

# STAGING REPORT – ROYAL PRINCE ALFRED HOSPITAL REDEVELOPMENT – SSD 47662959

---

CPB CONTRACTORS

NOVEMBER 2023

## Authorisation

<b>Author Name:</b>	Melanie Kleine	<b>Reviewer / Approver:</b>	Ricardo Prieto-Curiel
<b>Position:</b>	Senior Environmental Consultant	<b>Position:</b>	Principal Environmental and Planning Specialist
<b>Signature:</b>		<b>Signature:</b>	
<b>Date:</b>	21/11/23	<b>Date:</b>	21/11/23

## Document Revision History

Revision	Date	Description
1.0	03/10/23	For client review
2.0	12/10/23	Response to client comments
3.0	03/11/23	Response to client comments
4.0	15/11/23	Response to DIP comments
5.0	21/11/23	Reallocation of permanent hydrant and booster from stage 2 to stage 3

**Report Name:** Staging Report – Royal Prince Alfred Hospital Redevelopment –SSD 47662959

**Project No.:** 942

**Prepared for:**  
CPB Contractors

**Prepared by:**  
WolfPeak Pty Ltd

**© Document copyright of WolfPeak Pty Limited.**

This disclaimer, together with any limitations specified in this report, apply to use of this report. This report was prepared in accordance with the contracted scope of works for the specific purpose stated in the contract and subject to the applicable cost, time and other constraints. In preparing this report, WolfPeak Pty Ltd (WolfPeak) relied on client/third party information which was not verified by WolfPeak except to the extent required by the scope of works, and WolfPeak does not accept responsibility for omissions or inaccuracies in the client/third party information; and information taken at or under the particular times and conditions specified, and WolfPeak does not accept responsibility for any subsequent changes. This report has been prepared solely for the use by, and is confidential to, the client and WolfPeak accepts no responsibility for its use by any other parties. This report does not constitute legal advice. This report is subject to copyright protection and the copyright owner reserves its rights.

# CONTENTS

<b>1. Introduction</b>	<b>1</b>
1.1 Background	1
1.2 The Project	2
1.3 Statutory Context	3
1.4 Purpose of this Staging Report	3
1.5 Need and Justification	4
<b>2. Staging</b>	<b>6</b>
2.1 Construction Staging	6
2.2 Operations	11
2.3 Scope of works outside of this Staging Report	12
<b>3. Managing compliance and potential impacts</b>	<b>13</b>
3.1 Approach	13
3.2 Management Plans	13
3.3 Training and periodic review	14
3.4 Auditing	14
3.5 Cumulative Impact	15
<b>Limitations</b>	<b>16</b>
<b>Appendix A</b>	<b>17</b>
Compliance Matrix – SSD 47662959 Schedule 2: Conditions of Consent	17

# 1. INTRODUCTION

## 1.1 Background

Health Infrastructure NSW is responsible for delivering the Royal Prince Alfred Hospital (RPA) Redevelopment (SSD 47662959) (the Project). The Project aims to enhance RPA Hospital's infrastructure to address the shortage of single rooms for infection control, accommodate bariatric patients, create dedicated spaces for patients with behavioural issues, and establish isolation rooms for disaster and pandemic response, enabling the effective implementation of new care models.

The RPA Redevelopment was approved by the Minister for Planning on the 26 September 2023 (State Significant Development (SSD-47662959)) and involves a new 15 storey hospital building; 3 storey extension to the east of the existing clinical services building; 2 storey vertical expansion of RPA Building 89; refurbishment works; demolition; temporary helipad.

The proposed development will span across both the East and West Campuses. The East Campus is located at 12 Missenden Road, Camperdown, 2050 (Lot 1000 DP 1159799), and the West Campus is situated at 114 Church Road and 68-81 Missenden Road, Camperdown, 2050 (Lot 101 DP 1179349). Refer to Figure 1 for a visual representation of the site and its immediate context. taught

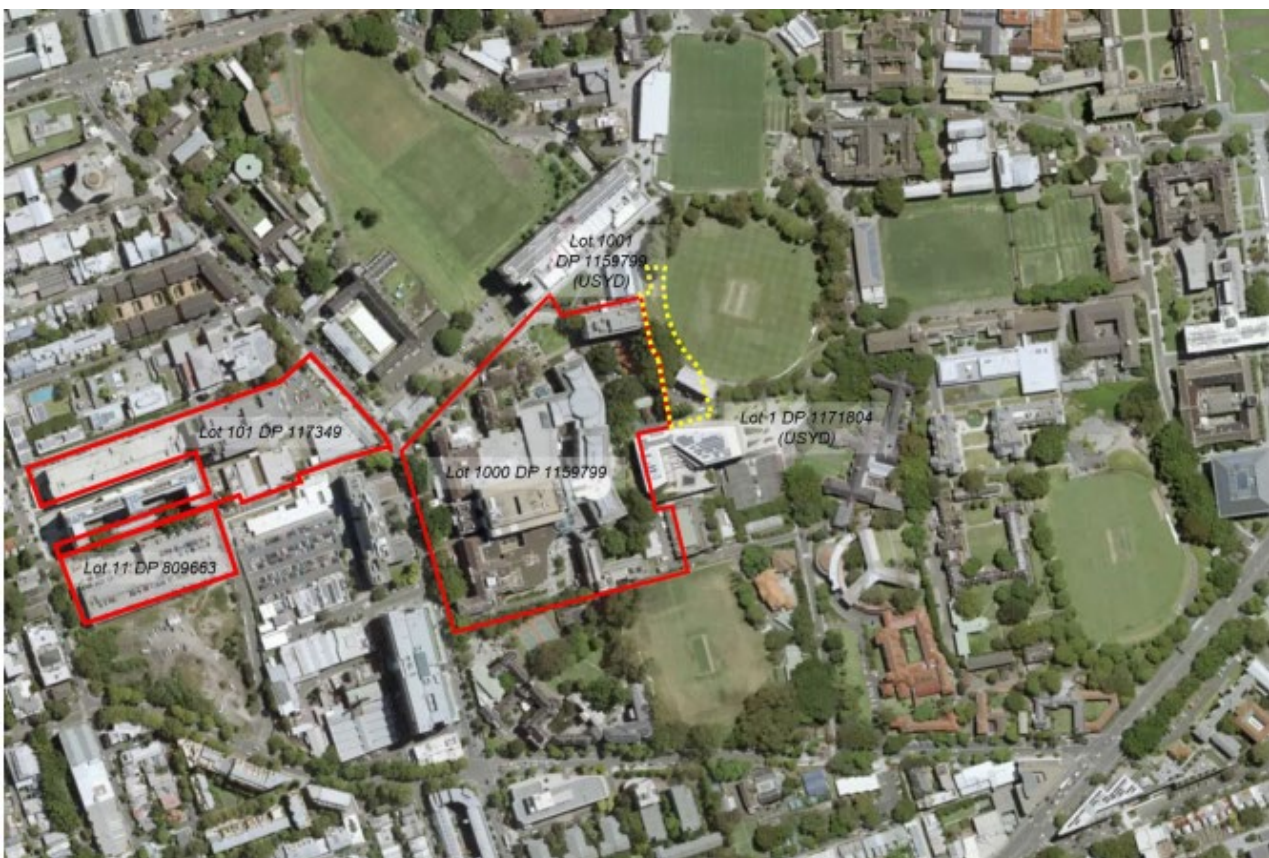


Figure 1: Site and immediate context (Source: EIS January 2023)

## 1.2 The Project

The Project site is situated at Missenden Road and Church Street, Camperdown, approximately 2.5km south-west of the Sydney Central Business District, within the City of Sydney Local Government Area.

The proposed development consists of an expansion to the RPA Hospital and associated improvements to the existing facility, as well as upgrades to the public realm. The East Campus has been selected to accommodate the majority of the built form additions and expansion that complement the existing highly valuable acute clinical assets on this Campus. Furthermore, the East Campus provides opportunities for synergies with the adjacent University of Sydney (USYD) Campus and associated research institutions. The project will provide the Hospital with the opportunity to meet increased medical demand due to numerous factors including population growth and ageing population as well as providing additional medical services and an upgrade to the existing infrastructure. The Project footprint is presented in Figure 2. The proposed development comprises:

- Alterations and additions to the RPA Hospital East Campus, comprising: Eastern wing: A new fifteen (15) storey building with clinical space for Inpatient Units (IPU's), Medical Imaging, Delivery, Neonatal and Women's Health Services, and a helicopter landing site is proposed on the roof of this building.
- Eastern extension: A three (3) storey extension to the east the existing clinical services building to accommodate new operating theatres and associated plant areas.
- Northern expansion: A two (2) storey vertical expansion over RPA Building 89 accommodating a new Intensive Care Unit and connected with the Eastern Wing.
- Internal refurbishment: Major internal refurbishment to existing services including Emergency Department and Imaging, circulation and support spaces.
- Enhanced Northern Entry/ Arrival including improved pedestrian access and public amenity.
- Reconfiguration of Emergency Department forecourt at the Missenden Road frontage for ambulance access and parking, and replacement of canopy to the Albert Pavilion.
- Demolition of affected buildings, structures and trees.
- Changes to internal road alignments and paving treatments.
- Works within Missenden Road reserve including kerb realignment, addition of new "keep clear zone", and an additional four drop-off parking bays.
- Landscaping works, including tree removal, tree pruning, and compensatory tree planting including off-site on University of Sydney land.

