

SHOALHAVEN HOSPITAL REDEVELOPMENT

SDMH - Staging Report - SSD-35999468

Revision: G

Date: 1 April 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
Α	11/05/2023	Charlie McLeod			Issued For Construction
В	19/07/2023	Charlie McLeod			Updated comment on B22
С	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
Е	29/11/2023	Richard Ingall			Update to B9/10 & D17 staging
F	15/01/2024	Richard Ingall			Update to B15 staging
G	18/04/2024	Richard Ingall			Update to CC7 & CC8 staging



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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.

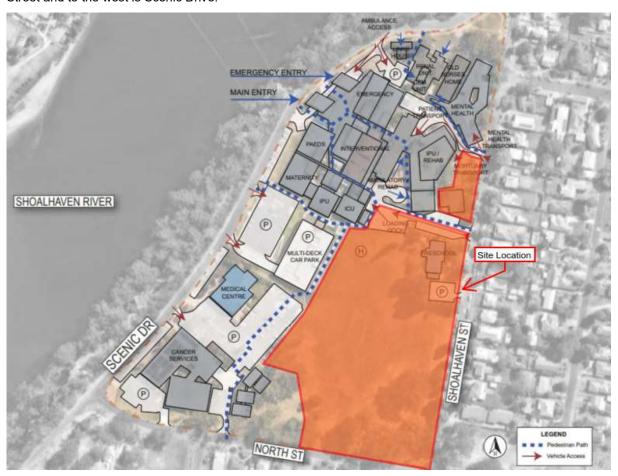


Figure 1 Shoalhaven Hospital Site Location



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

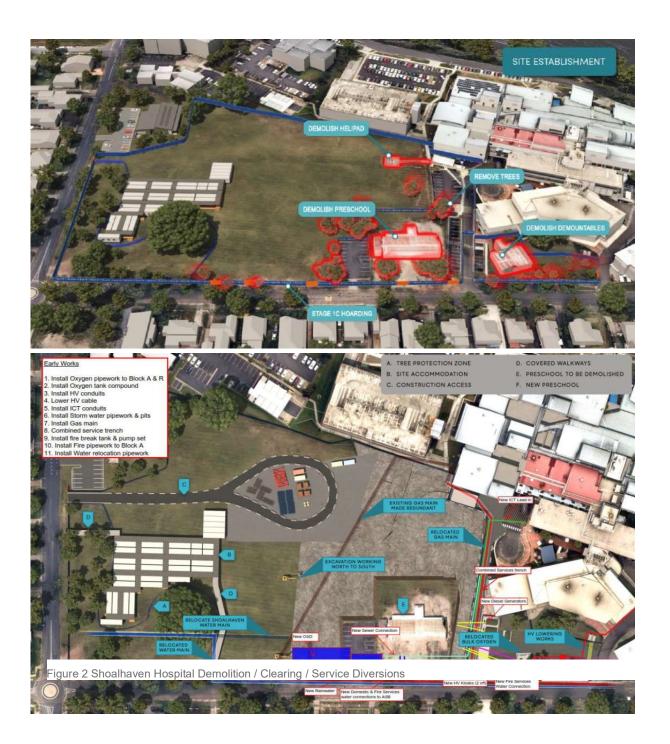
2.1 Staging

The Shoalhaven Hospital Redevelopment will be constructed in 8 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	Internal Fitout and Services, Building Envelope	11 months	Mar 2024	Jan 2025
Stage 7	Landscaping and External Works, Excluding Public Domain Works	8 months	Feb 2025	Sep 2025
Stage 8	Public Domain Works	4 months	July 2025	Oct 2025



2.1.1 Stage 1: Demolition / Tree Clearing / Civil Works



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

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



Figure 6 Shoalhaven Hospital Superstructure L4 - L5





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. CC8 is an additional crown certificate which is required to facilitate works outlined within the SSD but not documented within the tender – this is being documented to inform discussions to all affected parties.

