Waste Storage and Processing									
268	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.	X	X	X	X	X	X	X
269	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).	X	X	X	X	X	X	X
270	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.	X	X	X	X	X	X	X
271	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.	X	X	X	X	X	X	X
272	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.	X	X	X	X	X	X	X
273 Outdoor Lighting									
274	C35	The Applicant must ensure that all other external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.						X	X
275 Independent Environmental Audit									
276	C36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	X	X	X	X	X	X	X
277	C37.	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	X	X	X	X	X	X	X
278	C38.	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.	X	X	X	X	X	X	X
279	C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	X	X	X	X	X	X	X
280	a)	review and respond to each Independent Audit Report prepared under condition C39 of this consent, or condition C41 where notice is given by the Planning Secretary;	X	X	X	X	X	X	X
281	b)	submit the response to the Planning Secretary; and	X	X	X	X	X	X	X
282	c)	make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.	X	X	X	X	X	X	X
283	C40	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.	X	X	X	X	X	X	X
284	C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	X	X	X	X	X	X	X
291 Part D Prior to Commencement of Operation									
292 Notification of Occupation									
293	D1.	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.							
294 External Walls and Cladding									
295	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.							
296	D3.	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.							
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.							
Warm Water Systems and Cooling Systems									
	D5.	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.							
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:							
	a)	complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and							
	b)	has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.							
Mechanical Ventilation									
	D7	Prior to commencement of operation of a kitchen or any food storage / preparation area, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:					X		
	a)	AS 1668,2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and					X		
	b)	any dispensation granted by Fire and Rescue NSW.					X		
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 B23 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the Main Works Noise Impact Assessment prepared by Acoustic Logic dated 2 September 2022.						
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.						
Structural Inspection Certificate								
D10		Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:						
	a)	the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and						
	b)	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.						
297 Post-construction Dilapidation Report - Protection of Public Infrastructure								
298	D11	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:						
299	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;						
300	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).						
301	c)	be submitted to the Certifier;						
302	d)	be forwarded to Council for information; and						
303	e)	be provided to the Planning Secretary when requested.						
304 Repair of Public Infrastructure								
305	D12	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:						
306	a)	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or						
307	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						
308	c)	pay compensation for the damage as agreed with the owner of the public infrastructure.						
		<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>						
Road Damage								
D13		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.						
Post-Construction Survey – Adjoining Properties								
D14		Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:						
	a)	document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;						
	b)	be provided to the owner of the relevant buildings surveyed;						
	c)	be provided to the Certifier; and						
	d)	be provided to the Planning Secretary when requested.						
D15		Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.						
Roadworks								
D16		Prior to the commencement of operation, or other timeframe agreed in writing by the Planning Secretary, the Applicant must complete the public domain works required by this consent to the satisfaction of Council. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.	X					X
Bicycle Parking and End of Trip Facilities								
D17		Prior to the commencement of operation, or other timeframe agreed in writing by the Planning Secretary, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:					X	
	a)	the provision of a minimum 90 staff and 30 visitor bicycle parking spaces;				X		
	b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;				X		
	c)	the provision of end-of-trip facilities for staff; and				X		
	d)	appropriate pedestrian and cyclist advisory signs are to be provided.				X		
		<i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>						
Green Travel Plan								
D18		Prior to the commencement of 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 provided to the Planning Secretary within seven days after the Certifier accepts it. The plan must:						
	a)	be prepared by a suitably qualified traffic consultant in consultation with Council and to the satisfaction of the Transport for NSW Travel Demand Management Team;						
	b)	include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;						
	c)	include specific tools and actions to help achieve the objectives and mode share targets;						
	d)	include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and						
	e)	include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.						
D19.		Prior to the commencement of operation, or other timeframe agreed in writing by the Planning Secretary, the nominated employee(s) of the health services facility responsible for implementing the GTP and its ongoing review must be provided to Transport for NSW and the Planning Secretary.						
Utilities and Services								
D20		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 Sydney Water Act 1994.						
Stormwater Operation and Maintenance Plan								
D21		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.						
Signage								
D22		Prior to the commencement of operation, way-finding signage and signage identifying the location of car parking must be installed.						
D23		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.						

Operational Waste Management Plan		
D24		Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:
	a)	detail the type and quantity of waste to be generated during operation of the development;
	b)	describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);
	c)	detail the materials to be reused or recycled, either on or off site; and
	d)	include the Management and Mitigation Measures included in the Waste Management Plan, prepared by WSP and dated 21 JULY 2022
Landscaping		
D25		Prior to the commencement of operation:
	a)	Landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).
	b)	Notwithstanding the requirements of condition A2(d), the use of decomposed granite for paths is not approved and is to be substituted with either No-fines concrete (paving type P8) or in-situ concrete surface oxide aggregate (paving type P3, subject to arborist advice. Additional screen planting must be installed to the southern edge of the loading dock along Shoalhaven Street.
D26		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.
Bushfire Protection		
D27		Prior to the commencement of operation, the Applicant must provide the Certifier with details demonstrating that the bushfire protection measures and recommendations contained with Bushfire Protection Assessment, prepared by Ecological, dated 29 June 2022 have been implemented.
Public Domain Works		
D28		The following public domain works are to be completed in accordance with condition B28 and in accordance with relevant Council Guidelines prior to the commencement of operation:
	a)	construction of footpath Hyam Street (Osborne Street to Bridge Road) – south side.
	b)	construction of shared user path North Street (West Street to Scenic Drive) – south side.
	c)	construction of shared user path North Street (Scenic Drive to Shoalhaven Street) – north side.
	d)	construction of footpath North Street (West Street to Shoalhaven Street) – south side.
	e)	construction of shared user path Shoalhaven Street (North Street to Scenic Drive) – west side.
	f)	construction of footpath Shoalhaven Street (Junction Street to North Street) – west side.
	g)	construction of raised threshold with pedestrian refuge North Street (immediately west of West Street).
	h)	construction of raised pedestrian crossing Shoalhaven Street (frontage of development, location to suit new building).
	i)	construction of a pedestrian refuge incorporated at the main entry driveway on North Street.
D29		Prior to the commencement of public domain works required by condition D28, a Tree Assessment must be undertaken by a suitably qualified Arborist to ensure that any significant trees (as categorised by the Arborist) potentially impacted by the public domain works are retained and protected where feasible.