Ancillary works to the RPA Hospital West Campus, comprising:

- Temporary helicopter landing site above existing multi storey carpark.
- Re-routing of existing services; and
- Associated tree removal along Grose Street

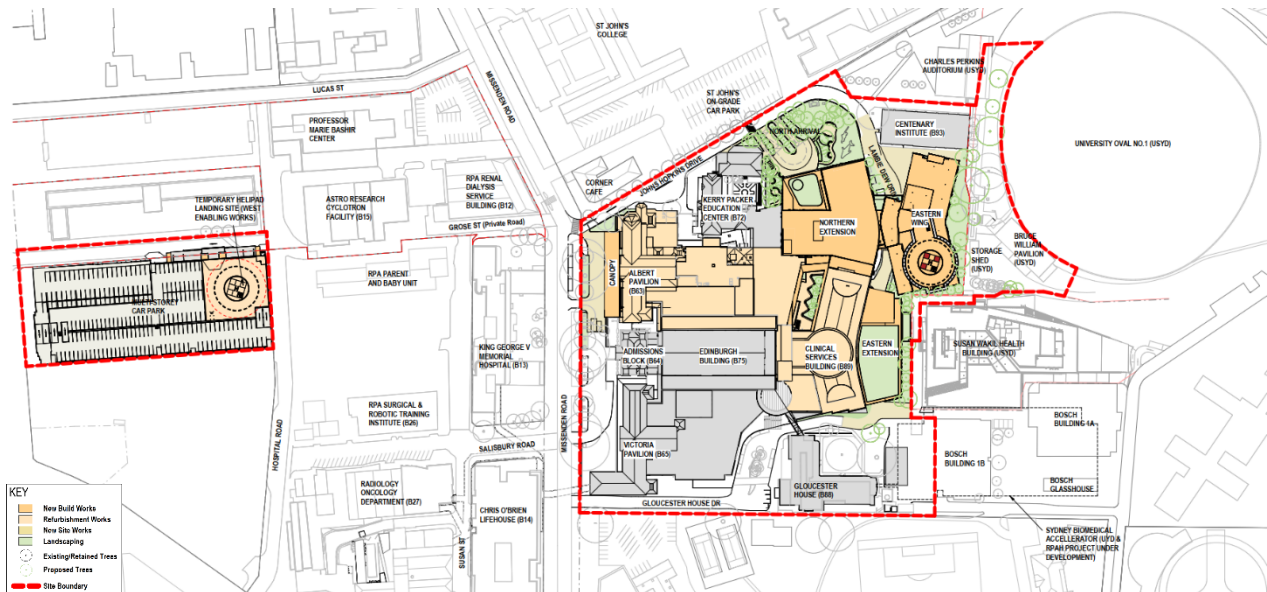


Figure 2: Project footprint – RPA Hospital Redevelopment (Project RtS, 2023)

### 1.3 Statutory Context

The Project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold in Schedule 1, Section 14 of the *State Environmental Planning Policy (Planning Systems) 2021* (SEPP PS).

An application for consent was lodged with the Department of Planning and Environment (the Department) in January 2023 along with an accompanying Environmental Impact Statement (EIS). Consent was granted on 26 September 2023 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD 47662959, subject to a set of Conditions of Consent.

This Staging Report should be read in conjunction with the approved SSD 47662959 conditions of consent.

### 1.4 Purpose of this Staging Report

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

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

Table 1: Compliance with conditions relating to staging.

Ref	Requirement	How addressed
A9	The project may be constructed and operated in stages generally in accordance with 'Preliminary Construction Management Plan (Revision 6.0)' prepared for Health Infrastructure and dated 20/06/2023. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Certifier. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction and 14 days before the commencement of operation of the first stage of the proposed stages of operation.	This Report
A10	A Staging Report prepared in accordance with condition A9 must:	Section 2
	(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;	Section 2
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Section 2
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project;	Section 3.1 – 3.4 and Appendix A
	(d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and	Section 3.4
	(e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Section 3.5
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier	Section 3
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Section 3 and Appendix A.

## 1.5 Need and Justification

Staging is the most efficient approach to delivering this complex public infrastructure project, minimizing the impact on existing hospital operations, and maximizing positive outcomes for the community.

The staging set out in this Staging Report is generally consistent with the approach outlined in in the Preliminary Construction Management Plan (Revision 6.0) (as referred to in condition A9).

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, whilst still complying with the conditions of the consent.

Its implementation will:

- enable 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
- minimise the likelihood of early construction activities (such as demolition, earthworks and structures) being delayed until 100% design of late-stage construction activities occur (such as mechanical ventilation or end of trip facilities). This maximises Project delivery opportunities and provides the greatest potential to minimize construction duration, where possible.

This staging approach ultimately provides NSW Health and its staff, patients and visitors with the fully functioning RPA Hospital in a timely manner.



## 2. STAGING

This section details the Project’s proposed approach to staging of construction and operations of the RPA Hospital, in accordance with the conditions detailed in schedule 2 of SSD 47662959.

### 2.1 Construction Staging

The Project will be constructed in seven (7) stages, as described in Table 2, below. While each stage will commence at different times, each stage will have periods during which works may occur simultaneously. All staging under this staging report has been named to correspond generally to the intended split of Crown Certificates, however this may need to be staged or adjusted should design or construction progress limit the ability for a Crown Certificate to be issued for the full scope of a Stage. The Project lifetime is projected to be approximately 4 years, commencing in October of 2023 with areas becoming operational throughout 2024.

*Table 2: Proposed staging of construction*

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
Stage 1	<p><b>Early Works 6</b></p> <p>Works associated with Stage 1:</p> <p><u>Early Works 6 – Temporary Helicopter Landing Site (THLS)</u></p> <ul style="list-style-type: none"> <li>• Site establishment</li> <li>• Service diversions</li> <li>• Demolition and site clearing (removal and pruning)</li> <li>• Earth works (bulk excavation, piling)</li> <li>• Structure (inground and above)</li> <li>• Structural steel (strengthening for temporary helipad, roofing lift lobby, ambulance pickup area and awnings)</li> <li>• Façade</li> <li>• Civil and landscaping</li> <li>• Helicopter services, lighting and finishes</li> </ul>	October 2023	Quarter 4, 2024

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
Stage 2	<p><b>Early Works 5</b></p> <p>Works associated with Stage 2:</p> <p>2A</p> <p><u>Early Works 5 – Lambie Dew Drive</u></p> <ul style="list-style-type: none"> <li>• Site establishment</li> <li>• Demolition and site clearing (removal and pruning)</li> <li>• Demolition and establishment of temporary USYD Storage Shed</li> <li>• Service diversion including:               <ul style="list-style-type: none"> <li>◦ HV for temporary kiosk to Centenary building</li> <li>◦ Stormwater</li> <li>◦ Sewer</li> <li>◦ LV electrical</li> </ul> </li> <li>• Road alignment (shuttle lift location)</li> <li>• Temporary fire hydrant relocation</li> </ul> <p><u>Main works – East Tower</u></p> <ul style="list-style-type: none"> <li>• Site establishment</li> <li>• Demolition and site clearing (removal and pruning)</li> </ul> <p>2B</p> <p><u>Early Works 5 – Lambie Dew Drive</u></p> <ul style="list-style-type: none"> <li>• Sewer main diversion and connection</li> <li>• Temporary booster relocation including in-ground pipework and plinth on John Hopkins Drive</li> <li>• Potable water</li> </ul> <p>2C</p> <p><u>Early Works 5 – Lambie Dew Drive</u></p> <ul style="list-style-type: none"> <li>• Installation of new in ground service connections:               <ul style="list-style-type: none"> <li>◦ HV for East Tower</li> <li>◦ Water</li> <li>◦ Sewer</li> <li>◦ Diesel pipework</li> <li>◦ Stormwater</li> <li>◦ Medical gases</li> </ul> </li> </ul>	October 2023	Quarter 4, 2024

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
Stage 3	<p><b>Early Works 5 and commencement of Main Works</b></p> <p>Works associated with Stage 3:</p> <p><u>Early Works 5 – Lambie Dew Drive</u></p> <ul style="list-style-type: none"> <li>• Final road alignment (corner of Gloucester House Drive and Lambie Dew) service diversions,</li> <li>• Permanent USYD storage shed construction</li> <li>• Civil works</li> <li>• Temporary haul road at East Tower</li> </ul> <p><u>Main Works – East Tower</u></p> <ul style="list-style-type: none"> <li>• Bulk excavation and piling</li> <li>• Stair 1 foundation</li> <li>• Inground structure and services</li> </ul> <p><u>Main Works – East Extension</u></p> <ul style="list-style-type: none"> <li>• Service diversion</li> <li>• Piling</li> <li>• Inground structure and services</li> <li>• Final Lambie Dew Drive road</li> </ul> <p><u>Main Works – Northern Expansion</u></p> <ul style="list-style-type: none"> <li>• Site establishment</li> <li>• Site clearing</li> <li>• Civil and bulk excavation</li> <li>• Service diversions</li> <li>• Permanent fire hydrant and booster enclosure including hardstand</li> </ul> <p><u>Temporary Works 1</u> (Southern Entry for Northern Arrival relocation, non-emergency patient transport (NEPT) and newborn &amp; paediatric Emergency Transport Services (NETS))</p> <ul style="list-style-type: none"> <li>• Site establishment</li> <li>• Civil works</li> <li>• Minor demolition works to current roadways and kerb</li> <li>• Landscape, pavements, kerbs, guttering</li> <li>• Steelwork for canopy/awning</li> <li>• Minor internal services and finishes within existing hospital</li> </ul>	January 2024	Quarter 4, 2024

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
Stage 4	<p><b>Main Works (East Tower, East Extension, Northern Expansion, Northern Arrival and Courtyards)</b></p> <p>Works associated with Stage 4:</p> <p><u>Main Works – East Tower</u></p> <ul style="list-style-type: none"> <li>• Structure from Level 01 to Roof</li> <li>• Services and finishes</li> <li>• Façade</li> <li>• Landscaping</li> <li>• Lift core pad footings and overrun walls</li> <li>• Jump form establishment and core construction to Level 05</li> <li>• FRP Level 03 over Lambie Dew Drive</li> </ul> <p><u>Main Works – East Extension</u></p> <ul style="list-style-type: none"> <li>• Structure</li> <li>• Services and finishes</li> <li>• Façade</li> </ul> <p><u>Main Works – Northern Expansion</u></p> <ul style="list-style-type: none"> <li>• Piling</li> <li>• Structure</li> <li>• Landscaping, pavements, kerbs and guttering</li> <li>• Services and finishes</li> </ul> <p><u>Main Works – Northern Arrival and Courtyard</u></p> <ul style="list-style-type: none"> <li>• Site Establishment</li> <li>• Demolition</li> <li>• Structure</li> <li>• Façade</li> <li>• Landscaping and pavement works</li> <li>• Services and finishes</li> </ul>	August 2024	Quarter 1, 2026

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
Stage 5	<p><b>Refurbishment Works and Temporary Works 2</b></p> <p>Works associated with Stage 5:</p> <ul style="list-style-type: none"> <li>• All external and public domain works including pavements footpaths, soft and hard landscaping, roads, kerbs and gutters.</li> </ul> <p><u>Refurbishment Works</u> (excluding Level 05 Emergency Department and Ambulance Entry)</p> <ul style="list-style-type: none"> <li>• Site Establishment</li> <li>• Refurbishment Works</li> <li>• Internal Demolition</li> <li>• Services and Finishes</li> </ul> <p><u>Temporary Works 2</u> (Southern Entry for Temp Emergency Department and Ambulance Entry)</p> <ul style="list-style-type: none"> <li>• Site Establishment</li> <li>• Civil and service/stormwater</li> <li>• Landscape, pavements, kerbs, guttering</li> <li>• Steelwork for canopy/awning</li> <li>• Internal services and finishes within existing hospital (Level 03 previously Intensive Care Unit (ICU))</li> </ul>	June 2026	Quarter 4, 2027
Stage 6	<p><b>Refurbishment Works Stage 2</b></p> <p>Works associated with Stage 6:</p> <p><u>Refurbishment Works</u> (Level 05 Ambulance Entry and Emergency Department)</p> <ul style="list-style-type: none"> <li>• Site Establishment</li> <li>• Internal demolition</li> <li>• Services and finishes</li> <li>• Civil and services (stormwater)</li> <li>• Landscape, kerbs and guttering</li> <li>• Steelwork for canopy/awning</li> </ul>	September 2026	Quarter 3, 2027