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

Deve	lor	ome	ent Consent SSD-35999468			Docu	mentation Su	omission Date			
			Shoalhaven Hospital	15-Jun-23	3-Aug-23	20-Sep-23	24-Nov-23		23-Jan-24	22-Mar-24	1-Jul-24
Referi			Conditions of Consent	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8
		to N	Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible								
A1.			harm to the environment that may result from the construction and operation of the development.	х	х	Х	Х	Х	х	Х	х
Terms	of C	Cons	sent								
A2.	a)		The development may only be carried out: in compliance with the conditions of this consent;	X	Х	Х	X	X	X	X	X
\vdash	o) c)	$\overline{}$	in accordance with all written directions of the Planning Secretary; generally in accordance with the EIS and Response to Submissions;	X	X	X	X	X	X X	X	X
A3.	d)		in accordance with the approved plans in the table below: Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in	X	X	X	X	X	X	X	X
	a)		relation to: 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;	Х	X	X	Х	X	Х	Х	X
	o)		any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and the implementation of any actions or measures contained in any such document referred to in (a) above.	X	Х	X	X	X	X	Х	Х
A4.	c)		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	^	Х	^	Х	×	Α	X	X
			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	Х	Х	Х	Х	X	X	Х	Х
Limits A5.	of C		tent This consent lapses five years after the date of consent unless work is physically commenced.	X	Х	Х	X	X	Х	Х	Х
Prescr A6.	ibec		nditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the	Х	Х	×	X	Х	X	Х	×
=	ng S		EP&A Regulation. etary 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's resolution of the matter is hinding on the parties.	×	Х	X	X	×	х	X	X
Evido	100		resolution. The Planning Secretary's resolution of the matter is binding on the parties. onsultation								
A8.	a)		Where conditions of this consent require consultation with an identified party, the Applicant must: consult with the relevant party prior to submitting the subject document for information or approval as required; and	V	V		X	X	X	X	X
\perp	a) o)		provide details of the consultation undertaken including:	X	X	X	X	X	X	X	X
\vdash		ii)	the outcome of that consultation, matters resolved and unresolved; and 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
Stagin	g		addressed the matters not resolved. The project may be constructed in stages. Where compliance with conditions is required to be staged due to staged								
A9.			construction, a Staging Report must be prepared and submitted to the satisfaction of the Certifier. The Staging Report must be submitted to the submitted to the Certifier no later than	х							
A10.			one month before the commencement of construction of the first of the proposed stages. A Staging Report prepared in accordance with condition A9 must:								
-	а)		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	Х							
	0)		stage will commence and finish; specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Х							
	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.	Х							
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.	Х							
Stagin	a. C	Comb	pining and Updating Strategies, Plans or Programs								
A13.	a)		The Applicant may: prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by								
	"		which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of	х							
	o)		the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or 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	Х							
	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	х							
A 4 1			this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).								
A14. A15.	\dashv		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	X							
A16.			may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent. Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the	Х							
			previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	X							
Structi A17.	ural .		quacy 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. Notes: **Environmental Blanning and Accordance (Development Contification and Fire Sofeth) Requisition 2021 acts out the								
			 Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief 		Ų,	v	V			<u>.</u>	
			Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.		Х	X	Х	Х	X	X	
<u>Extern</u>	al W	Valls	s and Cladding								
A18.			The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.						х		
Extern A19.	al M		The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in								
	2)		Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: The alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;						X		
	a) o)		the quality and durability of any alternative material is the same standard as the approved external building materials;						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		
Applic A20.	abili	ity of	Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such								
A21.	\dashv		guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning	Х	Х	Х	X	Х	Х	Х	
			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	х	Х	х	Х	×	х	x	
	ring	and	replacement of them. <u>Environmental Audits</u>								
A22.	Ī		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								
			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. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to	х	Х	х	Х	×	х	х	х
			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								
<u>19/04</u>	/2 6	24	Shoalhaven Conditions	Responsib	lility Matrix 1	<u> </u>					1 of 6

