



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
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
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.

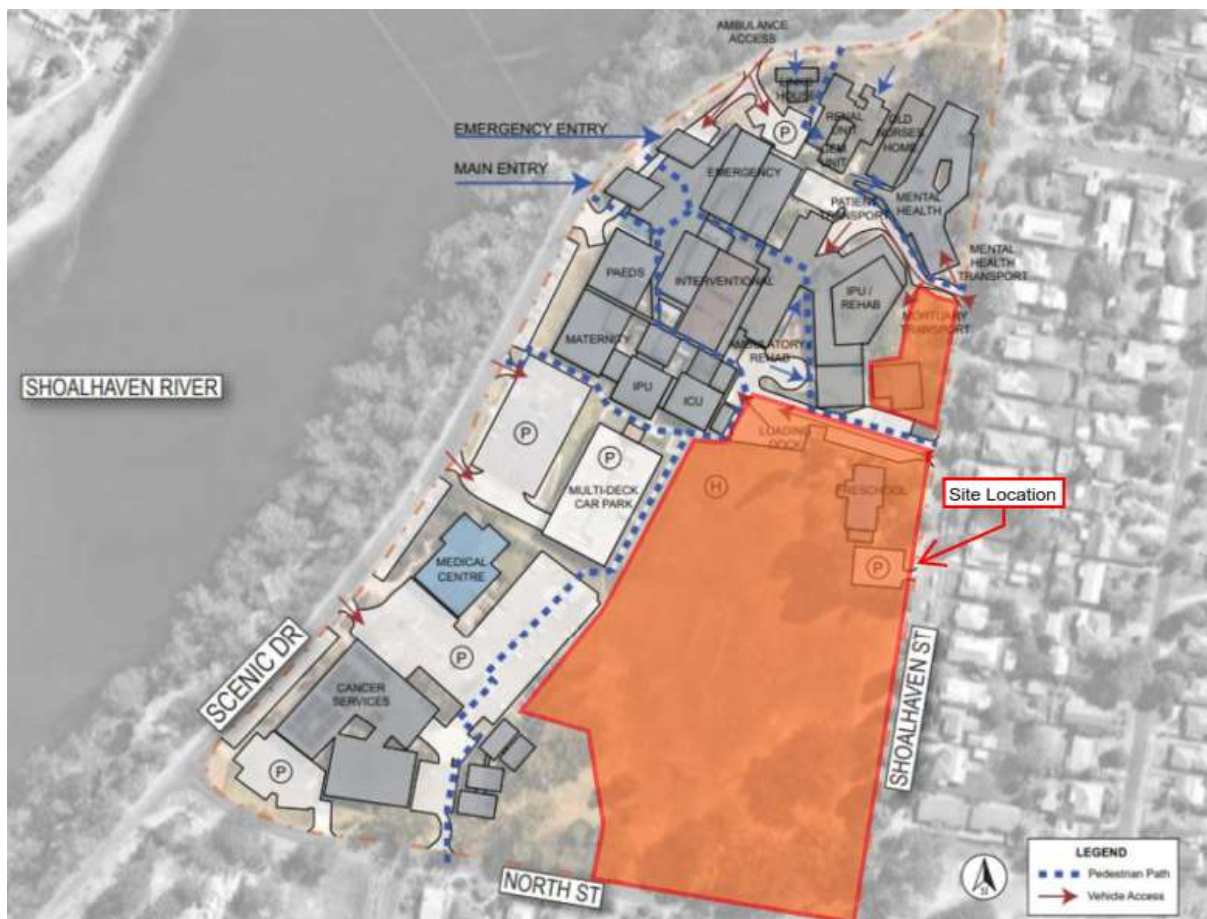


Figure 1 Shoalhaven Hospital Site Location

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



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

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



Figure 6 Shoalhaven Hospital Superstructure L4 - L5

2.1.6 Stage 6: Façade and Fitout & Services



Figure 7 Shoalhaven Hospital Façade and Fitout

2.1.7 Stage 7: Landscaping and External Works



Figure 8 Shoalhaven Hospital Landscaping and External Works

2.1.8 Stage 8: Public Domain Works (pedestrian pathways and crossings)



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

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	1-Jul-24
				CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8
Part A - Administrative Conditions											
Obligation to Minimise Harm to the Environment											
A1.			In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	X	X	X	X	X	X	X	X
Terms of Consent											
A2.			The development may only be carried out:				X	X	X	X	X
	a)		in compliance with the conditions of this consent;	X	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	X
	c)		generally in accordance with the EIS and Response to Submissions;	X	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	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	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	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	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	X
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	X
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	X
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	X
Evidence of Consultation											
A8.			Where conditions of this consent require consultation with an identified party, the Applicant must:				X	X	X	X	X
	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	X
	b)		provide details of the consultation undertaken including:	X	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	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	X
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							
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 programs that are proposed to be combined); and	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 by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	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							
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	
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;						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		
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	
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	
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</i>	X	X	X	X	X	X	X	X

[illegible]

Hoarding Requirements											
C11			The following hoarding requirements must be complied with:	X	X	X	X	X	X	X	X
	a)		no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	X	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	X
No Obstruction of Public Way											
C12			The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	X	X	X	X	X	X	X	X
Construction Noise Limits											
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	X
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	X
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	X
Vibration Criteria											
C16			Vibration caused by construction at any residence or structure outside the site must be limited to:								
	a)		for structural damage, the latest version of 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	X
	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	X
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	X
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	X
Tree Protection											
C19			For the duration of the construction works	X	X	X	X	X	X	X	X
	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	X
	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	X
	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	X
	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	X
Air Quality											
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	X
C21.			During construction, the Applicant must ensure that:	X	X	X	X	X	X	X	X
	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	X
	b)		all trucks entering or leaving 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;	X	X	X	X	X	X	X	X
	d)		public roads used by these trucks are kept clean; and	X	X	X	X	X	X	X	X
	e)		land stabilisation works are carried out progressively on site to minimise exposed surfaces.	X	X	X	X	X	X	X	X
Soil and Water											
C22			All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	X	X	X	X	X	X	X	X
Imported Fill											
C23			The Applicant must:	X	X	X	X	X	X	X	X
	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	X
	b)		keep accurate records of the volume and type of fill to be used; and	X	X	X	X	X	X	X	X
	c)		make these records available to the Certifier upon request.	X	X	X	X	X	X	X	X
Disposal of Seepage and Stormwater											
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	X
Emergency Management											
C25			The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	X	X	X	X	X	X	X	X
Stormwater Management System											
C26			Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:	X	X	X	X	X	X	X	
	a)		be designed by a suitably qualified and experienced person(s);	X	X	X	X	X	X	X	
	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	
	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	
Aboriginal Cultural Heritage											
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	
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	
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	
Waste Storage and Processing											
C30.			All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	X	X	X	X	X	X	X	
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	
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	
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	
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	
Outdoor Lighting											

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	
Independent Environmental Audit											
C36			Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit	X	X	X	X	X	X	X	X
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	X
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	X
C39			In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	X	X	X	X	X	X	X	X
	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	X
	b)		submit the response to the Planning Secretary; and	X	X	X	X	X	X	X	X
	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	X
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	X
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 Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	X	X	X	X	X	X	X	X