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
Stage 7	<p><b>Restoring Temporary Works 2</b></p> <p>Stage 7 will encompass the following scope of works:</p> <p><u>Temporary Works 2</u></p> <ul style="list-style-type: none"> <li>• Temporary Works 2 restoration to original design</li> <li>• Site Establishment</li> <li>• Demolition works</li> <li>• Civil and service/stormwater</li> <li>• Landscape, kerbs and guttering</li> <li>• Internal refurbishment (Level 03) including finishes and services within existing hospital (completion of Level 03 extension theatres)</li> </ul>	October 2027	Quarter 4, 2027

**Notes:**

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

## 2.2 Operations

The proposed timing of operations will occur from Quarter 3 2024 to Quarter 4 2027, and whilst this will occur progressively (as shown in Table 3 of this Report), staging of pre-operational and operational requirements is not proposed in this Staging Report. All requirements to be complied with prior to and during operations will be complied with in full as stated by the conditions, unless otherwise approved by the Certifier through an update to this Staging Report.

*Table 3: Operations*

Operational Phase	Scope	Indicative Timing for Operation <sup>1</sup>
OP EW1	Early Works 6 – Temporary Helicopter Landing Site	Quarter 3, 2024
OP1	Main Works: Northern Arrival, Women’s & Babies, NEPT car park	Quarter 2, 2026
OP2	Main Works: East Tower, Vertical Expansion	Quarter 3, 2026
OP3	Temporary Works: Temporary Emergency Department including East Extension Satellite Imaging	Quarter 3, 2026
OP4	Refurbishment works: Level 05 Emergency Department & Ambulance Entry	Quarter 3, 2027
OP5	Refurbishment works: all remaining, including Level 03 Theatres & Recovery	Quarter 4, 2027

## 2.3 Scope of works outside of this Staging Report

In addition to the construction stages detailed in Table 2 above, the early low impact works excluded from the definition of 'Construction' in SSD 47662959 (definitions, page 2 of the consent), will be undertaken when required to enable the remainder of the Project to run efficiently. This will include:

- building and road dilapidation surveys
- investigative drilling or investigative excavation
- Archaeological Salvage
- establishing temporary site offices (in locations identified by the conditions of this consent)
- installation of environmental impact mitigation measures, fencing, enabling works; and
- minor adjustments to services or utilities.

As noted in Section 2.2 above, staging of requirements relating to operations is not proposed within this revision of the Staging Report. All requirements to be complied with prior to and during operations will be complied with in full as stated by the conditions, unless otherwise approved by the Certifier through an update to this Staging Report. Should staged operations be proposed, then this Staging Report will be updated and resubmitted to the Certifier no later than 14 days prior to the commencement of operation of the first of the proposed stage of operation as per condition A9.

## 3. MANAGING COMPLIANCE AND POTENTIAL IMPACTS

### 3.1 Approach

The Project is committed to meeting its obligations and being a good neighbour.

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

No aspect of the staged approach to construction will affect the ability of the Project to comply with the conditions of consent. All triggered conditions of consent will be complied with at each Stage, within the timing specified in the Compliance Matrix in Appendix A. An 'X' and orange shading in the Compliance Matrix denotes a condition that is triggered at and applicable to a particular construction stage.

Once this Staging Report is approved, the Project must be staged in accordance with the staging set out in this document.

### 3.2 Management Plans

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

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

The key management plans applicable to construction Stages 1 to 6 include (but are not limited to):

- Construction Environmental Management Plan (condition of consent B27) and sub-plans:
- Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B28)
- Construction Noise and Vibration Management Sub-Plan (condition of consent B29)
- Construction Waste and Management Sub-Plan (condition of consent B30)
- Construction Soil and water Management Sub-Plan (condition of consent B31)
- Construction Biodiversity Management Sub-Plan (condition of consent B32)
- Construction Flood Emergency Management Sub-Plan (condition of consent B33).

These plans have been prepared for construction as a whole and will not require updating to cater for the staging described in this Report. Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed (refer Section 3.3).



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

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

- Temporary Helipad Management Plan (condition of consent D11)
- Green Travel Plan (condition of Consent D20)
- Stormwater Operation and Maintenance Plan (condition of Consent D24)
- Operational Waste Management Plan (condition of Consent D28), and;
- Operational Flood Emergency Management Plan (condition of Consent D36).

To note, operations has not been staged under this revision to the Staging Report. Refer Section 2.3.

### 3.3 Training and periodic review

Regular training is critical in ensuring the Project workforce understands and is committed to achieve compliance with the consent. In accordance with condition A23, the Project team will ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the Project.

Further, periodic review of Project documentation is key in ensuring that plans, strategies and programs required under the consent are adequate, fit for purpose and effective. In accordance with conditions A29 and A30, the Project team will review the strategies plans and programs required under the consent within three months of:

- the submission of an incident report under condition A25
- the submission of an Independent Audit under condition C43 or C45
- the approval of any modification of the conditions of this consent; or
- the issue of a direction of the Planning Secretary under condition A3 which requires a review,

The Planning Secretary and the Certifier must be notified in writing that a review is being carried out.

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

### 3.4 Auditing

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

As required by condition of consent C43, Independent Audits will be implemented on the Project in accordance with the Department (2020)'s *Independent Audit Post Approval Requirements*. The Independent Audits assess compliance with the conditions of consent, along with the adequacy and implementation of Project plans, the handling and reporting of incidents and complaints and the environmental performance of the Project. Each Independent Audit report shall be submitted to the Department within two months of the audit site inspection, in accordance with condition C47.

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

### 3.5 Cumulative Impact

Impacts associated with the delivery and operations of the Project include traffic, parking and access, temporary pedestrian diversions, light spill and noise and vibration. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by the Department prior to consent.

The Project would continue to manage the potential impacts through implementation of the Project plans, strategies and protocols identified within the conditions of consent. These are summarised in Section 3.2 above.

## LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

## APPENDIX A

### Compliance Matrix – SSD 47662959 Schedule 2: Conditions of Consent

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments																																																																									
		1	2	3	4	5	6	7																																																																										
<b>PART A ADMINISTRATIVE CONDITIONS</b>																																																																																		
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	This condition will be complied with in full throughout construction.																																																																								
A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> <li>a) in compliance with the conditions of this consent;</li> <li>b) in accordance with all written directions of the Planning Secretary;</li> <li>c) generally, in accordance with the EIS and Response to Submissions;</li> <li>d) in accordance with the approved plans in the table below:</li> </ul> <table border="1" data-bbox="350 850 1121 1703"> <thead> <tr> <th colspan="4">Architectural drawings prepared by Jacobs, Bates Smart and Neeson Mercutt + Neille</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>RPA-ARC-BSA-DRG-MW-DA0103</td><td>J</td><td>SITE PLAN – DEMOLITION</td><td>06/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0104</td><td>N</td><td>SITE PLAN – PROPOSED</td><td>16/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0301</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 1</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0302</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 2</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0303</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 3</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0304</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 4</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0305</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 5</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0306</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 6</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0307</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 7</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0308</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 8</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0309</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 9</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0310</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 10</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0311</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 11</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0312</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 12</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0313</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 13</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0314</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 14</td><td>09/06/23</td></tr> </tbody> </table>	Architectural drawings prepared by Jacobs, Bates Smart and Neeson Mercutt + Neille				Dwg No.	Rev	Name of Plan	Date	RPA-ARC-BSA-DRG-MW-DA0103	J	SITE PLAN – DEMOLITION	06/06/23	RPA-ARC-BSA-DRG-MW-DA0104	N	SITE PLAN – PROPOSED	16/06/23	RPA-ARC-BSA-DRG-MW-DA0301	N	GENERAL ARRANGEMENT – LEVEL 1	09/06/23	RPA-ARC-BSA-DRG-MW-DA0302	N	GENERAL ARRANGEMENT – LEVEL 2	09/06/23	RPA-ARC-BSA-DRG-MW-DA0303	N	GENERAL ARRANGEMENT – LEVEL 3	09/06/23	RPA-ARC-BSA-DRG-MW-DA0304	N	GENERAL ARRANGEMENT – LEVEL 4	09/06/23	RPA-ARC-BSA-DRG-MW-DA0305	N	GENERAL ARRANGEMENT – LEVEL 5	09/06/23	RPA-ARC-BSA-DRG-MW-DA0306	N	GENERAL ARRANGEMENT – LEVEL 6	09/06/23	RPA-ARC-BSA-DRG-MW-DA0307	N	GENERAL ARRANGEMENT – LEVEL 7	09/06/23	RPA-ARC-BSA-DRG-MW-DA0308	N	GENERAL ARRANGEMENT – LEVEL 8	09/06/23	RPA-ARC-BSA-DRG-MW-DA0309	N	GENERAL ARRANGEMENT – LEVEL 9	09/06/23	RPA-ARC-BSA-DRG-MW-DA0310	N	GENERAL ARRANGEMENT – LEVEL 10	09/06/23	RPA-ARC-BSA-DRG-MW-DA0311	N	GENERAL ARRANGEMENT – LEVEL 11	09/06/23	RPA-ARC-BSA-DRG-MW-DA0312	N	GENERAL ARRANGEMENT – LEVEL 12	09/06/23	RPA-ARC-BSA-DRG-MW-DA0313	N	GENERAL ARRANGEMENT – LEVEL 13	09/06/23	RPA-ARC-BSA-DRG-MW-DA0314	N	GENERAL ARRANGEMENT – LEVEL 14	09/06/23	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Architectural drawings prepared by Jacobs, Bates Smart and Neeson Mercutt + Neille																																																																																		
Dwg No.	Rev	Name of Plan	Date																																																																															
RPA-ARC-BSA-DRG-MW-DA0103	J	SITE PLAN – DEMOLITION	06/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0104	N	SITE PLAN – PROPOSED	16/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0301	N	GENERAL ARRANGEMENT – LEVEL 1	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0302	N	GENERAL ARRANGEMENT – LEVEL 2	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0303	N	GENERAL ARRANGEMENT – LEVEL 3	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0304	N	GENERAL ARRANGEMENT – LEVEL 4	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0305	N	GENERAL ARRANGEMENT – LEVEL 5	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0306	N	GENERAL ARRANGEMENT – LEVEL 6	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0307	N	GENERAL ARRANGEMENT – LEVEL 7	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0308	N	GENERAL ARRANGEMENT – LEVEL 8	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0309	N	GENERAL ARRANGEMENT – LEVEL 9	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0310	N	GENERAL ARRANGEMENT – LEVEL 10	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0311	N	GENERAL ARRANGEMENT – LEVEL 11	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0312	N	GENERAL ARRANGEMENT – LEVEL 12	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0313	N	GENERAL ARRANGEMENT – LEVEL 13	09/06/23																																																																															
RPA-ARC-BSA-DRG-MW-DA0314	N	GENERAL ARRANGEMENT – LEVEL 14	09/06/23																																																																															