A23.		IIIIOI	<u>mation</u>								
			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:								
\vdash	a)		make the following information and documents (as they are obtained or approved) publicly available on its website:	Х	X	X	X	X	X	X	X
\sqcup		٠,	the documents referred to in condition A2 of this consent;	Х	Х	Х	Х	Х	Х	Х	Х
			all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent;	X	X	X	X	X	X	X	X
	-		regular reporting on the environmental performance of the development in accordance with the reporting arrangements	×	X	X	X	X	X	X	X
			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;	Х	Х	Х	Х	Х	X	Х	Х
	-	,	a summary of the current stage and progress of the development;	Х	Х	X	X	X	X	X	X
		,	contact details to enquire about the development or to make a complaint; a complaints register, updated monthly;	X	X	X	X	X	X	X	X
	\rightarrow	ix)	audit reports prepared as part of any independent audit of the development and the Applicant's response to the	X	X	X	x	X	X	X	X
		\rightarrow	recommendations in any audit report; any other matter required by the Planning Secretary; and								
	b)	,	keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after	X	X	X	X	X	X	X	X
			the commencement of operations.	Х	Х	X	Х	Х	X	Х	Х
Comp A24.	oliand	_	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are								
		i	instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Х	Х	Х	Х	Х	Х	Х	Х
Incide A25.	ent No		ation, Reporting and Response The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes								
A25.			aware of an incident. The notification must identify the development (including the development application number and	x	X	×	X	X	×	×	×
A26.			the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2								
				Х	Х	Х	Х	Х	Х	Х	Х
A27.	SOLUE		<u>ce Notification</u> 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	Х	X	×	Х	Х	×	×	×
A28.	\dashv	$\overline{}$	within seven days after they identify any non-compliance. 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	×	X	X	×	X	×	X	х
400	Щ		known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been potified as an incident does not need to also be notified as a non-compliance.						ļ		<u> </u>
A29.	io		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Х	X	Х	Х	Х	Х	Х	Х
A30.	ion o		ategies, Plans and Programs Within three months of:								
	a)	1	the submission of a compliance report under condition A26	Х	X	X	X	X	X	X	Х
$\vdash \vdash$	p)		the submission of an Independent Audit under condition C39 or C41; the approval of any modification of the conditions of this consent; or	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
			the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the	х	Х	Х	х	Х	х	х	Х
A31.	\dashv		Certifier must be notified in writing that a review is being carried out. If necessary to either improve the environmental performance of the development, cater for a modification or comply with						1		
			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	×	X	×	×	X	×	X	×
			relevant) within six weeks of the review.								
			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.								
		_	to Commencement of Construction								
Notific B1.	cation		Commencement 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.	Х	X	Х	Х	Х	Х	Х	Х
B2.	П		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	Х	X	х	х	х	х	х	Х
			least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	^	^	^	^	^	^	^	^
Certifi	ied D										
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	×	X	X	×	X	×		ļ
Ent	nalit	1	this development consent.								
Exterr B4.	nal W		and Cladding 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								ļ
			such as synthetic or auminium 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						X		
D. C			it.								
Pre-C B5.	onst		on Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of construction, the Applicant must:	V							
\rightarrow	a)			X							
		1	annually will the relevant surround and desired a few of the second and the secon								
	b)		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							
		-	suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	×							
		:									
	c)		suitable arrangements for access to, diversion, protection and support of the affected infrastructure; prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and	×							
	c)	:	suitable arrangements for access to, diversion, protection and support of the affected infrastructure; 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							
Pre-C	d)		suitable arrangements for access to, diversion, protection and support of the affected infrastructure; 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; submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. on Survey – Adjoining Properties	x x x							
	d)	truction	suitable arrangements for access to, diversion, protection and support of the affected infrastructure; 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; submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	x x x							
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Pre-C B6. B7. B8. B8. B7. B8. B7. B8. B7. B7	b) a) c)	inghtim	suitable arrangements for access to, diversion, protection and support of the affected infrastructure; 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; submit a copy of the Pre-Construction Dilapidation Report to the Planning Secretary, Certifier and Council. provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. on Survey – Adjoining Properties 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. 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. Prior to the commencement of any vibration generating works that could impact on the dentified buildings. Prior to the commencement of any vibration generating works that could impact on the publicant must: provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; submit a copy of the Pre-Construction Survey Report to the Certifier; and provide a copy of the relevant survey will be owner of each residential building surveyed in the form of a Pre-Construction Survey Report to the Planning Secretary within seven days when requested be a copy of the Pre-Construction Survey Report to the Planning Secretary within seven days when requested be a copy of the Pre-Construction Survey Report to the Planning Secretary within seven days when requested demonstrate to the Certifier that the ESD initiatives recommended by the ESD Report (prepared by Steensen Varning, Revision 2, dated 11/05/22) have been incorporated into the design of the development. The project is to achieve compliance with section 2,5.6 of the Health Infrastr	x x x x x x x	X	X	X	X	X	X	X
Pre-C	b) a) b) c) a) coor Li	itruction in the state of the s	suitable arrangements for access to, diversion, protection and support of the affected infrastructure; 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, guiters and footpaths) that have potential to be affected; submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. provide a copy of the pre-Construction of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development. Burly 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. Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition 87, the Applicant must: provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; submit a copy of the Pre-Construction Survey Report to the Certifier; and provide a copy of the Pre-Construction Survey Report to the Planning Secretary within seven days when requested instanable Development 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 1/105/22) have been incorporated into the design of the development. 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 wit	x x x x x x x x x			X		x		x

B17	uctio		nvironmental Management Plan						\
	a)	1	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: Details of:			X			
	a) i)	_	hours of work;			X			
	ii	,	24-hour contact details of site manager; Temporary site office arrangement;			X			
	-	,	management of dust and odour to protect the amenity of the neighbourhood;			X			
	_	,	stormwater control and discharge;			Х			
	ľ	ı (iv	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;			Х			
			groundwater management plan including measures to prevent groundwater contamination;			Х			
h	2) V	, ,	external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially			Х			
	,		contaminated material is appropriately managed;			X			
С	3)	á	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;			Х			
	d)	-	Construction Traffic and Pedestrian Management Sub-Plan (see condition B18);			X			
е	e)	(Construction Noise and Vibration Management Sub-Plan (see condition B19);			X			
B18)		Construction Waste Management Sub-Plan (see condition B20); The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of			Х			
B 10			ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Х					
	\downarrow	4							
b	a) o)	_	be prepared by a suitably qualified and experienced person(s); be prepared in consultation with Council and TfNSW;	X					ļ
C	,	(detail:	Х					
	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;	Х					
\vdash	ii	_	pedestrian access occurs;	Х					
	_		heavy vehicle routes, access and parking arrangements;	Х					
	İ		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	Х					
	v	v) a	arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific	X					
\vdash			exceptional circumstances under the supervision of accredited traffic controller(s). Any temporary access roads or footpaths from Shoalhaven Streets to the existing loading dock must comply with the						
		(CTPMSP.	Х					
B19.	1		The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	X					
b	a) o)		be prepared by a suitably qualified and experienced noise expert; describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2	X					
c	c)	(describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to	X					
	1)	_	sensitive receivers; include strategies that have been developed with the community for managing high noise generating works;	X					
e	e)	-	describe the community consultation undertaken to develop the strategies in condition B19D	Х					
f)		include a complaints management system that would be implemented for the duration of the construction; and	Х					
9	J)	- 1	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	Х					
B20.	\downarrow		The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	Х					
а	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;	Х					
b	p)		information regarding the recycling and disposal locations; and	Х					-
C	5)			Х					
B21.	+	_	confirmation of the contamination status of the development areas of the site based on the validation results. A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must addre	Х					
-	a)	-	minimise the impacts of earthworks and construction on the local and regional road network;	Х					
b	o)	_	minimise conflicts with other road users;	X					
-	d)	_	minimise road traffic noise; and ensure truck drivers use specified routes.	X					
Constr		_							
B22				x	X	X	х		
			Prior to the commencement of construction, the Applicant must provide sufficient parking facilities ,inclu	^	^	^	^		
Soil an B23.	nd W		: Prior to the commencement of construction, the Applicant must:						
В23. а	a)		install erosion and sediment controls on the site to manage wet weather events; and	X					
b	o)		divert existing clean surface water around operational areas of the site.	Х					
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	х					
		2	2004) commonly referred to as the 'Blue Book'.						
Operat B25.	tiona		,						
D23.		- 10	oise – Design of Mechanical Plant and Equipment					V	
а	a)		oise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment:					X	
b		á	oise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment: a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels					X	
	o)	á	prior to installation of mechanical Plant and Equipment 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 evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment						
	0)	: :	prior to installation of mechanical plant and Equipment 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 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					X	
	o)	a a d	prior to installation of mechanical Plant and Equipment 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 evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment					X	
	,	on A	prior to installation of mechanical plant and equipment: 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 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. Ccess Arrangements					X	
Constru B26	,	on A	prior to installation of mechanical plant and equipment: 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 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				X	
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B26	ructio	on A	prior to installation of mechanical plant and equipment: 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 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. CCESS Arrangements 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:	Х				X	
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B26 a	a)	t t t t t t t t t t t t t t t t t t t	prior to installation of mechanical plant and equipment: 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 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. CCC CCC Arrangements 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: all vehicles must enter and leave the site in a forward direction; 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 the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access	Х				X	