Condition of Consent	Compliance Requirement				Construction Stages (as per Table 2, above)							Comments	
					1	2	3	4	5	6	7		
	RPA-ARC-BSA-DRG-MW-DA0315	N	GENERAL ARRANGEMENT – LEVEL 15	09/06/23									
	RPA-ARC-BSA-DRG-MW-DA0316	N	GENERAL ARRANGEMENT – LEVEL 16	09/06/23									
	RPA-ARC-BSA-DRG-MW-DA0317	M	GENERAL ARRANGEMENT – LEVEL 17	09/06/23									
	RPA-ARC-BSA-DRG-MW-DA0501	C	EXTERNAL WORKS – EMERGENCY DEPARTMENT ARRIVAL	06/06/23									
	RPA-ARC-BSA-DRG-MW-DA0502	C	EXTERNAL WORKS – EMERGENCY DEPARTMENT ARRIVAL	06/06/23									
	RPA-ARC-BSA-DRG-MW-DA0901	J	ELEVATIONS – NORTH & SOUTH	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA0902	J	ELEVATIONS – EAST & WEST	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA0904	D	ELEVATIONS – LAMBIE DEW DRIVE	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA0905	D	ELEVATIONS – CENTRAL COURTYARD	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1001	J	SECTIONS – AA & BB	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1002	J	SECTION – CC & DD	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1101	I	FAÇADE TYPE 01 – 1 BED OUTBOARD ENSUITE	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1102	I	FAÇADE TYPE 02 – INTENSIVE CARE UNIT (ICU)	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1103	I	FAÇADE TYPE 03 – 1 BED ISOLATION	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1104	I	FAÇADE TYPE 04 – 2 BED INBOARD ENSUITE	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1105	I	FAÇADE TYPE 05 – 2 BED TOE TO TOE	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1106	I	FAÇADE TYPE 06 – NEONATES	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1107	I	FAÇADE TYPE 07 – PLANT LEVELS	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1108	I	FAÇADE TYPE 08 – OPERATING THEATRE (EAST EXTENSION)	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1109	I	FAÇADE TYPE 09 – LINK BRIDGE	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1110	I	FAÇADE TYPE 10 – NORTH ARRIVAL ENTRY	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1111	I	FAÇADE TYPE 11 – WINTER GARDEN	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1112	I	FAÇADE TYPE 12 – RAIN SCREEN – BUILDING 89	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA1113	D	FAÇADE TYPE 13 – RADIOLOGY	06/06.23									
	RPA-ARC-BSA-DRG-MW-DA2101	I	SOLAR ANALYSIS – SUMMER SOLSTICE	06/06.23									

Condition of Consent	Compliance Requirement				Construction Stages (as per Table 2, above)							Comments		
					1	2	3	4	5	6	7			
	RPA-ARC-BSA-DRG-MW-DA2102	I	SOLAR ANALYSIS – WINTER SOLSTICE	06/06.23										
	RPA-ARC-BSA-DRG-MW-DA2103	I	SOLAR ANALYSIS – EQUINOX	06/06.23										
	RPA-ARC-BSA-DRG-MW-DA2201	I	AREA CALCULATIONS	06/06.23										
	RPA-ARC-JAC-DRG-MW-150300	A	GENERAL ARRANGEMENT PLANS – LEVEL 3 (GROUND LEVEL) – EOT & BIKE PARKING FACILITY	21/06/23										
	RPA-ARC-BSA-DRG-MW-DA3001	B	SIGNAGE ZONES PLAN	15/07/23										
	RPA-ARC-BSA-DRG-MW-DA3002	A	SIGNAGE ZONES NORTH ELEVATION	15/07/23										
	RPA-ARC-BSA-DRG-MW-DA3003	A	SIGNAGE ZONES MISSENDEN RD ELEVATION	15/07/23										
	RPA-ARC-JAC-DRG-EW6-400101	G	ELEVATIONS & SECTION – PACKAGE 6	21/07/23										
	<b>Landscaping plans prepared by Turf Design Studio</b>													
	<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>										
	RPA-LAN-TDS-DRW-MW-150000	O	TREE MANAGEMENT PLAN	22/06/2023										
	RPA-LAN-TDS-DRW-MW-200000	O	Site Landscape Plan	22/06/2023										
	RPA-LAN-TDS-DRW-MW-200002	L	Soil Depth Plan	15/08/2023										
	RPA-LAN-TDS-DRW-MW-200101	N	General Arrangement Plan – Northern Arrival	22/06/2023										
	RPA-LAN-TDS-DRW-MW-200201	N	General Arrangement Plan – Northern Terrace	23/06/2023										
	RPA-LAN-TDS-DRW-MW-200301	N	General Arrangement Plan – L3 Sunken Gardens	22/06/2023										
	RPA-LAN-TDS-DRW-MW-200401	N	General Arrangement Plan – L4 Central Courtyard	22/06/2023										
	RPA-LAN-TDS-DRW-MW-200501	N	General Arrangement Plan – Eastern Gardens 1 of 2	22/06/2023										
	RPA-LAN-TDS-DRW-MW-200502	N	General Arrangement Plan – Eastern Gardens 2 of 2	22/06/2023										
	RPA-LAN-TDS-DRW-MW-200601	S	General Arrangement Plan – Eastern Green Roofs	15/08/2023										
	RPA-LAN-TDS-DRW-MW-200701	N	General Arrangement Plan – Missenden Arrival	22/06/2023										
	RPA-LAN-TDS-DRW-MW-520001	N	Overall Tree Planting Plan	22/06/2023										
	RPA-LAN-TDS-DRW-MW-520101	N	Planting Plan – Northern Arrival	22/06/2023										
	RPA-LAN-TDS-DRW-MW-520201	N	Planting Plan – Northern Terrace	22/06/2023										
	RPA-LAN-TDS-DRW-MW-520301	N	Planting Plan – L3 Sunken Garden	22/06/2023										

Condition of Consent	Compliance Requirement				Construction Stages (as per Table 2, above)							Comments		
					1	2	3	4	5	6	7			
	RPA-LAN-TDS-DRW-MW-520401	N	Planting Plan – L4 Central Courtyard	22/06/2023										
	RPA-LAN-TDS-DRW-MW-520501	N	Planting Plan – Eastern Gardens	22/06/2023										
	RPA-LAN-TDS-DRW-MW-520601	M	Planting Plan – Eastern Wing Green Roofs	15/08/2023										
	RPA-LAN-TDS-DRW-MW-520701	N	Planting Plan – Missenden Arrival	22/06/2023										
	RPA-LAN-TDS-DRW-MW-520801	N	Planting Plan – USYD	22/06/2023										
	RPA-LAN-TDS-DRW-MW-540002	N	Proposed Tree Canopy Cover Plan	22/06/2023										
	RPA-LAN-TDS-DRW-MW-700101	N	Section – Northern Arrival	22/06/2023										
	RPA-LAN-TDS-DRW-MW-700201	I	Section – Northern Terrace	22/06/2023										
	RPA-LAN-TDS-DRW-MW-700301	I	Section – L3 Sunken Gardens	22/06/2023										
	RPA-LAN-TDS-DRW-MW-700401	I	Section – L4 Central Courtyard	22/06/2023										
	RPA-LAN-TDS-DRW-MW-700501	N	Section – Eastern Garden	22/06/2023										
	RPA-LAN-TDS-DRW-MW-900300	I	Details – Furniture	22/06/2023										
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.				X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.	
Limits of Consent														
A5	This consent lapses five years after the date of consent unless work is physically commenced.				X	-	-	-	-	-	-	-	This condition will be complied with post Stage 1.	
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	This condition will be complied with in full throughout construction.	
Planning Secretary as Moderator														



Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Evidence of Consultation									
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Staging									
A9	The project may be constructed and operated in stages generally in accordance with 'Preliminary Construction Management Plan (Revision 6.0)' prepared for Health Infrastructure and dated 20/06/2023. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Certifier. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction and 14 days before the commencement of operation of the first stage of the proposed stages of operation.	X	-	-	-	-	-	-	Staging report would only be required to be submitted prior to the issue of Stage 1 Crown Certificate and then only resubmitted if the staging report is amended or updated to reflect modified staging.
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) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	X	-	-	-	-	-	-	Staging report would only be required to be submitted prior to the issue of Stage 1 Crown Certificate and then only resubmitted if the staging report is amended or updated to reflect modified staging.
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Staging, Combining and Updating Strategies, Plans or Programs									

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
A13	<p>The Applicant may:</p> <ul style="list-style-type: none"> <li>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</li> <li>(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</li> <li>(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).</li> </ul>	X	X	X	X	X	X	X	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report under A9-A12, or updated through A29/30.
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	X	X	X	X	X	X	X	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report under A9-A12, or updated through A29/A30.
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	X	X	X	X	X	X	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report under A9-A12, or updated through A29/A30.
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	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Structural Adequacy									
A17	<p>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.</p> <p><i>Note: Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development</i></p>	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
External Walls and Cladding									