B26 a	a)	a a a a a a a a a a a a a a a a a a a	Prior to installation of mechanical plant and equipment: 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 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. CCESS Arrangements 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: all vehicles must enter and leave the site in a forward direction; 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 the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access coess. Car Parking and Service Vehicle Arrangements. Prior to the commencement of construction of operational parking and access facilities,	X				X	
B26 a b	a)	a a a a a a a a a a a a a a a a a a a	Prior to installation of mechanical plant and equipment: 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 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. CCESS Arrangements 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: all vehicles must enter and leave the site in a forward direction; 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 the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access coss. Car Parking and Service Vehicle Arrangements 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	X				X	X
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B26 a b c c c c c c c c c	Dom Prev	a a a a a a a a a a a a a a a a a a a	Prior to the commencement of construction vehicle entering and exiling 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 breating access arrangements. Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access facilities, and in access arrangements. Prior to the commencement of construction of operational parking and access facilities, evidence with the latest version of AS 2890.1 and AS 2890.6; and the sweep path of the latest version of AS 2890.1 and AS 2890.6; and the sweep path of the latest version of AS 2890.2 and in animum of 650 son-site or parking and access arrangements with the following requirements must be submitted to the Certifier: all vehicles must enter and leave the site in a forward direction; the sweep 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 the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access cess. Car Parking and Service Vehicle Arrangements. 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: an iminimum of 650 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 the sweep 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. Works. Prior to the commencement of any footpath or public domain works, the Applicant must consult with C	X X		X		x	x x
B26 a b c c c c c c c c c	Dom Protect Pr	on A i i i i i i i i i i i i i i i	Prior to installation of mechanical plant and Equipment: 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 evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment tearried 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. Cosess Arrangements 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: all vehicles must enter and leave the site in a forward direction; the sweet 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 the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access cess. Car Parking and Service Vehicle Arrangements. Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access rarangements with the following requirements must be submitted to the Certifier: a minimum of 665 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS 2890.6; and the sweep path of the largest service vehicle entering and exiting the Site in association with the leave with the latest version of AS 2890.2. Works Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and defendent in the eventy, as well as manoeutrability through the site, must be in acco	X X		X		x	x x
B26 a b c c c c c c c c c	Dom Prev	a a a a a a a a a a a a a a a a a a a	a detailed assessment of mechanical plant and equipment. Prior to installation 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 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. **Cosss Arrangements** 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: all vehicles must enter and leave the site in a forward direction; 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 the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access cess. Car Parking and Service Vehicle Arrangements. **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 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 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. Works. **Prior to the commencement of any footpath or public domain works, the Applicant must consult with Cou	X X		X		x	x x
B26 a a b b c c c c c c c c	Prev	a a a a a a a a a a a a a a a a a a a	a detailed assessment of mechanical plant and equipment: 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 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. **Coess Arrangements** 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: all vehicles must enter and leave the site in a forward direction; the sweet 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 the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access cess. Car Parking and Service Vehicle Arrangements. 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 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 the sweet 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. Works Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate	X X				x	x x
B26 a a b b c c c c c c c c c c c c c c c c	Dom Prevented Protect Protec	oon A I tale and tal	a detailed assessment of mechanical plant and equipment. Prior to installation 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 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. **Cosss Arrangements** 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: all vehicles must enter and leave the site in a forward direction; 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 the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access cess. Car Parking and Service Vehicle Arrangements. **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 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 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. Works. **Prior to the commencement of any footpath or public domain works, the Applicant must consult with Cou	X X X		x		x	×

Floodi	na -	Stru	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. uctural Requirement			X					
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		Х	х					
	Ser		and buoyancy forces up to a 2050 scenario Probable Maximum Flood event. ve 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:			^					
	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.			Х					
	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			x					
	,		using MUSIC software. The detailed MUSIC model must be provided to Council for information and approved by the Certifier.			^					
	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.			х					
Water B34	Sen	<u>nsitiv</u>	ve Urban Design Measures - Infiltration Swales and Basins 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:							Х	
	a) b)		landscape details for the infiltration swales, basins and surrounds are to be included on the Landscape Plan and submitted to the Cortifior for approval, the in-situ soil profile, depth to groundwater, measured infiltration rate (in device location) and details of any potentially							X	
	c)		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. an infiltration asset must have a minimum 0.5m separation between the maximum groundwater level and the base of							X	
	d)		infiltration media. the in-situ infiltration rate must exceed the 100mm/hour saturated hydraulic conductivity modelled in MUSIC.							X	
Water B35	Sen	nsitiv	ve Urban Design Measures - Vegetated Swales 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:							×	
	a) b)		side slopes of 1:8 is recommended with a 1:5 maximum side slope permitted. minimum longitudinal grade of 2%.							X 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 m2/s. Calculations are to be provided to Council for information and the Certifier for approval.							×	
	e) Ser		Council's Engineering Design Specification where relevant. ve Urban Design Operation and Maintenance Manual		_					X	
B36			Adopted WSUD Management, Operation, Maintenance and Monitoring Manual(s) for the permanent water quality facilities must be submitted to Council and the Certifier prior to the commencement of construction. The manuals must be prepared by a suitable qualified professional in accordance with the obkectives and criteria identied in the approved stormwater management plan			х					
Water B37	Sen	nsitiv	ve Urban Design Checklists 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					
Interna B38	al Ro	oad	Width 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.							×	
Crime B39	Pre		tion Through Environmental Design 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								
Part (- D	urin	report prepared by Ethos Urban, dated 17 May 2022 have been incorporated into the development.						Х		
Site N			A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of	X							
i	a)		informing the public of project details and must satisfy the following requirements: 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;	Х							
-	b)		the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; 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/	X							
	d) tion		the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised	Х							
C2.	lition		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.	Х	Х	х	×	Х	х	Х	Х
C3	nuon		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	Х							
Const C4.	ructi		B12. Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following	V	V	.,	.,	.,		.,	V
	a)		hours: between 7am and 6pm, Mondays to Fridays inclusive; and	X	X	X	X	X	X	X	X
C5	b)		between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays. Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works	X	X	X	X	X	X	X	X
	a)		may also be undertaken during the following hours: between 6pm and 7pm, Mondays to Fridays inclusive; and	X	X	X	X	X	X X	X	X
C6.	b)		between 1pm and 5pm, Saturdays Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:	X	X	X X	X	X	X X	X X	X
	a) b) c)		by the Police or a public authority for the delivery of vehicles, plant or materials; or in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or where the works are inaudible at the nearest sensitive receivers; or	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X
	d) e)		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 where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is	Х	Х	Х	Х	Х	х	Х	Х
C7.	1		provided for the works. Notification of such construction activities as referenced in condition C6 must be given to affected residents before	X	X	X	X	X	X	X	X
C8.			undertaking the activities or as soon as is practical afterwards. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Х	Х	X	X	Х	X	Х	Х
	a) b) c)		9am to 12pm, Monday to Friday; 2pm to 5pm Monday to Friday; and 9am to 12pm, Saturday.	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X
	_	tatio	n of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the	X	X	X	X	X	X	X	X
Const	ructi		All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located	V	V	V	.,				
29/04	/20		in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping. Shoalhaven Conditions	X Responsib	X ility Matrix 1	X	Х	X	Х	X	X 4 of 6