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	X	-	X	X	-	-	X	This condition will be complied with during stages 1, 3, 4, and 7.
Applicability of Guidelines									
A19	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	This condition will be complied with in full throughout construction.
A20	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	This condition will be complied with in full throughout construction.
Monitoring of Environmental Audit									
A21	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&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Access to Information									
A22	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:  (a) make the following information and documents (as they are obtained or approved) publicly available on its website:  i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly;	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments	
		1	2	3	4	5	6	7		
	ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.									
Compliance										
A23	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Incident Notification, Reporting and Response										
A24	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Non-Compliance Notification										
A26	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Revision of Strategies, Plans and Programs										
A29	Within three months of: (a) the submission of an incident report under condition A25; (b) the submission of an Independent Audit under condition C43 or C45; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review,	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
	the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.								
A30	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.  <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Missenden Road On-street Parking									
A31	Unless otherwise agreed by Council, the proposed four on-street parallel parking spaces along Missenden Road are not approved	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Associated Roadway Costs									
A32	All costs associated with the construction of any new public road works associated with the development including kerb and gutter, road pavement, drainage system and footway are to be borne by the Applicant. The new public road works must be designed and constructed in accordance with Council's Sydney Streets Technical Specification, including amendments, and the Sydney Streets Design Code.	X	X	X	-	X	-	X	This condition will be complied with during stages 1, 2, 3, 5 and 7.
Cost of Signposting									
A33	All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development are to be borne by the Applicant.	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction.
Paving Materials									
A34	The surface of any material used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must be designed to comply with AS 4586:2004 Slip resistance classification of new pedestrian surface materials.	-	-	-	X	-	X	-	This condition will be complied with prior to the issue of relevant completion certificates
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION									
Notification of Commencement									
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before those dates.	X	X	X	X	X	X	X	Contractor to notify the Department at least 48 hours prior to the commencement each project Stage.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
B2	If the construction of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	X	X	X	X	X	X	X	Contractor to notify the Department at least 48 hours prior to the commencement each project Stage.
Design Excellence and Integrity									
B3	Prior to the commencement of construction of the building works set out in (a) and (b) below, the Applicant must prepare amended plans for the approval of the Design Integrity Panel (DIP). The amended plans, and evidence that they have been endorsed by the DIP, must be provided for the information of the Planning Secretary, Certifier and Council. The amended plans must include details of:  (a) façade treatment at the existing ground-level Northern Arrival frontage (Level 3) of Building 89;  (b) the Missenden Road canopy at a scale of 1:20, prepared with input from a suitably qualified heritage specialist. The canopy must relate sympathetically to the context and setting of the Albert Pavilion with minimal interruption to primary view lines. Drawings must include details of materials, angle of canopy, the design of gutters and downpipes.	-	-	-	X	-	X	-	Amended DIP endorsed plans will be submitted to the Planning Secretary, Certifier and Council prior to the commencement of construction of the relevant building works during stages 4 and 6.
B4	Prior to the commencement of construction of above ground building works, the Applicant must provide evidence to the Planning Secretary and Certifier that the DIP has endorsed the external "For Construction" architectural drawings and samples of all external materials, including any revised 3D photomontages, as being consistent with the approved design.	-	-	-	X	-	X	-	Evidence of DIP endorsement will be provided to the Planning Secretary and Certifier prior to stages 4 and 6.
B5	Any future 4.55(2) modification applications must be accompanied by a Design Integrity Report which details that the proposed changes have been reviewed and endorsed by the DIP. The Design Integrity Report must include a summary of feedback provided by the DIP and responses by the Applicant to this advice.	-	-	-	X	-	X	-	If any future 4.55(2) modification applications are required regarding the façade treatment or Missenden Road canopy, they will be accompanied by a Design Integrity Report
B6	Any future 4.55(1A) modification applications must be accompanied by a Design Integrity Report.	-	-	-	X	-	X	-	If any future 4.55(2) modification applications are required regarding the façade treatment or Missenden Road canopy, they will be accompanied by a Design Integrity Report
Certified Drawings									
B7	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	X	X	X	X	X	X	X	Certified structural drawings will be submitted to the Certifier prior to commencement of each stage.
External Walls and Cladding									

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
B8	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. A copy of the documentation must be made available on the Applicant's website within 14 days after the Certifier accepts it.	X	-	X	X	-	-	X	Design to be completed prior to stages 1, 3, 4, and 7.
Pre-Construction Dilapidation Report – Protection of Public Infrastructure									
B9	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure.</p> <p>(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</p> <p>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested.</p>	X	X	X	X	-	-	-	The Applicant will consult relevant owners and providers to make suitable arrangements for access and conduct and provide a pre-construction survey prior to commencement of Stages 1, 2, 3 and 4.
Pre-Construction Survey – Adjoining Properties									
B10	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	X	X	X	X	-	-	-	The Applicant will consult relevant owners and providers to offer a pre-construction survey prior to commencement of Stages 1, 2, 3 and 4.
B11	Where the offer for a pre-construction survey is accepted (as required by condition B10), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	X	X	X	X	-	-	-	The Applicant will consult relevant owners and providers to offer a pre-construction survey prior to commencement of Stages 1, 2, 3 and 4.
B12	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B11, the Applicant must:</p> <p>(a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;</p> <p>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</p> <p>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within seven days when requested.</p>	X	X	X	X	-	-	-	The Applicant will consult relevant owners and providers to offer a pre-construction survey prior to commencement of Stages 1, 2, 3 and 4.
Public Domain Plan									

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
B13	<p>Prior to the commencement of construction of any public domain works on Council-owned land (excluding utility works), a detailed Public Domain Plan must be submitted to the Certifier.</p> <p>The plan must:</p> <ul style="list-style-type: none"> <li>(a) be endorsed by Council;</li> <li>(b) document all works required to ensure that the public domain upgrade work complies with Council's Public Domain Manual, Sydney Streets Code, Sydney Street Tree Masterplan, Sydney Lights: Public Domain Design Guide, Sydney Streets Technical Specification;</li> <li>(c) be based on an accurate survey, to scale and fully coordinated across all disciplines and submissions; and</li> <li>(d) include public domain levels and gradients documentation and public domain lighting design, including undergrounding where possible</li> </ul>	-	-	-	-	-	X	-	A Public Domain Plan will be endorsed by Council and submitted to the Certifier prior to the commencement of construction of public domain works during Stage 6.
Public Domain Works Security Bond									
B14	<p>Prior to the commencement of construction of any public domain works on Council-owned land (excluding utility works), a Public Domain Security Bond is required for the public domain works and repairing damage that may be caused to Council's public domain in the vicinity of the site, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. Council will retain the bond until all public domain works, including rectification of damage to the public realm, are completed to Council's standards in accordance with condition D17.</p> <p><i>Note: On satisfying the above requirements, Council will issue a Public Domain Works – Letter of Completion Operational Acceptance and 90 per cent of the bond will be released. The remaining 10 per cent will be retained for a six month defects liability period from the date of Completion, as nominated by Council and outlined in the Public Domain Works – Letter of Completion Operational Acceptance</i></p>	-	-	-	-	-	X	-	A Public Domain Security Bond will be lodged with Council prior to the commencement of construction of public domain works during Stage 6.
B15	<p>Prior to the lodgement of the bond required in accordance with condition B14, the Applicant must contact Council to determine the bond amount. The bond must be lodged with Council prior to an approval being issued for Public Domain Plan required in accordance with condition B13.</p>	-	-	-	-	-	X	-	The applicant will consult with Council prior to lodgement of the bond required by B14.
Ecologically Sustainable Development									
B16	<p>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 ('SSDA Report – Sustainability (Revision 04)', prepared by Climatewise Design and dated 31/10/22) have been incorporated into the design of the development.</p>	-	-	X	X	X	X	X	Correspondence from Certifier as to incorporation of relevant ESD initiatives into design to be received prior to Stages 3 – 7.
B17	<p>The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.</p>	-	-	X	X	X	X	X	A letter from the certifier that the project has obtained a minimum of 60 points to be obtained prior to Stages 3 – 7.
Heritage Photographic Archival Recording									
B18	<p>Prior to the commencement of demolition of any heritage item, a photographic archival record of the external and internal areas of the heritage items on site and all other items of heritage significance on the site identified in 'Statement of Heritage Impact' (Issue 7), prepared by Heritage 21 and dated 3 November 2022, and addendum</p>	-	X	-	-	-	X	-	A photographic archival record will be prepared and submitted to Council and the Planning



Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
	prepared by Heritage21 dated 8 June 2023, must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy must be submitted to Council, any relevant local studies collection in the locality and made available on the Applicant's website prior to the commencement of demolition of any heritage item.								Secretary prior to demolition of any heritage items during Stages 2 and 6.
Heritage – Albert Pavilion Internal Works									
B19	Prior to the commencement of construction works for internal refurbishment of the Albert Pavilion (Building 63), detailed architectural plans for internal works must be submitted to the Certifier. The plans must be accompanied by a written statement from a suitably qualified and experienced heritage professional, confirming that adequate consideration has been given to the retention of original masonry internal walls and any remnant fabric of significance, where feasible.	-	-	-	-	-	X	-	Detailed architectural plans will be submitted to the Certifier prior to Stage 6.
Outdoor Lighting									
B20	Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	X	X	X	X	X	-	X	Evidence will be submitted to the Certifier prior to the installation of lighting during stages 1, 2, 3, 4, 5 and 7.
Demolition									
B21	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	X	X	X	X	X	X	X	This condition applies throughout all stages during construction.
Existing Helipad / Helicopter Operations During Construction									
B22	Prior to the commencement of construction, helipad / helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. A report summarising the outcome of the review must be submitted to the Certifier and provided to stakeholders. The review must consider:  (a) the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site; and  (b) any additional fire safety requirements as approved by NSW Fire & Rescue, to be designed by a suitably qualified and experienced accredited practitioner (fire safety).	X	-	-	X	-	-	-	This condition applies prior to Stages 1 and 4.
Helipad Design									
B23	Prior to the construction of each helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the Certifier which states that the design of the helipad incorporates the relevant details outlined in the Civil Aviation Safety Authority publication Advisory Circular AC 139R-01 v1.0 Guidelines for heliports - design and operation and other relevant National and International guidelines. Any additional fire safety	X	-	-	X	-	-	-	This condition applies prior to Stages 1 and 4.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
	compliance requirements as approved by NSW Fire & Rescue are to be designed by a suitably qualified and experienced accredited practitioner (fire safety).								
Helipad Operations									
B24	Prior to the construction of the temporary helipad, it must be considered safe and fit for purpose by the operator in accordance with the Civil Aviation Safety Regulation, Reg 91.410.	X	-	-	-	-	-	-	This condition applies prior to Stage 1.
B25	Prior to construction of the permanent helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority publication Advisory Circular AC 139R-01 v1.0 Guidelines for heliports - design and operation and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Survey must be submitted to the Certifier and Council, and made available on the Applicant's website.	-	-	-	X	-	-	-	This condition applies prior to Stage 4.
Environmental Management Plan Requirements									
B26	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Notes:</p> <ul style="list-style-type: none"> <li><i>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></i></li> <li><i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></li> </ul>	X	-	-	-	-	-	-	<p>Management plans will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
Construction Environmental Management plan									
B27	<p>Prior to the commencement of any 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 A22. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) groundwater management plan including measures to prevent groundwater contamination;</li> <li>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> </ul>	X	-	-	-	-	-	-	<p>The CEMP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
	(viii) existing helipad / helicopter operations during construction, as required by condition B22; (b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B28); (d) Construction Noise and Vibration Management Sub-Plan (see condition B29); (e) Construction Waste Management Sub-Plan (see condition B30); (f) Construction Soil and Water Management Sub-Plan (see condition B31); (g) Biodiversity Management Sub-Plan (see condition B32); and (h) Construction Flood Emergency Management Plan (see condition B33).								
B28	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).	X	-	-	-	-	-	-	The CTPMSP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.  All subsequent revisions, if any are required will also align with the relevant guidelines.
B29	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with stakeholders for managing high noise generating works; (e) describe the consultation undertaken to develop the strategies in condition B29(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B26.	X	-	-	-	-	-	-	The CNVMSP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.  All subsequent revisions, if any are required will also align with the relevant guidelines.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
B30	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) information regarding the recycling and disposal locations; and</li> <li>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</li> </ul>	X	-	-	-	-	-	-	<p>The CWMSWP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
B31	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication <i>Managing Urban Stormwater: Soils &amp; Construction</i> (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</li> <li>(d) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.</li> <li>(e) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</li> <li>(f) detail all off-site flows from the site; and</li> <li>(g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.</li> </ul>	X	-	-	-	-	-	-	<p>The CSWMSP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
B32	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person/s; and</li> <li>(b) set out the measures identified in 'Streamlined Biodiversity Development Assessment Report', (version Final v3.0), prepared by Narla Environmental and dated 2 November 2022, to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.</li> </ul>	X	-	-	-	-	-	-	<p>The BMSP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
B33	<p>The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EHG);</li> <li>(c) include details of:</li> </ul>	X	-	-	-	-	-	-	<p>The CFEMSP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p>

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
	(d) the flood emergency responses for both construction phases of the development; <ul style="list-style-type: none"> <li>i. predicted flood levels;</li> <li>ii. flood warning time and flood notification;</li> <li>iii. assembly points and evacuation routes;</li> <li>iv. evacuation and refuge protocols; and</li> <li>v. awareness training for employees and contractors, and users/visitors.</li> </ul>								All subsequent revisions, if any are required will also align with the relevant guidelines.
B34	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: <ul style="list-style-type: none"> <li>(a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(b) minimise conflicts with other road users;</li> <li>(c) minimise road traffic noise; and</li> <li>(d) ensure truck drivers use specified routes.</li> </ul>	X	-	-	-	-	-	-	The Drive Code of Conduct will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.  All subsequent revisions, if any are required will also align with the relevant guidelines.
Construction Parking									
B35	Prior to the commencement of any construction, the Applicant must provide sufficient parking facilities on-site or within any approved works zones for construction vehicles and machinery, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	X	X	X	X	-	-	X	Sufficient on-site parking for heavy vehicles will be provide for heavy vehicles during each stage of construction, except where separate work zones have been approved. The location of heavy vehicle parking and separate work zones may change depending on each stage of construction.
B36	Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be published on the Applicant's website in accordance with condition A22. This condition cannot be staged.	X	-	-	-	-	-	-	The CWTS will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. The CWTS will apply to all stages of construction.
Flood Management									
B37	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: <ul style="list-style-type: none"> <li>(a) flood warning and notification procedures for construction workers on site; and</li> </ul>	X	-	-	-	-	-	-	Flood warning and notification procedures, evacuation and refuge protocols will be developed prior to Stage 1 and

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
	(b) evacuation and refuge protocols.								will be prepared in accordance with the relevant guidelines. These will apply to all stages of construction.
B38	Prior to the commencement of construction, details must be provided to the Certifier confirming that all new habitable floors Level 2 and above are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard, and that the development achieves the required flood planning levels outlined in 'Response to Submissions: Infrastructure Delivery, Management and Staging Plan – Flooding and Stormwater' (Revision 9), prepared by Taylor Thomson Whitting and dated 9 June 2023.	-	-	X	-	-	-	-	Prior to relevant Level 2 floor works commencing, Certifier satisfaction will be obtained for flooding impacts.
B39	Prior to the commencement of construction, details must be provided to the Certifier confirming that any new structures below the 1% Annual Exceedance Probability plus 500mm of freeboard are constructed from flood compatible building components.	-	-	X	-	-	-	-	Prior to construction of any new structures below the 1% AEP Certifier satisfaction will be obtained for flood compatible building components.
Operational Noise – Design of Mechanical Plant and Equipment									
B40	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project specific noise levels as recommended in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023, must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project specific noise levels identified in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023.	X	-	-	X	X	X	-	Compliance of detail design drawings with noise limits specified by the condition will be demonstrated prior to the installation of mechanic plant and equipment associated with each relevant construction stage of works
Public Domain Works									
B41	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	-	-	-	-	-	X	-	Prior to the commencement of footpath and public domain works during Stage 6, the applicant will submit evidence of Council approval to the Certifier.
Site Contamination									
B42	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	X	-	-	-	-	-	-	A NSW EPA-accredited Site Auditor will be engaged prior to Stage 1 for the duration of work relating to soil or groundwater contamination.
Tree Protection									

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
B43	<p>Prior to the commencement of construction, a revised Arboricultural Impact Assessment Report and Tree Protection Specification must be prepared by a suitably qualified professional, in accordance with the final design drawings for construction. The report must be submitted to the Certifier and incorporate:</p> <p>(a) the recommendations outlined in Section 6.0 of 'Arboricultural Impact Assessment Report', (Revision E), prepared by Martin Peacock Tree Care and dated 22 June 2023; and</p> <p>(b) a detailed specification for tree sensitive construction methods to be utilised to minimise the impact of the works upon the trees.</p>	X	X	-	-	-	-	-	A revised Arboricultural Impact Assessment Report and Tree Protection Specification will be prepared prior to commencement of Stages 1 and 2 and compliance demonstrated to the Certifier.
PART C DURING CONSTRUCTION									
Site Notice									
C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <p>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</p> <p>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>	X	X	X	X	X	X	X	A site notice will be prominently displayed at the boundaries of the site during all construction stages of the Project.
Operation of Plant and Equipment									
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	X	X	X	X	X	X	X	All construction plant and equipment will be maintained in a proper and efficient condition during all construction stages of the Project.
Demolition									
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B21.	X	X	X	X	X	X	X	All construction plant and equipment will be maintained in a proper and efficient condition during all construction stages of the Project.
Construction Hours									
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	X	X	X	X	X	X	X	Required construction hours will be complied with for all stages of

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
	(a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.								the Project, unless works comprise those listed in conditions C5, C6, C7 and C9.
C5	Notwithstanding condition C4, provided noise levels do not exceed the highly noise affected construction noise management levels at any residential receiver as outlined in Table 27 of 'Noise and Vibration Impact Assessment for SSDA AC07', (Revision K), prepared by ARUP and dated 27 June 2023, works may also be undertaken during the following hours: (a) between 7am and 8am, and 1pm and 7pm, Saturdays.	X	X	X	X	X	X	X	Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6, C7 and C9.
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) where the works relate to construction activities 3a, 3b, 3c, 3d, 5 and 7a as identified in Table 39 of 'Noise and Vibration Impact Assessment for SSDA AC07', (Revision K), prepared by ARUP and dated 27 June 2023; or (b) by the Police or a public authority for the delivery of vehicles, plant or materials; or (c) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (d) where the works are inaudible at the nearest sensitive receivers; or (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 (f) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	X	X	X	X	X	X	X	Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6, C7 and C9.
C7	Construction activities relating to internal fit-out works may be undertaken outside of the hours in condition C4 and C5 if required, provided that: (a) management and mitigation measures are implemented in accordance with the practices outlined in Table 44 of 'Noise and Vibration Impact Assessment for SSDA AC07', (Revision K), prepared by ARUP and dated 27 June 2023; (b) the façade near where the works are being conducted is entirely closed during extended construction hours; and (c) deliveries for the internal fit-out works are undertaken during the approved construction hours in condition C4.	X	X	X	X	X	X	X	Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6, C7 and C9.
C8	Notification of such construction activities as referenced in conditions C5(a) and C7 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C9	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	X	X	X	X	X	X	X	Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6, C7 and C9.



Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments	
		1	2	3	4	5	6	7		
Implementation of Management Plans										
C10	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	X	X	X	X	X	X	X	X	All construction stages of the Project will be undertaken in accordance with the most recent version of the CEMP.
Construction Traffic										
C11	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	X	X	X	X	X	X	X	X	Construction vehicles will be contained wholly within the site during all construction stages of the Project.
Hoarding Requirements										
C12	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of being made aware of its application.	X	X	X	X	X	X	X	X	Hoarding for all construction stages of the Project will comply with this condition.
No Obstruction of Public Way										
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	X	X	X	X	X	X	X	X	The public way will not be obstructed during any stage of the Project.
Construction Noise Limits										
C14	The development must be constructed to achieve the construction noise management levels detailed in 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 Sub-Plan.	X	X	X	X	X	X	X	X	All construction stages will be undertaken in accordance with the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009).
C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4, C5, and C6.	X	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	X	X	X	X	X	X	X	X	This condition applies to and will be complied with for all

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments	
		1	2	3	4	5	6	7		
									construction stages and throughout development.	
Vibration Criteria										
C17	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	X	X	X	X	X	X	X	X	Vibration intensive works may occur during all construction stages, however potential vibration caused by relevant works will be limited to the requirements of condition C17, unless otherwise specified in the CNVMP.
C18	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C17.	X	X	X	X	X	X	X	X	Where vibratory compactors are used closer than 30 metres from residential buildings, these works will be subject to vibration monitoring. Where the vibration criteria specified in condition C17 is exceeded, vibratory plant will be shut down
C19	The limits in conditions C17 and C18 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B29 of this consent.	X	X	X	X	X	X	X	X	Potential vibration caused by relevant construction works will be limited to the requirements of condition C17, unless otherwise specified in the CNVMP.
Tree Protection										
C20	For the duration of construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies 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 in accordance with any relevant Council policy; (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 Impact Assessment Report required by condition B43 of this consent; and; (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the	X	X	X	X	X	X	X	X	All construction stages of the Project will comply with the tree protection requirements of condition C20.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments	
		1	2	3	4	5	6	7		
	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.									
Air Quality										
C21	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	This condition applies to and will be complied with for all construction stages and throughout development.
C22	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	X	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
Imported Fill										
C23	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request.	X	X	X	X	X	X	X	X	This condition will apply to the importation of VENM, ENM and other fill materials approved by the EPA, during all construction stages of the Project.
Disposal of Seepage and Stormwater										
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of 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	Provisions to collect and discharge stormwater drainage will be implemented during all construction stages of the Project.  Prior written approval will be obtained from Council, except in the event of an emergency stormwater discharge.
Emergency Management										
C25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	X	X	X	X	X	X	X	X	Emergency Management training will be provided to all employees