	ng R	quirements		.,							
C11	a)	no third-party advertis	g requirements must be complied with: ing is permitted to be displayed on the subject hoarding/ fencing; and	X	X	X	X	X	X	X	X
	p)	like within the constru	nanager must be responsible for the removal of all graffiti from any construction hoardings or the ction area within 48 hours of its application.	Х	Х	Х	Х	Х	Х	Х	Х
No Ob C12	struc		de of any approved construction works zone) must not be obstructed by any materials, vehicles,	X	X	X	×	X	X	X	X
Constr	uctio	refuse, skips or the lik Noise Limits	e, under any circumstances.	^	^	^	^	^	Λ	^	
C13.		Construction Noise G implemented and any	st be constructed to achieve the construction noise management levels detailed in the Interim uideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be activities that could exceed the construction noise management levels must be identified and ce with the management and mitigation measures identified in the approved Construction Noise	×	Х	х	х	х	x	×	x
C14	-	and Vibration Manage The Applicant must e	ement Plan. Insure construction vehicles (including concrete agitator trucks) do not arrive at the site or	X	V	X			X		
C15	-	surrounding residentia	al precincts outside of the construction hours of work outlined under condition C4.	X	X	X	Х	X	X	X	X
		of the public, the use	of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Х	X	X	×	X	X	Х	X
Vibrati C16	on Cr		onstruction at any residence or structure outside the site must be limited to:								
a	a)		the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures Standardisation, 1999); and	Х	х	х	х	х	Х	х	Х
k)		the acceptable vibration values set out in the Environmental Noise Management Assessing guideline (DEC, 2006) (as may be updated or replaced from time to time).	Х	Х	Х	х	Х	Х	Х	Х
C17.		, ,	must not be used closer than 30 metres from residential buildings unless vibration monitoring with the vibration criteria specified in condition C16.	Х	Х	Х	х	Х	х	Х	х
C18			s C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management t of the CEMP required by condition B17 of this consent.	Х	Х	Х	х	Х	Х	х	Х
Tree P	rotec	on For the duration of the	e construction works	.,	.,	.,	v	V		v	
	a)		pe trimmed or removed unless it forms a part of this development consent or prior written approval	X	X	Х	Х	X	X	Х	X
k	p)	all street trees immed	ed or is required in an emergency to avoid the loss of life or damage to property; iately adjacent to the property boundaries must be protected at all times during construction in acil's tree protection requirements. Any street tree, which is damaged or removed during	X	X	X	X	X	X	X	X
		construction due to a	emergency, must be replaced, to the satisfaction of Council;	Х	×	Х	Х	Х	Х	Х	Х
	s) 	recommendations of Aboricultural Services	at are not approved for removal must be suitably protected during construction as per the he Arboricultural Development Impact and Tree Protection Report prepared by Moore Trees dated 30 August 2022; and vithin any protective barrier is required during the works, it must be carried out under the	Х	х	х	Х	х	X	×	х
Air Qu	d)	supervision of a quali tree protection measu arborist and must avo	fied arborist. Alternative tree protection measures must be installed, as required. The removal of res, following completion of the works, must be carried out under the supervision of a qualified id both direct mechanical injury to the structure of the tree and soil compaction within the canopy or protective fencing, whichever is the greater.	×	х	х	Х	х	х	х	х
C20.		The Applicant must ta	ke all reasonable steps to minimise dust generated during all works authorised by this consent.	Х	Х	Х	х	х	Х	Х	Х
C21.	3)		ne Applicant must ensure that: ut in a manner that minimises dust including emission of windblown or traffic generated dust;	Х	Х	Х	Х	Х	Х	Х	Х
	2)		eaving the site with loads have their loads covered;	X	X	X	X	X	X	X	X
C	;)	trucks associated with	the development do not track dirt onto the public road network;	Х	Х	X	Х	Х	Х	X	Х
€	d) e)	land stabilisation work	hese trucks are kept clean; and sare carried out progressively on site to minimise exposed surfaces.	X	X	X	X	X	X	X	X
Soil an		All erosion and sedim for the duration of the and rehabilitated so the minimum, are to be in	ent control measures must be effectively implemented and maintained at or above design capacity construction works and until such time as all ground disturbed by the works have been stabilised hat it no longer acts as a source of sediment. Erosion and sediment control techniques, as a accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, monly referred to as the 'Blue Book'.	х	х	х	×	х	х	х	Х