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments	
		1	2	3	4	5	6	7		
									and contractors during all construction stages of the Project.	
Stormwater Management System										
C26	<p>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:</p> <ul style="list-style-type: none"> <li>(a) be designed in consultation with, and in accordance with the requirements of, the owner/s of the relevant stormwater asset/s in which the development connects;</li> <li>(b) be designed by a suitably qualified and experienced person(s);</li> <li>(c) be generally in accordance with the conceptual design outlined in '<i>Response to Submissions: Infrastructure Delivery, Management and Staging Plan – Flooding and Stormwater</i>' (Revision 9), prepared by Taylor Tomson Whitting and dated 9 June 2023;</li> <li>(d) incorporate Water Sensitive Urban Design measures designed in accordance with the results of a revised MUSIC Link model;</li> <li>(e) be in accordance with applicable Australian Standards; and</li> <li>(f) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.</li> </ul>	X	X	-	-	-	-	-	-	This condition will be satisfied within three months of the commencement of Stage 1 and 2 works.
Aboriginal Cultural Heritage										
C27	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 1 November 2022, as amended by the Archaeological Report prepared by Biosis and dated 13 June 2023.	X	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
Historic Heritage										
C28	All works must be carried out in accordance with the mitigation measures outlined in Section 8.2 of ' <i>Statement of Heritage Impact</i> ' (Issue 7), prepared by Heritage21 and dated 3 November 2022, and addendum prepared by Heritage21 and dated 8 June 2023.	X	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
Unexpected Finds Protocol – Aboriginal Heritage										
C29	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> <li>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</li> <li>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</li> </ul>	X	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
	<p>(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;</p> <p>(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</p> <p>(e) works may only recommence with the written approval of the Planning Secretary.</p>								
Unexpected Finds Protocol – Historic heritage									
C30	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(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</p> <p>(c) works may only recommence with the written approval of the Planning Secretary</p>	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
Waste Storage and Processing									
C31	All waste generated during construction must be always secured and maintained within designated waste storage areas and must not leave the site onto neighbouring public or private properties.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C32	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	This condition applies to and will be complied with for all construction stages and throughout development.
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	X	X	X	X	X	X	X	This condition applies to and will be complied with for all construction stages and throughout development.
C34	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	This condition applies to and will be complied with for all construction stages and throughout development.
C35	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	This condition applies to and will be complied with for all construction stages and throughout development.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments	
		1	2	3	4	5	6	7		
Outdoor Lighting										
C36	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	X	X	X	X	X	X	X	X	All external lighting for construction will be constructed and maintained in accordance with this condition.
Crane Lighting										
C37	The Applicant must ensure that all cranes are lit in accordance with NSW Health GL2020_014 Guidelines for NSW Hospital HLS.	X	X	X	X	X	X	X	X	All cranes for construction will be lit and maintained in accordance with this condition.
Site Contamination										
C38	<p>Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i>;</li> <li>(b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and</li> <li>(c) the recommendations of '<i>Remediation Action Plan 304100230</i>', (Version 0), prepared by Cardno and dated 10 November 2022, and '<i>Interim Site Audit Advice No 01, BE167, Royal Prince Alfred Hospital, Remediation Action Plan review</i>' prepared by AECOM and dated 14 November 2022.</li> </ul>	X	X	X	-	-	-	-	Site investigation and subsequent reports will be undertaken prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments for Stages 1, 2 and 3.	
C39	The unexpected finds procedure within ' <i>Remediation Action Plan 304100230</i> ', (Version 0), prepared by Cardno and dated 10 November 2022, must be updated following results of further site investigations undertaken in accordance with condition C38 and implemented throughout duration of project work.	X	X	X	X	X	X	X	X	The unexpected finds procedure within the RAP will be updated following site investigations in accordance with C38 and implemented throughout all construction stages and throughout development.
C40	Remediation of the site must be carried out in accordance with ' <i>Remediation Action Plan 304100230</i> ', (Version 0), prepared by Cardno and dated 10 November 2022 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	X	X	X	X	X	X	X	X	All remediation will be carried out in accordance with the RAP for all construction stages and throughout development to the satisfaction of the Site Auditor.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
C41	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	X	X	X	X	X	X	X	Where required, all remediation will be carried out in accordance with the RAP for all construction stages and throughout development to the satisfaction of the Site Auditor.
C42	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	X	X	X	X	X	X	X	All remediation will be carried out in accordance with the RAP for all construction stages and throughout development to the satisfaction of the Site Auditor.
Independent Environmental Auditing									
C43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	X	X	X	X	X	X	X	Independent environmental audits will be undertaken in accordance with conditions C43 – C48 during all stages of the Project (i.e.: 6 monthly during construction).
C44	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	Proposed independent auditors will be agreed prior to the commencement of an Independent Audit.
C45	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	Independent environmental audits will be undertaken in accordance with conditions C43 – C48 during all stages of the Project, unless the timing is altered by the Planning Secretary.
C46	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> <li>(a) review and respond to each Independent Audit Report prepared under condition C43 of this consent, or condition C45 where notice is given by the Planning Secretary;</li> <li>(b) submit the response to the Planning Secretary; and</li> <li>(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.</li> </ul>	X	X	X	X	X	X	X	Independent environmental audits will be undertaken in accordance with conditions C43 – C48 during all stages of the Project.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
C47	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	Independent environmental audits will be undertaken in accordance with conditions C43 – C48 during all stages of the Project. Each Audit Report will be submitted within 2 months of the associated audit site inspection.
C48	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	X	X	X	X	X	X	X	Independent environmental audits will be undertaken in accordance with conditions C43 – C48 during all stages of the Project.
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE									
Notification of Occupation									
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
External Walls and Cladding									
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D3	A copy of the documentation given to the Certifier must be made available on the Applicant's website within seven days after the Certifier accepts it.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Works as Executed Plans									
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Warm Water Systems and Cooling Systems									



Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
D5	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i> ) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Outdoor Lighting									
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:  (a) complies with the latest version of AS 4282-2019 - <b>Control of the obtrusive effects of outdoor lighting</b> (Standards Australia, 1997); and  (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Mechanical Ventilation									
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:  (a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and  (b) any dispensation granted by Fire and Rescue NSW	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Operational Noise – Design of Mechanical Plant and Equipment									
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B40 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project specific noise levels identified in ' <i>Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)</i> ' prepared by Arup and dated 27 June 2023.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Fire Safety Certification									
D9	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Structural Inspection Certificate									
D10	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments	
		1	2	3	4	5	6	7		
Temporary Helipad Management Plan										
D11	<p>Prior to the commencement of operation of the temporary helipad at the roof of the Staff and Visitor Carpark, the Applicant must prepare and provide to the Certifier a detailed Temporary Helipad Management Plan. The plan must incorporate:</p> <ul style="list-style-type: none"> <li>(a) measures to prioritise helicopter arrivals and departures during daytime hours where feasible, unless relating to an emergency that occurs during night-time hours;</li> <li>(b) detailed procedures to clear hazardous areas of people when a helicopter is planned to arrive or depart;</li> <li>(c) an operational brief for the Helicopter Emergency Medical Service (HEMS) operators, providing all available detail on approach and departure angles and preferred directions;</li> <li>(d) the recommended noise monitoring and management measures outlined in Section 6.3 of 'Social Impact Assessment V4 – RTS' prepared by Urbis and dated 8 June 2023; and</li> <li>(e) the recommended dust management measures outlined in 'RPA – Helicopter rotorwash and particulate matter transport', prepared by Arup and dated 15 May 2023.</li> </ul>	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Post-Construction Dilapidation Report – Protection of Public Infrastructure										
D12	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <ul style="list-style-type: none"> <li>(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B9 of this consent;</li> <li>(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</li> <li>(c) be submitted to the Certifier;</li> <li>(d) be forwarded to Council for information; and</li> <li>(e) be provided to the Planning Secretary within 48 hours when requested.</li> </ul>	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Repair of Public Infrastructure										
D13	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</li> <li>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</li> </ul> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent</i></p>	-	-	-	-	-	-	-	-	To be complied in the event damage to public infrastructure.
Road Damage										

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant	-		-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this staging report.
Post-Construction Survey – Adjoining Properties									
D15	Where a pre-construction survey has been undertaken in accordance with condition B11, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: <ul style="list-style-type: none"> <li>(a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B11;</li> <li>(b) be provided to the owner of the relevant buildings surveyed;</li> <li>(c) be provided to the Certifier; and</li> <li>(d) be provided to the Planning Secretary within 48 hours when requested.</li> </ul>	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D16	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Public Domain Works Completion									
D17	Prior to final occupation, evidence must be submitted to the Certifier demonstrating that a Public Domain Works – Letter of Completion Operational Acceptance has been obtained from Council, confirming that the relevant works have been constructed in accordance with the Public Domain Plan required by condition B13	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Operational Access, Car Parking and Service Vehicle Arrangements									
D18	Prior to final occupation, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: <ul style="list-style-type: none"> <li>(a) a minimum of 2,561 on-site car parking spaces for use during operation of the development; and</li> <li>(b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.</li> </ul>	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Bicycle Parking and End-of-Trip facilities									
D19	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, evidence of compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments	
		1	2	3	4	5	6	7		
	<p>(a) the provision of a minimum 286 staff and visitor bicycle parking spaces, a minimum 208 of which must be provided for staff as Class 2 facilities in accordance with AS 2890.3;</p> <p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>									
Green Travel Plan										
D20	Prior to the commencement of final occupation, or other timeframe agreed in writing by the Planning Secretary, the Applicant must implement measures to promote the use of active and sustainable transport modes, as outlined in the Green Travel Plan (GTP) detailed in 'Transport and Accessibility Impact Assessment and Green Travel Plan', (Version 8.0), prepared by SCT Consulting and dated 13 July 2023.	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D21	Prior to the commencement of final occupation, or other timeframe agreed in writing by the Planning Secretary, details of the nominated employee(s) of the health services facility responsible for implementing the GTP and its ongoing review must be provided to Transport for NSW and the Planning Secretary and made available on the Applicant's website within 14 days. If at any point the nominated employee(s) subsequently changes, TfNSW must be notified and details must be updated on the Applicant's website within 14 days.	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Heritage Interpretation Plan										
D22	<p>Prior to the commencement of final operation, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with Heritage NSW, Council the RPA Redevelopment First Nations Advisory Group and Registered Aboriginal Parties;</p> <p>(b) include details of locations and scope of heritage interpretation works across the redevelopment site; and</p> <p>(c) incorporate the measures outlined in 'Preliminary Heritage Interpretation Framework', dated 26 April 2023 and prepared by Bates Smart, Neeson Murcutt + Neille and Turf Design Studio.</p>	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Utilities and Services										
D23	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Stormwater Operation and Maintenance Plan										

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
D24	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) work health and safety requirements</li> </ul>	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Signage									
D25	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D26	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D27	Prior to the installation and display of any building identification signage within the approved signage zones, details of signage (design, content and illumination) are to be submitted for the approval of the Planning Secretary.	-	-	-	X	-	-	-	Details of signage will be submitted to the Planning Secretary prior to the installation and display of building identification signage within the approved signage zone during Stage 4.
Operational Waste Management Plan									
D28	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> <li>(a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);</li> <li>(c) detail the materials to be reused or recycled, either on or off site; and</li> <li>(d) include the management and mitigation measures included in 'Waste Management Plan' (Revision 1.0), prepared by TSA and dated 2 November 2022.</li> </ul>	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Site Contamination									

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
D29	<p>Prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must:</p> <ul style="list-style-type: none"> <li>(a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contate Assessment and Management (CPSS CSAM) scheme;</li> <li>(b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i>; and</li> <li>(c) include, but not be limited to: <ul style="list-style-type: none"> <li>i. comment on the extent and nature of the remediation undertaken;</li> <li>ii. if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements;</li> <li>iii. sampling and analysis plan and sampling methodology undertaken as part of the remediation;</li> <li>iv. if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated Remediation Action Plan;</li> <li>v. results of any validation sampling, compared to relevant guidelines/criteria;</li> <li>vi. comment on the suitability of the area for the intended land use; and</li> </ul> </li> </ul>	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D30	Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition D29 have been met.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D31	Where changes are made to ' <i>Remediation Action Plan 304100230</i> ', (Version 0), prepared by Cardno and dated 10 November 2022, under condition C39, prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Landscape Design									
D32	<p>Prior to the commencement of installation of landscaping, an amended landscaping strategy prepared by a registered landscape architect must be submitted for the approval of the Certifier. The strategy must:</p> <ul style="list-style-type: none"> <li>(a) be prepared in consultation with Council and the RPA Redevelopment First Nations Advisory Group;</li> <li>(b) be endorsed by the DIP;</li> <li>(c) provide for the planting of a minimum 101 new trees;</li> <li>(d) provide a detailed planting palette that:</li> </ul>	-	-	-	X	-	X	X	An amended landscaping strategy will be submitted to the Certifier prior to the installation of permanent landscaping during Stage 4. This strategy will apply to all permanent landscaping during Stages 4, 6 and 7.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments	
		1	2	3	4	5	6	7		
	<ul style="list-style-type: none"> <li>i. maximises the use of locally indigenous species representative of the Plant Community Type 'PCT 1778: Smooth-barked Apple – Coast Banksia / Cheese Tree open forest on sandstone slopes on the foreshores of the drowned river valleys of Sydney'; and</li> <li>ii. incorporates specimens which gesture to the historical context of the precinct, as outlined in Section 8.2 of 'Statement of Heritage Impact' (Issue 8), prepared by Heritage21 and dated 3 November 2022.</li> </ul> <p>(e) include details of tree heights at maturity and pot sizes of plants to be planted on-site, in accordance with the principles outlined in 'SSDA Landscape Report RPA-LAN-TDS-RPT- MW-000002 (Issue L)' prepared by Turf Design Studio and dated 22 June 2023.</p> <p>(f) provide evidence of adequate soil volumes for the planting of all trees in accordance with Council's document 'Sydney Landscape Code Vol. 2' (2016);</p> <p>(g) include an engineering report confirming structural capacity of structures for green roof loads;</p> <p>(h) include details of drainage, waterproofing and irrigation systems, including overland flow provisions and water retention cells in the drainage layer;</p> <p>(i) include the provision of nest boxes suitable to native fauna likely to use the site.</p> <p>(j) incorporate a detailed green wall design including plans and details drawn to scale, and technical specification, including:</p> <ul style="list-style-type: none"> <li>i. analysis of the detailed site conditions, including access, light availability, sun and wind impacts;</li> <li>ii. details of the green wall construction, including proposed materials, webmesh trellis system, planter dimensions, fixings and structures;</li> <li>iii. details of the proposed growing medium, including soil depth and type;</li> <li>iv. location, numbers, type and size of plant species selected on the basis of the site conditions, and species that contribute to habitat and biodiversity;</li> <li>v. details of drainage, irrigation and waterproofing; and</li> <li>vi. details of any additional lighting (where applicable).</li> </ul>									
Landscaping										
D33	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition D32.	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D34	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe:</p> <p>(a) the ongoing monitoring and maintenance measures to manage revegetation and landscaping;</p>	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments	
		1	2	3	4	5	6	7		
	(b) green roof maintenance measures, including methodology for safe working at height such as access requirements, location of any anchor points, gates and transport of materials and green waste; (c) green wall maintenance measures, including methodology for safe working at height, access requirements, location of any anchor points, gates, and transport of materials such as green waste removal, and a detailed planting maintenance schedule; and (d) plans outlining intended strategies for decommissioning and rectification if planting works fail.									
Constructed Floor Levels										
D35	Prior to the commencement of operation, a certification report prepared by a suitably qualified practitioner engineer (NER) must be submitted to the Certifier, stating that the development has been constructed in accordance with the flood planning levels required by condition B38.	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Operational Flood Emergency Management Plan										
D36	Prior the commencement of the operation, a Flood Emergency Management Plan must be prepared and submitted to the Certifier that: <ul style="list-style-type: none"> <li>(a) is prepared by a suitably qualified and experienced person(s);</li> <li>(b) addresses the provisions of the <i>Floodplain Risk Management Guidelines</i> (EHG);</li> <li>(c) incorporates the flood emergency management measures outlined in '<i>Response to Submissions: Infrastructure Delivery, Management and Staging Plan – Flooding and Stormwater</i>' (Revision 9), prepared by Taylor Thomson Whitting and dated 9 June 2023, as amended by '<i>Response to SES Flooding Comments</i>' prepared by Taylor Thomson Whitting and dated 22 August 2023.</li> <li>(d) includes details of:               <ul style="list-style-type: none"> <li>i. the flood emergency responses for operational phase of the development;</li> <li>ii. predicted flood levels;</li> <li>iii. flood warning time and flood notification;</li> <li>iv. assembly points and evacuation routes;</li> <li>v. evacuation and refuge protocols; and</li> </ul> </li> <li>(e) awareness training for employees and contractors, and visitors.</li> </ul>	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Public Art										
D37	Prior to the commencement of final occupation, the Applicant must prepare a public art strategy. The strategy must be developed in consultation with the RPA Redevelopment First Nations Advisory Group, to determine how the strategy can incorporate Aboriginal cultural heritage interpretation.	-	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.



Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
D38	Within 12 months of the final occupation, or timing as otherwise agreed by the Planning Secretary, the Applicant must submit evidence to the Planning Secretary demonstrating that the public art envisaged by the public art strategy required by condition D37 has been installed.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Dangerous Goods									
D39	Prior to commencement of occupation, or within a timeframe otherwise agreed by the Planning Secretary, the Applicant must undertake and submit a compliance audit for dangerous goods storage and handling for both the existing and approved dangerous goods storage facilities across the hospital site. This audit must consider the findings of 'Preliminary Hazard Analysis RHS_001' prepared by ARUP and dated 3 November 2022 and demonstrate the final design and operation of the entire hospital site can comply with all relevant Australian Standards.	-	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
PART E POST OCCUPATION									
Operation of Plant and Equipment									
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Warm Water Systems and Cooling Systems									
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Long Term Environmental Management Plan									
E3	Upon completion of remediation works, the Applicant must manage the site in accordance with the Long Term Environmental Management Plan where required in accordance with 'Interim Site Audit Advice No 01, BE167, Royal Prince Alfred Hospital, Remediation Action Plan review' prepared by AECOM Australia and dated 14 November 2022, and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
E4	Upon completion of remediation works, the Applicant must provide a copy of the Long Term Environmental Management Plan, where required, to Council.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Heritage Interpretation Plan									

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
E5	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D22.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Environmental Management Plan									
E6	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D31 and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .	-	-	-	-	-	-	-	To be complied with upon completion of remediation works, unless approved through an update to this Staging Report.
Operational Noise Limits									
E7	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in ' <i>Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)</i> ' prepared by Arup and dated 27 June 2023.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
E8	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry (2017)</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in ' <i>Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)</i> ' prepared by Arup and dated 27 June 2023. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	-	-	-	-	-	-	-	To be complied with within 2 months of any operations, unless approved through an update to this Staging Report.
Temporary Helipad									
E9	The Applicant must implement the Temporary HLS Management Plan, as required by condition D11 of this consent, at all times during operation of the temporary helipad.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Unobstructed Driveways and Parking Areas									
E10	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Green Travel Plan									

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
E11	The Green Travel Plan required by condition D20 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Ecologically Sustainable Development									
E12	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B17 of this consent.	-	-	-	-	-	-	-	To be complied with within 6 months of any operations, unless approved through an update to this Staging Report.
Outdoor Lighting									
E13	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Landscaping									
E14	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D34 for the duration of occupation of the development.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Hazards and Risk									
E15	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
E16	In the event of an inconsistency between the requirements of condition E15(a) and E15(b), the most stringent requirement must prevail to the extent of the inconsistency.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Dangerous Goods									
E17	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards;	-	-	-	-	-	-	-	To be complied with during any operations, unless approved

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Comments
		1	2	3	4	5	6	7	
	(b) or liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for <i>Authorised Officers: Bunding and Spill Management – technical bulletin</i> (EPA, 1997).								through an update to this Staging Report.
E18	In the event of an inconsistency between the requirements E17(a) to E17(c), the most stringent requirement must prevail to the extent of the inconsistency.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Discharge Limits									
E19	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Stormwater Maintenance									
E20	The constructed stormwater structures and treatment measures must be maintained by the property owner in perpetuity.	-	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.