Importe C23	I	The Applicant must:		X	X	X	X	X	X	Х	X
a	a)	the EPA, is brought o		Х	Х	Х	х	Х	Х	Х	Х
l:	p) c)		s of the volume and type of fill to be used; and vailable to the Certifier upon request.	X	X	X	X	X	X	X	X
Dispos C24	al of	the satisfaction of the	nust be made to collect and discharge stormwater drainage during construction of the building to Certifier. The prior written approval of Council must be obtained to connect or discharge site 's stormwater drainage system or street gutter.	×	Х	×	Х	х	х	х	х
Emerg C25	ency		repare and implement awareness training for employees and contractors, including locations of the	X	×	X	X	×	X	X	X
Storm\ C26	water	Management System Within three months of	or the development and submit it to the satisfaction of the Certifier. The system must:	X	X	X	X	X	X	X	^
a	a)	,	ably qualified and experienced person(s);	X	X	X	X	X	X	X	
k	p)	Revision A, dated Fel	lance with the conceptual design in the civil and stormwater plans prepared by Meinhardt Bonacci, p. 22, Drawing No's ASB-DD-DRG- CV-001 to ASB-DD-DRG-CV-080; applicable Australian Standards; and	×	X	×	X	X	X X	X	
	d)	ensure that the syster	n capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	X	X	X	X	X	X	X	
Aborig	inal C	ultural Heritage Construction must be	undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage	X	×	X	X	X	X	X	
	ectec	Finds Protocol – Aborig		^	^	^	^	^	^	^	
C28			ce disturbance identifies a new Aboriginal object:	Х	х	Х	Х	х	Х	х	
6	a)		the immediate area to prevent any further impacts to the object(s); chaeologist and the registered Aboriginal representatives must be contacted to determine the	Х	Х	Х	Х	Х	Х	Х	
)) ()	significance of the ob		Х	×	Х	Х	Х	Х	Х	
	4)	Heritage NSW under information provided to the Applicant must co	Department of Premier and Cabinet and the management outcome for the site included in the o AHIMS; nsult with the Aboriginal community representatives, the archaeologists and Heritage NSW to	×	×	×	X	x x	X X	×	
	,		nt management strategies for all objects/sites; and nmence with the written approval of the Planning Secretary.	×	X	X	X	×	X	X	
	ected	Finds Protocol – Histori									
C29.	a)		haeological relics are uncovered during the work, then: immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;	X	X	X	X	X	X	X	
	2)		sible significance of the relics, an archaeological assessment and management strategy may be	Х	X	Х	Х	X	X	Х	
		required before further	r works can continue in that area as determined in consultation with Heritage NSW; and	X	Х	Х	х	Х	х	Х	
\A/==1	S)		nmence with the written approval of the Planning Secretary.	Х	Х	Х	Х	Х	Х	Х	
C30.	Stora		uring construction must be secured and maintained within designated waste storage areas at all ave the site onto neighbouring public or private properties.	Х	×	X	Х	Х	Х	X	
C31	+	All waste generated of	uring construction must be assess, classified and managed in accordance with the Waste nes Part 1: Classifying Waste (EPA, 2014).	Х	×	Х	Х	Х	Х	Х	
C32	+	The Applicant must e	nes Part 1: Classifying Waste (EPA, 2014). Insure that concrete waste and rinse water are not disposed of on the site and are prevented from rartificial watercourse.	Х	×	Х	Х	Х	Х	Х	
C33	+	The Applicant must re	r artificial watercourse. cord the quantities of each waste type generated during construction and the proposed reuse,	Х	×	X	Х	х	Х	Х	
C34	\dagger	The Applicant must e	nocations for the duration of construction. Insure that the removal of hazardous materials, particularly the method of containment and control to the air, and disposal at an approved waste disposal facility is in accordance with the requirements		~						
	or to	of the relevant legisla	ion, codes, standards and guidelines.	X	Х	Х	Х	Х	Х	X	
	JI-LIC	ting	Shoalhaven Conditions	Responsik	Sility Matrix 1						5 of €

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.						х	х	
Indep	enden	t Énvironmental Audit								
C36		Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit	Х	Х	Х	Х	Х	Х	Х	Х
C37.		Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Х	х	х	×	Х	Х	Х	х
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.	Х	х	х	х	х	x	х	х
C39		In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Х	х	х	х	х	Х	х	х
	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;	Х	х	х	х	Х	Х	Х	Х
	b)	submit the response to the Planning Secretary; and	Х	Х	Х	Х	Х	Х	Х	Х
	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.	Х	х	х	х	х	Х	х	х
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.	х	х	х	х	х	х	х	х
C41		Not withstanding 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	х	×	х	х	×	х	х	×